Ms. Mary Alice Evans, Director  
State of Hawaii  
Office of Planning and Sustainable Development  
Environmental Review Program  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813

Dear Ms. Evans:

SUBJECT: Chapter 25, Revised Ordinances of Honolulu Draft Environmental Assessment (DEA)
Project: Ho Residence Redevelopment Project  
Applicant: Michelle K. Ho Trust  
Agent: PBR Hawaii (Brittany Wheatman)  
Location: 68-415 Crozier Drive - Waialua  
Tax Map Key (TMK): 6-8-005: 002

With this letter, the Department of Planning and Permitting hereby transmits the DEA and Anticipated Finding of No Significant Impact for the Ho Residence Redevelopment Project, located at 68-415 Crozier Drive in Waialua (TMK 6-8-005: 002), Oahu, for publication in the October 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 Malynne Simeon, of our Land Use Approvals Branch, at 768-8023, or by email at msimeon@honolulu.gov.

Very truly yours,

Dean Uchida  
Director

cc: Brittany Wheatman (PBR Hawaii)
Project Name: Ho Single-Family Residence Replacement

Applicable Law: HRS Chapter 205A, Act 16

Type of Document: Draft Environmental Assessment/Anticipated Finding of No Significant Impact

Island: Oahu

District: Waialua

TMK: (1) 6-8-005:002

Permits Required: Numerous (refer to Section 5.3 of the Draft EA)

Applicant or Proposing Agency:
Michelle Kondo Ho, Trustee
4856 Kolohala Street
Honolulu, HI 96816
Phone: (808) 753-0585

Approving Agency or Accepting Authority:
Malynne Simeon
Department of Planning & Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813
Phone: (808) 768-8000
msimeon@honolulu.gov

Consultant:
Brittany Wheatman
PBR HAWAI'I
1001 Bishop Street, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631
bwheatman@pbrhawaii.com

Status:

Project Summary:
This Environmental Assessment is being prepared in accordance with Chapter 205A, Hawai'i Revised Statutes (HRS), in support of a Special Management Area (SMA) Use Permit application. The Project consists of replacing a 30-year old residence that has been subject to damage from wind and salt, with a new 5,195-square-foot two-story, single-family dwelling, and a detached accessory structure located entirely within the SMA. The proposed dwelling unit will include up to four bedrooms, lanais, study room, and a two-car garage, with three additional off-street parking; be built to more modern building codes; and incorporate “green” features. The existing residence was built in 1991, has been subject to damage from the elements, and is not large enough for family gatherings.
HO SINGLE FAMILY RESIDENCE REPLACEMENT

Draft Environmental Assessment
Anticipated Finding of No Significant Impact (HRS 343)
Submitted under Revised Ordinances of Honolulu, Chapter 25
In Support of a Special Management Area Use Permit

APPLICANT:
Michelle K. Ho, Trust

APPROVING AGENCY:
City and County of Honolulu
Department of Planning and Permitting

PREPARED BY:
PBR HAWAII & ASSOCIATES, INC.

October 2021
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The following is a list of terms, abbreviations, and acronyms used in this document.

<table>
<thead>
<tr>
<th>A</th>
<th>AFONSI</th>
<th>Anticipated Finding of No Significant Impact</th>
</tr>
</thead>
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<td></td>
<td>ALISH</td>
<td>Agricultural Lands of Importance to the State of Hawai‘i</td>
</tr>
<tr>
<td></td>
<td>AM</td>
<td>Morning</td>
</tr>
<tr>
<td></td>
<td>AMSL</td>
<td>Above Mean Sea Level</td>
</tr>
<tr>
<td>B</td>
<td>BFE</td>
<td>Base Flood Elevation</td>
</tr>
<tr>
<td></td>
<td>BMPs</td>
<td>Best Management Practices</td>
</tr>
<tr>
<td></td>
<td>BWS</td>
<td>City and County of Honolulu, Board of Water Supply</td>
</tr>
<tr>
<td>C</td>
<td>CGG</td>
<td>University of Hawai‘i Coastal Geology Group</td>
</tr>
<tr>
<td></td>
<td>CZM</td>
<td>Coastal Zone Management</td>
</tr>
<tr>
<td>D</td>
<td>dba</td>
<td>Doing business as</td>
</tr>
<tr>
<td></td>
<td>DFM</td>
<td>City and County of Honolulu, Department of Facility Maintenance</td>
</tr>
<tr>
<td></td>
<td>DLNR</td>
<td>State of Hawai‘i, Department of Land and Natural Resources</td>
</tr>
<tr>
<td></td>
<td>DOE</td>
<td>State of Hawai‘i, Department of Education</td>
</tr>
<tr>
<td></td>
<td>DPP</td>
<td>City and County of Honolulu, Department of Planning &amp; Permitting</td>
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<tr>
<td>E</td>
<td>EA</td>
<td>Environmental Assessment</td>
</tr>
<tr>
<td></td>
<td>EIS</td>
<td>Environmental Impact Statement</td>
</tr>
<tr>
<td>F</td>
<td>FAR</td>
<td>Floor Area Ratio</td>
</tr>
<tr>
<td></td>
<td>FEMA</td>
<td>Federal Emergency Management Agency</td>
</tr>
<tr>
<td></td>
<td>FIRM</td>
<td>Flood Insurance Rate Map</td>
</tr>
<tr>
<td></td>
<td>FONSI</td>
<td>Finding of No Significant Impact</td>
</tr>
<tr>
<td>G</td>
<td>GPD</td>
<td>Gallons per day</td>
</tr>
<tr>
<td>H</td>
<td>H-POWER</td>
<td>Honolulu Program of Waste Energy Recovery</td>
</tr>
<tr>
<td></td>
<td>HAR</td>
<td>Hawai‘i Administrative Rules</td>
</tr>
<tr>
<td></td>
<td>HECO</td>
<td>Hawaiian Electric Company, Inc.</td>
</tr>
<tr>
<td></td>
<td>HFD</td>
<td>Honolulu Fire Department</td>
</tr>
<tr>
<td></td>
<td>HDOT</td>
<td>State of Hawai‘i, Department of Transportation</td>
</tr>
<tr>
<td></td>
<td>HPD</td>
<td>Honolulu Police Department</td>
</tr>
<tr>
<td></td>
<td>HRS</td>
<td>Hawai‘i Revised Statutes</td>
</tr>
<tr>
<td>L</td>
<td>LSB</td>
<td>Land Study Bureau</td>
</tr>
<tr>
<td></td>
<td>LUC</td>
<td>State of Hawai‘i, Land Use Commission</td>
</tr>
<tr>
<td></td>
<td>LUO</td>
<td>Land Use Ordinance</td>
</tr>
<tr>
<td>M</td>
<td>MPH</td>
<td>Miles per hour</td>
</tr>
<tr>
<td>Abbreviation</td>
<td>Description</td>
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</tr>
<tr>
<td>--------------</td>
<td>--------------------------------------------------</td>
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</tr>
<tr>
<td>NFIP</td>
<td>National Flood Insurance Program</td>
<td></td>
</tr>
<tr>
<td>NOAA</td>
<td>National Oceanic and Atmospheric Administration</td>
<td></td>
</tr>
<tr>
<td>NPDES</td>
<td>National Pollutant Discharge Elimination System Permit</td>
<td></td>
</tr>
<tr>
<td>NRCS</td>
<td>Natural Resources Conservation Service</td>
<td></td>
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<tr>
<td>NSSCP</td>
<td>North Shore Sustainable Communities Plan</td>
<td></td>
</tr>
<tr>
<td>PM</td>
<td>Afternoon</td>
<td></td>
</tr>
<tr>
<td>R-7.5</td>
<td>Residential Zoning District (City and County of Honolulu)</td>
<td></td>
</tr>
<tr>
<td>ROH</td>
<td>Revised Ordinances of Honolulu</td>
<td></td>
</tr>
<tr>
<td>SCP</td>
<td>Sustainable Communities Plan</td>
<td></td>
</tr>
<tr>
<td>sf</td>
<td>Square feet</td>
<td></td>
</tr>
<tr>
<td>SFP</td>
<td>State Functional Plan</td>
<td></td>
</tr>
<tr>
<td>SLR</td>
<td>Sea Level Rise</td>
<td></td>
</tr>
<tr>
<td>SLR-XA</td>
<td>Sea Level Rise Exposure Area</td>
<td></td>
</tr>
<tr>
<td>SMA</td>
<td>Special Management Area</td>
<td></td>
</tr>
<tr>
<td>TMK</td>
<td>Tax Map Key</td>
<td></td>
</tr>
<tr>
<td>USGS</td>
<td>U.S. Geological Survey</td>
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1.0 INTRODUCTION

In accordance with Chapter 205A, Hawai‘i Revised Statutes (HRS), a Special Management Area (SMA) Use Permit application is required for the replacement of the existing Ho Single-Family Residence Replacement (“Project”). This Environmental Assessment (EA) is prepared in support of the SMA Use Permit application for the proposed Project and is prepared in accordance with Chapter 343, HRS (see Section 1.7).

1.1 PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Ho Single-Family Residence Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>68-415 Crozier Drive, Waialua, O‘ahu 96791</td>
</tr>
<tr>
<td>Judicial District:</td>
<td>Waialua</td>
</tr>
<tr>
<td>Tax Map Key (TMK):</td>
<td>(1) 6-8-005:002</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Michelle K. Ho, Trust</td>
</tr>
<tr>
<td>Landowner:</td>
<td>Michelle K. Ho, Trust</td>
</tr>
<tr>
<td>Existing Use:</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>Proposed Action:</td>
<td>To replace existing single-family residence with a new one</td>
</tr>
<tr>
<td>Project Area:</td>
<td>• Approximately 9,840 square feet</td>
</tr>
<tr>
<td>Land Use Designations:</td>
<td>• State Land Use: Urban</td>
</tr>
<tr>
<td></td>
<td>• North Shore Sustainable Communities Plan: Rural Residential</td>
</tr>
<tr>
<td></td>
<td>• County Zoning: Residential (R-7.5)</td>
</tr>
<tr>
<td>Special Management Area:</td>
<td>The Project is located within the Special Management Area.</td>
</tr>
<tr>
<td>Permits/Approvals Required:</td>
<td>• Chapter 343, HRS Compliance</td>
</tr>
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<td></td>
<td>• National Pollutant Discharge Elimination System (NPDES) Permit (if necessary)</td>
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<td></td>
<td>• Dust Control Plan</td>
</tr>
<tr>
<td></td>
<td>• Noise Permit (if necessary)</td>
</tr>
<tr>
<td></td>
<td>• Individual Wastewater System (IWS) Permit</td>
</tr>
<tr>
<td></td>
<td>• Solar Hot Water Variance</td>
</tr>
<tr>
<td></td>
<td>• Special Management Area Use Permit – Major</td>
</tr>
<tr>
<td></td>
<td>• Grading Permit (if necessary)</td>
</tr>
<tr>
<td></td>
<td>• Trenching Permit (if necessary)</td>
</tr>
<tr>
<td></td>
<td>• Occupancy Permit</td>
</tr>
<tr>
<td></td>
<td>• Building Permit (electrical, plumbing, civil)</td>
</tr>
</tbody>
</table>
1.0 INTRODUCTION

- Demolition Permit
- Solar Photovoltaic Permit
- Street Usage Permit

**Approving Agency:** City and County of Honolulu Department of Planning & Permitting (DPP)

**Anticipated Determination:** Finding of No Significant Impact (FONSI)

1.2 LOCATION

The proposed Project is located 68-415 Crozier Drive in Waialua, Oahu, State of Hawaii’i (Figure 1).

1.3 SURROUNDING LAND USES

In the general vicinity, Farrington Highway bisects a large expanse of agricultural-zoned (AG-1 and AG-2) lands. Makai of Crozier Drive is mostly residential uses including single-family dwellings (with R-5, R-7.5 zoning), apartments (with A-1, A-2 zoning), and parks and open space (with P-2 zoning). The makai side of the Project site is setback from the ocean and bordered to the west and east by single-family residences. The Project site’s mauka boundary abuts Crozier Drive, and mauka of Crozier Drive are agricultural fields (Figure 2).

1.4 LAND OWNERSHIP & IDENTIFICATION OF APPLICANT

Utilizing the Tax Map Key (TMK) system, the land under the Project Site is identified as TMK (1) 6-8-005:002, which is owned by the Michelle K. Ho, Trust (Figure 3).

Contact: Michelle Kondo Ho, Trustee
4856 Kolohala Street
Honolulu, HI 96816
Phone: (808) 753-0585

1.5 IDENTIFICATION OF APPROVING AGENCY

The Department of Planning and Permitting (DPP) is the approving agency.

Contact: Malynne Simeon
Department of Planning & Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813
Phone: (808) 768-8000
1.6 IDENTIFICATION OF ENVIRONMENTAL CONSULTANT

The environmental consultant is PBR HAWAII & Associates, Inc. dba PBR HAWAII.

Contact: Brittany Wheatman
Planner
PBR HAWAII
1001 Bishop Street, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631
Fax: (808) 523-1402

1.7 COMPLIANCE WITH STATE OF HAWAI‘I AND CITY AND COUNTY OF HONOLULU ENVIRONMENTAL LAWS

In the City and County of Honolulu, management of lands within the SMA is regulated through Chapter 25 Revised Ordinances of Honolulu (ROH). Permit review guidelines in Chapter 25 ROH used by DPP and the City Council are derived from Section 205A-26 HRS. Act 16 (SB2060, SD2, HD2), adopted on September 15, 2020 amended HRS Chapter 205A. The proposed Project requires a Special Management Area (SMA) Use Permit – Major. Per HAR Section 25-3.3(c)(1), “Any proposed development within the special management area requiring a special management area use permit shall be subject to an assessment by the agency in accordance with the procedural steps set forth in HRS Chapter 343.” Preparation of this document is in accordance with the provisions of Chapter 343, HRS (2007) and Title 11, Chapter 200.1, Hawai‘i Administrative Rules (HAR) pertaining to Environmental Impact Statements (EIS).

1.8 IDENTIFICATION OF AGENCIES CONSULTED

1.8.1 Early Consultation

A pre-Assessment consultation was conducted from March 2021 to April 2021 prior to the preparation of the Draft EA. The purpose of the pre-Assessment consultation was to consult with agencies, organizations, and individuals with technical expertise or an interest in, or will be affected by, the proposed Project. This process is part of the scoping process for the Draft EA. Comments and input received during this period were used to identify environmental issues and concerns to be addressed in the Draft EA.

As part of this early consultation process, the agencies, organizations, and individuals who were sent pre-Assessment consultation letters are listed in Table 1 below. Those who provided written comments (either by hard copy or electronically) are indicated in Table 1. Copies of the written comments and responses are reproduced in Appendix B.
## Table 1: Pre-Assessment Consultation

<table>
<thead>
<tr>
<th>Agencies/Organizations/Individuals</th>
<th>Pre-Assessment Consultation Letter Sent</th>
<th>Pre-Assessment Comment Received</th>
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<tr>
<td>Office of Environmental Quality Control (OEQC)</td>
<td>X</td>
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<tr>
<td>Department of Accounting and General Services</td>
<td>X</td>
<td>3/17/21</td>
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<tr>
<td>Department of Agriculture</td>
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<tr>
<td>Department of Business, Economic Development &amp; Tourism (DBEDT)</td>
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<td>DBEDT – Hawai‘i State Energy Office/Strategic Industries Division</td>
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<td>DBEDT - Office of Planning</td>
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<td>4/9/21</td>
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<tr>
<td>Department of Defense</td>
<td>X</td>
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</tr>
<tr>
<td>Department of Hawaiian Home Lands</td>
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<tr>
<td>Department of Health (DOH)</td>
<td>X</td>
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<tr>
<td>DOH – Environmental Health Administration</td>
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<tr>
<td>Department of Human Services</td>
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<td>4/6/21</td>
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<tr>
<td>Department of Labor and Industrial Relations</td>
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<td>Department of Land and Natural Resources (DLNR)</td>
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<td>DLNR – Historic Preservation Division</td>
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<td>Department of Transportation</td>
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<tr>
<td>Hawai‘i Housing Finance and Development Corporation</td>
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<tr>
<td>Office of Hawaiian Affairs</td>
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<tr>
<td><strong>FEDERAL</strong></td>
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<td>U.S. Army Corps of Engineers, Honolulu District</td>
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<td>U.S. Fish and Wildlife Service</td>
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<td>3/25/21</td>
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<td>Federal Emergency Management Agency, Region IX</td>
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<tr>
<td><strong>COUNTY</strong></td>
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<td>Board of Water Supply</td>
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<td>Department of Community Services</td>
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<td>Department of Design and Construction</td>
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<td>Department of Parks and Recreation</td>
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## Agencies/Organizations/Individuals

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FIGURE 1: Regional Location Map

Legend

Project Site

Source: City & County of Honolulu SRI Online Basemaps.
Disclaimer: This graphic has been prepared for general planning purposes only.
Legend

- Project Site

FIGURE 2:
Surrounding Land Uses

Ho Single-Family Residence Replacement

Source: ESRI Online Basemaps.
Disclaimer: This graphic has been prepared for general planning purposes only.
Legend

- Project Site
- TMK Parcels

FIGURE 3:
Tax Map Key (TMK)

Ho Single-Family Residence Replacement

TMK (1) 6-8-005:002
Island of O'ahu

Disclaimer: This graphic has been prepared for general planning purposes only.
2.0 PROJECT DESCRIPTION

This section provides background information and a general description of the Ho Single-Family Residence Replacement ("Project").

2.1 BACKGROUND AND NEED FOR THE PROJECT

The existing residence was built in 1991, has been subject to damage from the elements, and is not large enough for family gatherings. The existing one-story residence includes two bedrooms, two bathrooms, a wood deck on the makai side of the building, and a detached two-car garage that abuts Crozier Drive. The property also includes an approximately 5.8-foot tall rock wall along part of the south property boundary, adjacent to Crozier Drive, for privacy, as well as wooden gates on both sides of the garage that allow access to the rest of the property. The existing rock wall will remain, however, the entry gates will be replaced along with the rest of the existing structures for the new residence. A wooden fence is located on the adjacent property (to the east of the residence) that separates this property from the neighboring one. Proposed site plans and existing site elevations are located in Appendix A.

2.2 PROJECT OBJECTIVES

The objective of the project is to replace a 30-year old residence, that been subject to damage from wind and salt, with a new home that would: include up to four bedrooms, larger gathering areas and off-street parking for five vehicles; be built to more modern building codes; and incorporate “green” features.

2.3 DESCRIPTION OF THE PROJECT

The proposed Project will include the following elements:

Two Story Single Family Dwelling
- Covered Entry.
- Great Room.
- Kitchen & Pantry.
- Mud Room.
- Garage.
- 4 Bedrooms.
- 4 ½ Baths (3 and ½ Baths located at exterior walls for natural light & ventilation).
- Ocean facing lanais (upper and lower floors).
- Detached Accessory Structure (Study) with Bath.

Siting / Massing
- No improvements proposed within the Shoreline Setback.
- Simple rectangular form set back from the street to minimize the height of built structures along Crozier Drive and to create yard space on both sides of the Dwelling (similar to the existing residence).
• Smaller masses of Garage and Accessory structure front Crozier Dr. – very similar to massing / character of several other dwellings along Crozier Dr.
• Floating slab / raised floor 6” above Base Flood Elevation to address Flood Protection requirements and plan for future sea level rise.
• Hip roof with deep eaves – typical passive solar shade element associated with Hawaiian plantation architecture and a common element of surrounding homes.
• Upper floor lanais / balconies – continuity between indoor / outdoor - also creates greater sunshade as a passive solar strategy.

Materials
• Sustainability / Durability paramount to Owners / Design Team.
• Metal roof – durable, relatively common to surrounding “Country” architecture.
• Painted or stained cedar wood siding – termite resistant, natural material with similar look and feel of traditional single-wall wood siding common in surrounding residential architecture.
• Aluminum doors and windows – durable, most readily recycled material.
• Concrete lower lanai floor – locally produced material.
• Stucco siding at Garage and Lower Floor of Dwelling – durable material, common to some of the neighborhood architecture.

The proposed Project will include the following green features:
• Photovoltaic panel system with battery backup;
• Liquid petroleum gas cooking appliances;
• LED lighting;
• Low-flow plumbing fixtures;
• Recycling materials from existing house either in new house or elsewhere;
• Installation of high-performance glazing (insulated with low-E coating) in the windows and doors, as well as other passive cooling strategies.

The proposed Project will have a total floor area of approximately 5,195 square feet (sf) and no structures will be located within the shoreline setback.

2.4 PROJECT COST AND IMPLEMENTATION TIMEFRAME

Construction of the Project is anticipated to start after approval of the SMA Use Permit and building permit applications, and is expected be completed in 12 months. Without completing the schematic design process, the project is estimated to cost approximately $3 million.
3.0 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing conditions of the physical or natural environment, potential impacts of the Project to the environment, and mitigation measures to minimize impacts.

3.1 CLIMATE

The Project site is located along the North Shore of O‘ahu where the average annual temperature recorded at Waialua ranges from the mid-60s to the high 80s and occasionally reaches 90 degrees or higher. Rainfall in the area exceeds 30 inches per year and is highest during November through January when more than 50 percent of the annual precipitation typically occurs. The northeast trade winds are fairly constant at 15 to 25 miles per hour (mph), except during winter when storms are usually accompanied by southerly winds.

Potential Impacts and Mitigation Measures

The proposed Project is not anticipated to affect the climate in the area, especially since it involves the replacement of a single-family residence with another single-family residence.

3.2 TOPOGRAPHY

The Project site is relatively flat. Ground elevation ranges from 20 feet above mean sea level (AMSL) on the mauka edge of the property to 10 feet AMSL on the makai edge.

Potential Impacts and Mitigation Measures

The proposed Project will be built upon graded land where an existing residence and lawn exists. By replacing the existing residence, with another residence, the proposed Project will have a negligible effect on the topography of the Project site (Figure 4). Best Management Practices (BMPs) will be implemented to prevent pollution of the shoreline.

3.3 SOILS

Three soil suitability studies prepared for lands in Hawai‘i principally focus on the relative agricultural productivity of different land types. These studies are: 1) the U.S. Department of Agriculture Natural Resource Conservation Service (NRCS) Soil Survey; 2) the University of Hawai‘i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (ALISH).

3.3.1 Natural Resources Conservation Service (NRCS)

The Natural Resource Conservation Service, Soil Survey for the Island of O‘ahu, classifies the soil underlying the Project Site as primarily fill land (Fd) with a small area along the north boundary of the Project site classified as Jaucas sand, 0 to 15 percent slopes (JaC) (Figure 5) soils are well drained with medium runoff and a moderate erosion hazard.
FIGURE 4:
Topography

Legend
- Project Site
- 10-foot Contours

Disclaimer: This graphic has been prepared for general planning purposes only.

DATE: 3/30/2021
FIGURE 5:
Natural Resources Conservation Service (NRCS) Soil Survey

Ho Single-Family Residence Replacement

Soil Class
- Fd: Fill land
- JaC: Jaucas sand, 0 to 15 percent slopes, MLRA 163
- KmA: Keaau clay, 0 to 2 percent slopes
- Mt: Mokuleia clay loam
- Ph: Pearl Harbor clay, 0 to 2 percent slopes, MLRA 163
- PsA: Pulehu clay loam, 0 to 3 percent slopes, MLRA 163
- WkA: Waialua silty clay, 0 to 3 percent slopes
- WIB: Waialua stony silty clay, 3 to 8 percent slopes

Disclaimer: This graphic has been prepared for general planning purposes only.
3.3.2 Land Study Bureau (LSB) Detailed Land Classification

The University of Hawai‘i Land Study Bureau (LSB) document, *Detailed Land Classification, Island of O‘ahu*, classifies soils based on a productivity rating. Letters indicate class of productivity with A representing the highest class and E the lowest. The soils of the Project site are unclassified by LSB.

3.3.3 Agricultural Lands of Importance to the State of Hawai‘i (ALISH)

The Agricultural Lands of Importance to the State of Hawai‘i (ALISH) system classifies important agricultural lands as Prime, Unique, or Other Agricultural Land. The land under the Project site is not classified as Prime, Unique, or Other Agricultural Land of importance to the State.

*Potential Impacts and Mitigation Measures*

Construction of the Project will not have a deleterious effect on the soil in the Project Site. The site has been previously modified to accommodate the development of the existing residence on the site. As such, the proposed development has no capacity to impact the availability of agricultural land for cultivation.

3.4 HYDROLOGY

3.4.1 Surface Water

The Project site does not contain or abuts any perennial or intermittent streams. As the Project site is located on a gradual slope, surface water generally sheet flows in the direction towards the ocean.

3.4.2 Ground Water

Watersheds capture rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually to the ocean. The Project site is located within the Waialua Watershed, which covers approximately 4.66 square miles (2,982.4 acres). The Project site consists of 9,820 square feet (.23 acre), and represents only .00008 percent of the Waialua Watershed. Additionally, the Project site is well makai of Underground Injection Control Line (which runs along Farrington Highway in this area).

3.4.3 Wetlands

No wetlands occur directly on the Project site. The USFWS National Wetlands Inventory indicates that the nearest wetlands are located in forested areas mauka of the Project site on the other side of Crozier Drive, as well as the beach makai of the Project site.

*Potential Impacts and Mitigation Measures*

The proposed Project will be built upon graded land where an existing home already resides. By replacing the existing residence, the Project will have a negligible effect on the topography and hydrology of the Site (Figure 4). Low-Impact Development (LID) features may also be
incorporated to reduce the volume of surface water runoff and improve water quality by decreasing the amount of sedimentation and pollutants.

During grading and construction, there is always the potential for soil erosion and runoff, and the generation of fugitive dust. All construction activities will comply with all applicable federal, state, and county regulations and rules for erosion, sedimentation, and dust control. Contractors will use BMPs to minimize erosion during construction and planting, including watering loose soils during construction, and planting groundcover over areas where construction has been completed. Additionally, BMPs for stormwater management will be implemented to minimize impacts of the Project to the area’s hydrology and existing drainage facilities, while maintaining on-site infiltration and preventing polluted runoff from storm events. These measures will address any direct impacts from construction and avoid any secondary or cumulative impacts from erosion or fugitive dust caused by construction. Following construction, exposed soils will have been built over, paved over or landscaped to control erosion.

Long-term impacts will be mitigated by the installation of LID measures to manage stormwater at this site before it is returned to the natural system. Such measures will be designed to manage stormwater in a way that better replicates natural systems, thereby slowing the flow of surface water from the site and reducing pollutants in the process, resulting in improved water quality of the downstream water bodies. No impacts to ground water resources are anticipated.

Construction and permanent post-construction BMPs and LID measures will be designed, implemented, and maintained in compliance with the Administrative Rules, Title 20, DPP, Chapter 3 – Rules Relating to Water Quality, effective August 16, 2017. Onsite drainage system improvements will be designed in accordance to DPP’s Storm Drainage Standards, dated August 2017. See also the discussion in Section 4.7.3 (Drainage System) below.

3.5 NATURAL HAZARDS

Natural hazards like flooding, tsunami inundation, hurricanes, earthquakes, and volcanic eruptions have historically impacted the Hawaiian Islands. Climate change will also impact the Islands, as will the related sea level rise.

3.5.1 Flooding

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), the Project Site is located in “Zone AE”, meaning that much of the shoreline in the area is in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood (Figure 6). The base flood elevation (BFE) is 14 feet AMSL.

3.5.2 Tsunami

Since the early 1800s, approximately 50 tsunami have inundated Hawai‘i’s shores. Seven historical events have caused major damage. The most recent tsunami to impact O‘ahu occurred on March 11, 2011, causing damage at several locations around the island, especially the North Shore.
The City and County of Honolulu uses three tsunami evacuation designations. The first is the Tsunami Evacuation Zone where evacuation is required for any tsunami warning. The second is the Extreme Tsunami Evacuation Zone where additional areas must be evacuated only during an extreme tsunami event generated from earthquakes of Magnitude 9+ on the Richter scale. Remaining areas are identified as safe areas that are anticipated to be outside of the inundated areas due to tsunami events. The Project site is located inside the Tsunami Evacuation Zone (Figure 7).

### 3.5.3 Hurricanes

Since 1980, two hurricanes have had a devastating effect on Hawai‘i: Hurricane ‘Iwa in 1982 and Hurricane ‘Iniki in 1992. Long-term prediction of future hurricanes is virtually impossible. However, one should reasonably anticipate the prospect of another hurricane impacting the islands.

Hurricane events may also cause a storm surge, which is an abnormal rise of water generated by a storm, over and above the normal tidal levels. This rise in water level can cause extreme flooding in coastal areas, particularly if a storm surge coincides with a normal high tide (NOAA, n.d.). According to the National Hurricane Storm Surge Hazard Maps, the 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.

### 3.5.4 Earthquake & Volcanic Hazards

In Hawai‘i, volcanic activity produces most earthquakes in contrast to other areas sitting on tectonic plate margins. Thousands of earthquakes occur in Hawai‘i each year. However, the vast majority of them are undetectable through normal human senses. A few historical earthquakes have reached moderate and even disastrous magnitudes.

The last earthquakes felt statewide were magnitudes of 6.7 and 6.0. These earthquakes occurred at Kīholo Bay along Hawai‘i Island’s Kona Coast on October 15, 2006. These earthquakes resulted in more than $100 million in damages to the northwest area of Hawai‘i Island and minimal damage on O‘ahu. From that same event, O‘ahu was also subject to an earthquake induced electrical blackout that paralyzed the city of Honolulu and shut down the Honolulu International Airport for nearly a day.

### 3.5.5 Climate Change & Sea Level Rise

As global temperatures increase, established patterns of weather and climate are shifting. These erratic changes in weather patterns have increased the severity of events like droughts, storms, floods, and even hurricanes, while at the same time causing these events to be more difficult to predict and protect against. The fragility of the ecosystems and unique island nature of O‘ahu and the Hawaiian Islands at large makes the state particularly vulnerable to the damaging effects of climate change. Global sea levels are on the rise, and have the potential to erode and even inundate coastal areas over the course of the next century.

In 2018, the City and County of Honolulu (“City”) Mayor issued Directive 18-2 with the purpose of establishing policies to address, minimize risks from, and adapt to the impacts of climate change and sea level rise. This directive establishes the policy for each City department and agency 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.”

In particular, City departments and agencies are required to: “(5) work cooperatively to develop and implement land use policies, hazard mitigation actions, and design and construction standards that mitigate and adapt to the impacts of climate change and sea level rise” as well as “(7) work cooperatively to develop a process to review applications for new development in shoreline areas in conjunction with other agencies and entities with expertise in shoreline hazards and erosion in order to protect and enhance open space, the environment especially beaches, public access to and along the shoreline, public safety, and public resources.”

These policies and procedures are addressed in accordance with the findings of the Hawai‘i Sea Level Rise Vulnerability and Adaptation Report issued by the State of Hawai‘i in December 2017. This 2017 report includes scientific modeling of sea level rise impacts such as a 3.2-foot Sea Level Rise Exposure Area (SLR-XA) as modeled by the University of Hawai‘i Coastal Geology Group (CGG) and the 6-foot SLR line as modeled by the National Oceanic and Atmospheric Administration (NOAA) Digital Coast Sea Level Rise Viewer. These scientific models also informed the Sea Level Rise Guidance issued by City and County of Honolulu’s Climate Change Commission, which recommended that the City start planning for a 3.2-foot SLR-XA by mid-century and a 6-foot SLR-XA in later decades.

**Potential Impacts and Mitigation Measures**

The proposed Project is not anticipated to have any impact or any deleterious effects on natural hazard conditions and no unique mitigation measures are planned, other than observing the International Building Code in the design of the facility (to address the potential impacts from hurricanes and earthquakes). The proposed replacement residence will be elevated so that the first habitable floor will be above the BFE of 14 feet AMSL to mitigate inundation by the 1% annual chance flood as well as flooding due to potential storm surge.

A portion of the Project site would be located inside the 3.2-foot SLR-XA as modeled by the University of Hawai‘i CGG (see Figure 8), although this is projected to not occur in the worst case, until the year 2070, and in the best case 2100. In order to address appropriate design and construction standards to mitigate and adapt to potential impacts of climate change and sea level rise, the structural design of the residence will incorporate concrete stem wall footings with the base of the footings constructed a minimum of 3 feet below finish grade to address scour in the event of flooding. Steel posts and beams will also be incorporated so that in the event that the residence does experience substantial damage from hurricane, storm surge, and/or flooding, the concrete and steel structure will remain intact and only require minor framing work to re-build. The Applicant is aware that the Property is subject to inundation with a rise in sea level of 3.2 feet and acknowledges the Property may be accessible only by sea, and/or rendered inaccessible (but is willing to go forward with the cost of replacing the existing residence and will not hold the City and County of Honolulu responsible for the effects of sea level rise on the Property).
In addition, the replacement residence will not be built within the shoreline setback, nor will it impact or exacerbate shoreline hazards related to existing open space, nearby beaches, public access to and along the shoreline, public safety, and public resources.

During the pre-Assessment consultation process, the DPP commented:

“**The Project is within Flood Zone AE (an area subject to inundation by a one percent annual chance flood) with a determined base flood elevation of 14 feet. Development on the site is subject to the provisions of Chapter 21 A Flood Hazard Areas, Revised Ordinances of Honolulu (ROH).**

According to the State Pacific Islands Ocean Observing System SLR Viewer, the 0.5 feet of SLR would not impact the site. However, the subject property would be inundated by 3.2 feet of SLR, which could occur as early as 2060. The Draft EA should explore ways to reduce potential impacts to the development, including siting the dwelling as far from the shoreline as possible.

**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 Draft EA should discuss any impacts by storm surge on the property, and identify mitigation strategies that would need to be employed.”**

During the pre-Assessment consultation process, the State of Hawai‘i Office of Planning (OP) commented:

“**Sea level rise increases the risk of flooding, storm surges, and coastal erosion [...] 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 structure, to respond to the potential impacts of 3.2-foot sea level rise on the proposed development.”**
FIGURE 6: Flood Insurance Rate Map (FIRM)

Flood Hazard Areas

- **AE**: 1% annual chance flood, with BFE
- **XS**: 0.2% annual chance flood
- **X**: Minimal flood areas

Floodway areas in AE

Disclaimer: This graphic has been prepared for general planning purposes only.

DATE: 4/29/2021
FIGURE 7: 
Tsunami Evacuation Zone & Extreme Tsunami Evacuation Zone

Legend
- Project Site
- TMK Parcels
- Public Streets
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone

Disclaimer: This graphic has been prepared for general planning purposes only.
Shoreline Follows Along Highwater Mark/Top Bank as Certified on March 1, 2017 and located on May 12, 2021.

**Disclaimer:** This graphic has been prepared for general planning purposes only.

*Based on the methodology of modeling used in the Hawai'i Sea Level Rise Vulnerability and Adaptation Report, the 3.2-ft sea level rise exposure area is an aggregate of sea level rise, passive flooding (coastal high tide flooding), annual high wave flooding (over wash during the largest wave events of the year), and coastal erosion (PacIOOS, 2018).

**The 6.0-ft sea level rise inundation area is shown on top of mean higher high water (MHHW) in a modified bathtub approach. This data does not incorporate future changes in coastal geomorphology and assumes present conditions will persist, which will not be the case (NOAA, 2012).**


**FIGURE 8 - Sea Level Rise**

**Project Site**
- 3.2-ft Sea Level Rise Exposure Area*
- 6.0-ft Sea Level Rise Inundation**
- Low-Lying Areas

**Legend**
- Project Site
- 3.2-ft Sea Level Rise Exposure Area*
- 6.0-ft Sea Level Rise Inundation**
- Low-Lying Areas
- Water Depth
  - Deep
  - Shallow

*Based on the methodology of modeling used in the Hawai'i Sea Level Rise Vulnerability and Adaptation Report, the 3.2-ft sea level rise exposure area is an aggregate of sea level rise, passive flooding (coastal high tide flooding), annual high wave flooding (over wash during the largest wave events of the year), and coastal erosion (PacIOOS, 2018).

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**FIGURE 8 - Sea Level Rise**

**Project Site**
- 3.2-ft Sea Level Rise Exposure Area*
- 6.0-ft Sea Level Rise Inundation**
- Low-Lying Areas

**Legend**
- Project Site
- 3.2-ft Sea Level Rise Exposure Area*
- 6.0-ft Sea Level Rise Inundation**
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**The 6.0-ft sea level rise inundation area is shown on top of mean higher high water (MHHW) in a modified bathtub approach. This data does not incorporate future changes in coastal geomorphology and assumes present conditions will persist, which will not be the case (NOAA, 2012).**

Subject to Change

ADVANCE SHEET

TRANSFER COMMITTEE OF THE M.K.T.

ONE MILLION NO. $000

AT MOKULEA, WAINUA, OAHU, HAWAII

WITH ACCRETION AS LOT 113
AND REDESIGNATION OF SAID LOT 104-A
AS SHOWN ON MAP 19
ACCRETION TO LOT 104-A

LAND COURT APPLICATION 69
STATE OF HAWAI'I

LAND COURT

MAP 27
3.6 FLORA & FAUNA

The Project site has been subject to human utilization since its construction in 1991. Other than coconut trees, ki and naupaka, most of the existing vegetation consists of a grassed lawn, African Tulip, Areca Palm, Croton, Fiddle Leaf Fig, Ginger, Heliconia, Natal Plum, Plumeria, Tahitian Gardenia, and other ornamental plants, shrubs and trees.

During a site visit on March 22, 2021, no sea birds were observed, but more common birds like mynahs were spotted. It is presumed that species common to residential areas, located near overgrown lots periodically transit the site, including house cats, rats, mice, geckos, doves, pigeons, etc.

The Project site does not contain any no known habitats for rare, threatened, or endangered flora or faunal species (Figure 10). Possible protected species that may occur in or near the Project area include: the Hawaiian Green Sea Turtle or honu (Chelonia mydas); the Hawaiian Monk Seal or ‘īlio holo i kauaua (Neomonachus schauinslandi); the Hawaiian hoary bat or ‘ōpe‘ape‘a (Lasiurus cinereus semotus); the Band-rumped storm-petrel or ‘akē‘akē (Oceanodroma castro); Hawaiian petrel or ‘ua‘u (Pterodroma sandwichensis); and the Newell’s shearwater or ‘a’o (Puffinus auricularis newelli).

Potential Impacts and Mitigation Measures

The proposed Project will involve changes and/or improvements to existing paved and landscaped areas within the Project site. The proposed Project will involve the replacement of the current residence at the Project site, which is not known to attract or provide a habitat for any state or federally listed species. Due to human utilization since the current residence’s construction in 1991, the proposed Project is not anticipated to have any impact on protected or endangered flora or faunal species. No mitigation measures are planned.

Some ground disturbance will be necessary for construction and new landscaping related to the construction of the replacement residence. Plant and soil movement will be minimized where possible for these activities and excess soil and debris will be removed from all equipment, materials, and personnel to avoid the risk of spreading invasive species. New landscaping for the project will incorporate native plant species where appropriate and practicable for the intended uses of the replacement residence building as well as the surrounding climate conditions.

To minimize the potential impact that artificial lighting may have on seabirds, all lighting will be fully shielded, and construction will be limited to daytime hours. In addition, the Applicant will observe regulations contained in HAR 13-124-3 related to prohibited activities towards wildlife.
Legend
- Project Site
- Plant and Animal Critical Habitats

FIGURE 10:
Critical Habitats

Ho Single-Family Residence Replacement

Disclaimer: This graphic has been prepared for general planning purposes only.
4.0 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing conditions of the human environment, potential impacts of the replacement residence, and mitigation measures to minimize any impacts.

4.1 ARCHAEOLOGICAL AND CULTURAL RESOURCES

4.1.1 Archaeological Resources

The Project site was developed in 1991 to build a residence with a garage, lawn and landscaping. It is highly likely that the entire property experienced ground disturbance at that time and throughout the years since that time. Along the Mokulē‘ia shoreline to the west of the subject property, human skeletal remains were inadvertently discovered in 1996 on TMK (1) 6-8-006:004 and in 1998 on TMK (1) 6-8-004:002. In both instances the remains were encountered washing out of the sand along the immediate shoreline.

Potential Impacts and Mitigation Measures

Due to the relatively recent development of the Project site, it is anticipated that there will be minimal, if any, adverse impacts to any remaining archeological resources as a result of proposed replacement of the existing residence. Should the inadvertent discovery of significant cultural materials and/or burials occur during construction, all work in the immediate area of the find must cease and the State Historic Preservation Division be notified, as outlined in HAR 13 § 13-275-12. No further mitigation measures are planned.

The DPP has created a generic SHPD request letter that consultants/property owners may use for projects that will eventually require DPP approval. DPP has also noted that the letter may be completed by a consultant or property owner and submitted to SHPD directly via their online system to initiate requests before permit applications are submitted to the DPP.

4.1.2 Cultural Resources

This Draft EA utilized previous literature to determine the presence of any potential cultural resources either located within or impacted by disruption of the Project site. In The Beaches of Oahu, John Clark noted that the primary water activities at Mokulē‘ia Beach include diving, shorecasting, swimming or beachcombing. Mr. Clark also wrote:

“Mokuleia is most commonly translated as ‘district of abundance,’ probably referring to the time when this large land division in the district of Waialua easily supported several substantial Hawaiian settlements. Mokuleia is also another name for a youthful stage of the kahala, the amberjack fish.”

Cultural Surveys Hawai‘i prepared a Cultural Impact Assessment Report for the Dillingham Ranch Agricultural Subdivision EIS Project (February 2017) and noted that:
“Traditionally, the seashore and ocean area of this region was vitally important for resource extraction in the early days of settlement. Fishermen along the coast maintained a respected status within traditional Hawaiian society. Kanehele asserts that “early Hawaiians regarded fishing as the oldest, and hence the most prestigious of professions...”

References to aquatic resources within Waialua Moku are particularly salient; specifically, interviewees Adam Homberg, Manabu Nonaka, and Lucy Robello individually identify the varieties of fish populating the waters of the Waialua District. The varieties caught and consumed included akule, opelu, paio, aholehole, moi, oama, hee and ophihi.”

To further investigate potential cultural practices in the vicinity of the Project site, interviews were conducted via phone and video calls on September 3rd, 2021 with Sidney Aki, Kalowena Komeiji, and Marti Steele.

Cousins Sidney Aki and Kalowena Komeiji are Native Hawaiian and their family has lived in the Waialua Ahupua’a for over three generations. They are also lineal descendants of Pu’u o Mahuka Heiau in Pūpūkea. Mr. Aki was born and raised in the Waialua Ahupua’a and has lived on Crozier Drive for the past 36 years. Many of the residents who live on Crozier Drive, as well as those in the surrounding Hale‘iwa area, refer to Mr. Aki as “the Mayor of Waialua.” In his youth, Mr. Aki spent most of his time in the area between Ka’ena and Waimea, which served as his “playground” where he could fish, surf, dive, and gather limu. He was raised by his maternal grandmother at her home and taro patch located at the intersection of Hale‘iwa Road and Waialua Beach Road, and assisted her in salt preparation and harvesting from the ocean. At 74 years old today, Mr. Aki continues to occasionally fish, dive, and surf in the ocean near Crozier Drive. Mr. Aki’s family and relatives from both Waialua and Hale‘iwa were known for their ginger, pakalana, vanda orchid, and gardenia lei. Today, Mr. Aki’s sister continues the lei making traditions of the family. In addition, Mr. Aki’s family used to own Weed Circle, at the entrance to Hale‘iwa town, before it was donated to the City and County of Honolulu.

Marti Steele has been a resident of Waialua for the past 15 years. Prior to moving to Leimoku, their hale along Crozier Drive, the Steeles had a home in Kawela Bay. Their presence on the north shore of O‘ahu spans 40 years. Ms. Steele and her family have long been involved in the preservation of Hawaiian culture, language, and history through their support of Hawaiian language immersion schools including Punana Leo, Kamakau, and Anuenue. Her husband, Dwayne Nakila was co-founder of three organizations for Hawaiian culture and language, including Ke Kula o Ni‘ihau (the school for Ni‘ihau children in Kekaha, Kaua‘i), Awaiaulu, Inc. (Hawaiian language and English bilingual publishing company, which was the first to provide Hawaiian language textbooks to local universities and high schools), and Ho‘olaupa‘i: The Hawaiian Newspaper Project. In addition, Ms. Steele and her husband established the R. Dwayne & Marti Steele fund at Hawaii Community Foundation 30 years ago to support the preservation of Hawaiian culture, education, language, and history. Her family is generational haumana of Halau Mohala ‘Ilima and her daughter is preparing to ‘uniki as kumu hula in the coming weeks. Her
daughter is also a board member of the Hawaiian Civic Club and supporter of Hi’iakalani, an organization involved in the preservation of cultural sites in Kailua and throughout Hawai’i nei.

The interviewees, Mr. Aki, Ms. Komeiji, and Ms. Steele, were asked if they were aware of any Hawaiian cultural practices occurring on the site of Waialua Beach or Mokulē’ia Beach in the vicinity of the Project site. Ms. Steele stated that she was aware of some cultural practices further west of the residence near Ka’ena Point (over six miles from the Ho residence), such as salt harvesting or fishing. Ms. Steele also stated that Hawaiian cultural events such as ‘olelo & Hawaiian storytelling retreats have occurred at the Campgrounds at Mokulē’ia. Mr. Aki also stated that individuals may occasionally partake in fishing or limu gathering from Waialua Beach, although these activities are infrequent. When asked whether they anticipate that the replacement residence will impact any Hawaiian cultural practices in the area, Mr. Aki, Ms. Komeiji, and Ms. Steele answered that they did not anticipate any impact to Hawaiian cultural practices from the proposed Project.

The interviewees stated that they were aware of native Hawaiian plants such as naupaka and coconut trees planted at the current Ho residence, which help to perpetuate a Hawaiian cultural setting on the site as well as help to stabilize the sand at the edge of the Ho’s property adjacent to the beach.

Potential Impacts and Mitigation Measures

The proposed replacement residence will be setback from the shoreline and will not impede diving, shorecasting, swimming or beachcombing, and especially the Hawaiian cultural practice of fishing.

Information provided from the cultural interviews did not uncover any cultural practices occurring at the Project site or in the immediate vicinity of the site. The proposed Project will not interfere with or hinder the use of public beaches or beach access. The replacement Ho residence will continue to perpetuate a Hawaiian cultural setting by retaining native Hawaiian plants on the site and adding more native plants, as feasible, which will also benefit the existing natural environment.

4.2 TRANSPORTATION

4.2.1 Roadways and Traffic

The key roadways providing access to or in the vicinity of the Site are described below.

Crozier Drive is an east-west, two-way, one-lane road which connects Mahinaai Street (at its western terminus) to Waialua Beach Road. In the vicinity of the Ho Residence, Crozier Drive is an un-striped paved road with no posted speed limits, sidewalks, curbs or gutters. Two-way traffic is possible only with turnout areas so when two cars approach from opposite directions, one pulls off to allow the other car to pass. According to the tax map for 6-8-005, the Crozier Drive right-of-way is 20 feet wide, and within that right-of-way it includes speed bumps, overhead powerlines, fire hydrants and other utilities.

Waialua Beach Road is an east-west, two-way, two-lane road which connects Crozier Drive to Weed Circle in Hale‘iwa. The posted speed limit along this roadway is 25 mph. Waialua Beach
Road has no sidewalks, curbs or gutters, but grade-separated bicycling is possible between Crozier Drive to Waialua Elementary School. As of this writing it was reported the Waialua Bridge (immediately east of Waialua Elementary School) would be closed indefinitely for repair after recent flooding.

**Farrington Highway** is an east-west, two-way, two-lane road in the vicinity of the Project and provides access to Waialua and Mokulē‘ia. This State roadway begins to the east at its intersection with Kaukonahua Road and terminates at Ka‘ena Point. The posted speed limit along this roadway in the vicinity of the Project is 35 mph. Google Maps provides information on both “live” traffic and typical traffic for certain roads, including Farrington Highway. Google Maps rates traffic by four levels from “Fast” to “Slow”. According to Google Maps, typical traffic during the weekday on Farrington Highway between Olohiu Street to Pu‘uiki Street (westbound or eastbound), as “Fast” any time of the day (between 6:00 am to 6:00 pm).

Currently, the existing residence provides off-street parking for four cars; two in a two-car garage, and two in a parking apron fronting the covered garage.

**Potential Impacts and Mitigation Measures**

The proposed Project involves replacement of the existing residence, and off-street parking for five cars. It is anticipated that after the replacement residence is built, there will be a negligible impact on traffic along Crozier Drive, Waialua Beach Road and Farrington Highway. During the pre-Assessment consultation process, the City and County of Honolulu Department of Facility Maintenance wrote:

> “During construction and upon completion of the project; any damages/deficiencies along the bridges and/or roadways on Crozier Drive shall be repaired to City standards and accepted by the City at no cost to the City and County of Honolulu.”

During the pre-Assessment consultation process, the State of Hawai‘i Department of Transportation (HDOT) commented:

> “The replacement of the existing single-family residence with a new single-family residence would have no anticipated impacts on State highways.”

During the pre-Assessment consultation process, the Honolulu Police Department (HPD) commented:

> “The Honolulu Police Department (HPD) has reviewed the project plans and anticipates short-term impacts to pedestrian and vehicular traffic in the area as Crozier Drive is a narrow roadway. The HPD recommends that adequate notification be made to area residents due to the ingress and egress of construction vehicles, equipment, and deliveries during the construction phase of the project.”

### 4.2.2 Public Transportation

TheBus is the main public transportation service on the Island of O‘ahu, where it served over 69 million riders in the fiscal year of 2015-2016. A fleet of 542 buses transports over 216,000 riders a week via fixed-route, express, and paratransit service. In the vicinity of the proposed Project,
Routes 76 and 83 provide service along Waialua Beach Road to Ō‘āweoweo Street with a bus stop approximately 0.6 miles from the Ho Residence. Route 76 connects residences along Waialua Beach Road with Waialua Elementary School, Haleiwa Elementary School, Hale‘iwa Town, North Shore Marketplace, Weed Circle and Waialua High & Intermediate School. Route 83 follows the same Route 76 but extends into Wahiawā and the Wahiawā Transit Center, downtown Honolulu and the University of Hawai‘i. Any routes that crossed over Waialua Bridge may have to be rerouted as (of this writing) Waialua Bridge is closed indefinitely for repair from recent flooding.

**Potential Impacts and Mitigation Measures**

The proposed Project is not anticipated to significantly impact existing public transportation services during construction or in the long-term. In addition, the nearest bus stops and routes are located approximately 0.6 miles from the Project site.

During the pre-Assessment consultation process, the City and County of Honolulu Department of Transportation Services (DTS) commented:

"The area representatives, neighborhood board, as well as the area residents, businesses, emergency personnel (fire, ambulance, and police), Oahu Transit Services, Inc. (TheBus and TheHandi-Van), etc., should be kept apprised of the details and status throughout the project and the impacts that the project may have on the adjoining local street area network."

**Potential Impacts and Mitigation Measures**

No significant impacts to public transportation services are anticipated. No mitigation measures are required.

### 4.2.3 Bicycle and Pedestrian Facilities

Bicycle facilities generally consist of four types of facilities: bike/multi-use paths; bike lanes; bike routes or signed shared roadways (“sharrows”); and separated bikeways or cycle tracks. The closest bicycle facility is a separated bikeway along Waialua Beach Road, that extends from Crozier Drive to Kuoha Street. There is also a wider multi-use path that extends from Kuoha Street to Waialua Elementary School.

As previously mentioned, Crozier Drive is not wide enough to include sidewalks, but traffic volumes are low and many residents (and visitors to beaches) walk or bike on the paved portion of Crozier Drive. Similarly, Waialua Beach Road does not include sidewalks. It has not been observed, but it is presumed that pedestrians use the separated bikeway/multi-use path from Crozier Drive to Waialua Elementary School.

**Potential Impacts and Mitigation Measures**

The proposed Project will not significantly increase bicycle and/or pedestrian usage on either Crozier Drive or Waialua Beach Road. As the proposed Project will not present any negative long-term impacts to area, bicycle and pedestrian facilities, no mitigation measures are required.
4.3 NOISE

Existing noise levels at and immediately adjacent to the proposed Site are those typical of a residential community. Typical generators of noise in the area would include the sounds of surf, wind through vegetation, birds vocalizing, neighboring residents, and passing traffic. The Project Site is bordered on the mauka side by a vacant lot, on two sides by single-family residences, and on the makai side by a wide sandy beach and ocean. There is little noise from passing cars. Crozier Drive is narrow, allowing transit of one car at a time, but speeds are lower than other rural roads because there are numerous speed bumps.

Potential Impacts and Mitigation Measures

Construction activities for the Project will inevitably create temporary noise impacts. The building contractor may employ mitigation measures to minimize those temporary noise impacts including the use of mufflers and implementing construction curfew periods. Pursuant to Chapter 11-46, HAR, all project activities must comply with all community noise controls.

Once in operation, the Project will generate noise consistent with residential activity that currently exists on the Project site as well as on neighboring residential properties. No mitigation measures are proposed as the noise generated as a result of the proposed Project represents no substantial change from current noise occurrences.
FIGURE 11:
Public Transportation

Legend
- Project Site
- Bus Routes 76 & 83
- Bus Stops

Disclaimer: This graphic has been prepared for general planning purposes only.
4.4 AIR QUALITY

The State’s good air quality is largely a function of the predominant tradewinds blowing from the northeast. There are no man-made sources of pollutants upwind of the Project site except possibly from smoking beachgoers. The typical tradewind pattern blows man-made and volcanic pollutants out from metro Honolulu toward the ocean. However, during non-tradewind periods, man-made and volcanic pollutants tend to accumulate on island impacting visibility (“vog”).

Potential Impacts and Mitigation Measures

There is a potential for impacts to air quality during construction. This could occur from additional traffic generated by construction vehicles, machinery, and dust generated during demolition of the existing residence and excavation.

An effective dust control plan will be implemented as necessary. All construction activities will comply with the provisions of Title 11, Chapter 59, HAR related to Ambient Air Quality Standards and Section 11-60.1-33, HAR related to Fugitive Dust. Measures to control dust during various phases of construction include:

- Providing an adequate water source at the site prior to start-up construction activities;
- Irrigating the construction site during periods of drought or high winds;
- Landscaping and rapid covering of bare areas, starting from the initial grading phase;
- Disturbing only the areas of construction that are in the immediate zone of construction to limit the amount of time that the areas will be subject to erosion;
- Providing adequate dust control measures during weekends, after hours, and before daily start-up of construction activities; and
- Installing silt screening in the areas of disturbance.

In the long-term, the proposed Project is not anticipated to have a long-term impact on air quality in the immediate vicinity. As the proposed Project will not present any long-term impacts to air quality, no mitigation measures are required.

4.5 VISUAL RESOURCES

The existing residence is most visible from abutting residential properties, from passing beachgoers and from Crozier Drive (although a garage, a stone wall and vegetation obstruct views into the Project site), see Figure 12.

Potential Impacts and Mitigation Measures

The proposed Project involves the replacement of an existing residence with a new one. There are no plans to exceed the development standards for building in the R-7.5 Residential zoning district, including observing the shoreline setback, and exceeding the limitations on building area, building heights or building height setbacks. The proposed Project will not obstruct lateral views along
Mokulēʻia Beach. Because no adverse visual impacts are expected, no additional mitigation measures are proposed.

### 4.6 SOCIAL & ECONOMIC CHARACTERISTICS

Currently, the existing residence is used on a part-time basis, and the average population during those visits is approximately six people. There are no school-aged children that live in the existing residence full-time or who attend public elementary, middle or high schools. As a result, there are no residents in the existing residence who require public services (public transportation, refuse collection, public schools, etc.) or infrastructure (water, wastewater, etc.), or who impact peak hour traffic on a full-time basis. However, the Applicant does pay real property and State taxes, and water and wastewater fees usage fees.

The existing residence generates minimal employment in the way of repair and maintenance of the buildings and landscaping services.

**Potential Impacts and Mitigation Measures**

After the existing residence is replaced, there will be no significant change in use, other than more comfortable accommodations for the family and their guests. As a result, there should be no increase in demand for public services (public transportation, refuse collection, public schools, etc.) or infrastructure (water, wastewater, etc.), or greater impact peak hour traffic. To mitigate the current level of demand for public services and infrastructure the Applicant will continue to pay real property and State taxes, and water and wastewater fees usage fees.

During the SMA Use Permit Major, design and construction process, the Project will generate temporary employment for architects (and their subconsultants) and the contractor (and its subcontractors), and generate both general excise taxes, as well as income taxes. The acquisition of building materials and supplies, will also have a positive and indirect impact on building material suppliers, and general excise taxes.

Once completed, the replacement residence will generate minimal employment in the way of repair and maintenance of the buildings and landscaping services.

### 4.7 INFRASTRUCTURE AND UTILITIES

#### 4.7.1 Water System

Presently, the existing residence is served by an existing water line in Crozier Drive. The average daily demand is 500 gallons per day (GPD). Additionally, there is an existing fire hydrant near the southwest corner of the Project site.

**Potential Impacts and Mitigation Measures**

The projected average daily demand for water is estimated at 500 GPD. In addition, the project will incorporate low flow plumbing fixtures, which will help to reduce overall water consumption.
FIGURE 12:
Visual Analysis

Ho Single-Family Residence Replacement
TMK (1) 6-8-005-002

Source: City & County of Honolulu SRI Online Basemaps.
Disclaimer: This graphic has been prepared for general planning purposes only.

1. View of Crozier Drive facing west from the Project Site.

2. View of Crozier Drive facing east from the Project Site.

3. View of the Project Site from Crozier Drive (facing north west).

4. Mauka (south) view from the Project Site across Crozier Drive.
5. View from the back yard from the edge of the residence facing north west.

6. View of the Ho Residence (left) from the beach (facing south).

7. View of the beach adjacent to the property (facing east).

8. View of the beach adjacent to the property (facing west).

FIGURE 12 :
Visual Analysis

Ho Single-Family Residence Replacement
TMK (1) 6-8-005-002
Island of O‘ahu

Source: City & County of Honolulu SRI Online Basemaps.
Disclaimer: This graphic has been prepared for general planning purposes only.
During the pre-assessment consultation period, the Board of Water Supply (BWS) commented: “The existing water system is adequate to accommodate the proposed development.”

### 4.7.2 Wastewater System

There are no municipal wastewater services in the vicinity. Wastewater from the existing residence is treated via a septic tank and the treated effluent is disposed of through a leach field (both installed in 1991). As previously noted, the Project site is makai of the Underground Injection Control Line.

**Potential Impacts and Mitigation Measures**

Per Island Ingenuity, the existing septic tank and leach field will be replaced with a higher capacity septic tank and absorption field to meet current State of Hawai‘i Department of Health requirements.

### 4.7.3 Drainage System

There are no existing subsurface drainage systems at the project site. The site gently slopes from mauka to makai with an elevation change of approximately 10 feet. The existing garage and dwelling have no gutters or downspouts.

**Potential Impacts and Mitigation Measures**

The proposed drainage system will consist of a subsurface drainage system which conveys storm water runoff from roof downspouts and area drains. The drainage system will discharge to drywells that will be located mauka of the shoreline setback. The proposed drainage system and site grading will be designed to maintain existing storm water runoff conditions. The addition of the drywells will help to improve storm water quality by intercepting sediment and debris, and reducing storm water runoff flow rates.

Construction BMPs will be designed, implemented, and maintained in compliance with the Administrative Rules, Title 20, DPP, Chapter 3 – Rules Relating to Water Quality, effective August 16, 2017. Onsite drainage system improvements will be designed in accordance to DPP’s Storm Drainage Standards, dated August 2017, as well as the current edition of the Uniform Plumbing Code. See also the discussion in Section 3.4 (Hydrology) above.

During the pre-Assessment consultation process, the State of Hawai‘i OP commented:

“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](https://files.hawaii.gov/dbedt/op/czm/initiative/stormwater_impact/final_stormwater_impact_assessments_guidance.pdf) 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.
• **Low Impact Development - A Practitioner’s Guide** covers a range of structural best management practices for stormwater control management, onsite infiltration techniques, and water reuse methods that minimize negative environmental impacts.  
  

### 4.7.4 Electrical and Telecommunications Systems

Hawaiian Electric Company, Inc. (HECO) provides electrical service to an existing electrical meter in the existing garage via an overhead electrical line along the mauka side of Crozier Drive. Spectrum currently provides cable TV (CATV) and internet services to the existing residence.

**Potential Impacts and Mitigation Measures**

Power connection from HECO will be obtained to meet the electrical needs of the Project. Energy-saving features will be incorporated into its design where feasible, including:

- Photovoltaic panel system with battery backup;
- Liquid petroleum gas cooking appliances;
- LED lighting;
- Installation of high-performance glazing (insulated with low-E coating) in the windows and doors, as well as other passive cooling strategies.

Additionally, Spectrum will provide CATV and internet services to the replacement residence. The telecommunications distribution system will not be affected by the Project apart from the lines in the Project which will need to be connected to existing telecommunications infrastructure along Crozier Drive. As the proposed Project will not present any long-term impacts to electrical and telecommunications systems, no mitigation measures are required.

### 4.7.5 Solid Waste

Solid waste from the single-family residences along Crozier Drive is currently collected regularly by the City and County of Honolulu, with refuse collected once a week (Mondays) and mixed recyclables collected once every other week and green waste collected every other week (on alternating weeks from mixed recyclables).

**Potential Impacts and Mitigation Measures**

During the construction phase, solid waste generated at the site is anticipated to increase over current conditions. The additional waste is expected to include materials from demolition, construction, grading, and landscaping activities. Any construction waste generated by the Project will be disposed of at a solid waste disposal facility that complies with the applicable provisions (Chapter 11-58.1, HAR “Solid Waste Management Control”). Solid waste that cannot be recycled will be disposed of at landfills, the incinerator, or transfer stations. A waste-to-energy combustor, H-POWER (Honolulu Program of Waste Energy Recovery), is located at the Campbell Industrial Park and incinerates about 1,800 tons of combustible waste per day. The electricity generated is
bought by HECO. Currently, the H-POWER facility receives all residential and commercial packer truck wastes on the island. Waste contractors will be asked to submit disposal receipts and invoices to ensure proper disposal of waste. The proposed Project will also comply with the provisions of Chapters 11-260 to 11-280, HAR, relating to hazardous waste.

In the long term, additional solid waste may be generated by the Applicant and its guests. Since use of the replacement residence will be intermittent, the amount of new solid waste can be accommodated by existing waste infrastructure. Solid waste disposal will be in accordance with the guidelines set forth by the ENV.

4.8 PUBLIC SERVICES AND FACILITIES

4.8.1 Police Protection

The site is located within Honolulu Police Department (HPD) District 2, which covers the communities of Mililani, Kunia, Wahiawā, Whitmore, Waialua, Haleʻiwa, Waimea, and Sunset Beach. The headquarters for District 2 is the Wahiawā Police Station located at 330 North Cane Street, located approximately 11.7 miles or 24 minutes away.

Potential Impacts and Mitigation Measures

It is not anticipated that the Project will create an increased long-term demand on existing police protection services; therefore, no mitigation measures are required.

4.8.2 Fire Protection

The Waialua Fire Station is the closest fire station to the Project site, and is located at 66-420 Hale'iwaa Road, approximately three miles (eight minutes) east of Project Site.

Potential Impacts and Mitigation Measures

As the proposed Project involves the replacement of an existing residence with an adjoining fire hydrant, the proposed Project is not anticipated to create an increased demand on existing fire protection services.

4.8.3 Health Care Services

The closest emergency room is located at Wahiawā General Hospital located approximately 11.7 miles or 24 minutes away. Emergency medical services are also provided from Waialua Fire Station.

Potential Impacts and Mitigation Measures

Although there may be an unavoidable and occasional need for emergency health care services the Applicant and its visitors, the Project will not significantly increase the need for emergency service. Additionally, the proposed Project is not expected to have a long-term adverse impact on emergency medical providers or their ability to service the community. No mitigation measures are proposed.
4.8.4 Recreational Facilities

The closest recreational facility to the Project site is Mokulēʻia Beach, with numerous public and private parks along Mokulēʻia Beach. Other notable recreational facilities in the region include: Kaʻena Point Trail, Keālia Trail, Makaleha Bay Public Access Path, Mokulēʻia Trail, Waialua District Park, Kaiaka Bay Beach Park and Haleʻiwa Aliʻi Beach Park. In The Beaches of Oahu, John Clark noted that the primary water activities at Mokulēʻia Beach include diving, shorecasting, swimming or beachcombing.

Potential Impacts and Mitigation Measures

The proposed Project is not anticipated to displace any existing recreational facilities or create any additional demand on recreational facilities in the vicinity of the Project. No mitigation measures are proposed.

4.8.5 Schools

The closest public schools in the area include: Waialua Elementary, and Waialua High & Intermediate. There are no school-aged children that live in the existing residence full-time or who attend public elementary, middle or high schools.

Potential Impacts and Mitigation Measures

After the existing residence is replaced, there will be no significant change in use (such as full-time residence), other than more comfortable accommodations for the family and their guests. As a result, there should be no increase in demand for public schools.
1. Map inset showing the area approximately 1 mile west of the Project site

2. Map inset showing the area approximately 11 miles to the southeast of the Project site

Legend
- Project Site
- Public Schools
- Private Schools
- Fire Stations
- Hospitals and Clinics
- Recreational Facilities

FIGURE 13: Public Services

Ho Single-Family Residence Replacement

TMK (1) 6-8-005-002
Island of O'ahu

DATE: 4/5/2021

5.0 LAND USE CONFORMANCE

State and County land use plans and policies and required permits and approvals relevant to the Project are described below.

5.1 STATE OF HAWAI‘I

5.1.1 State Land Use Law, Chapter 205, Hawai‘i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. These districts are defined and mapped by the State Land Use Commission in order to ensure compatibility with neighboring land uses and protection of public health.

The proposed Project is located within the State Urban District; residential uses are a permitted use in the State Land Use Urban District.

5.1.2 Coastal Zone Management Act, Chapter 205A, Hawai‘i Revised Statutes

The Coastal Zone Management (CZM) Area, as defined in Chapter 205A, HRS, includes all the lands of the State. Therefore, the proposed Project lies within the CZM Area.

The CZM Program aims to provide recreational opportunities, protect historic resources, protect scenic and open space resources, protect coastal ecosystems, provide facilities for economic development, reduce hazards, and manage development. Program objectives and applicability to the proposed Project are discussed below:

Table 2: Coastal Zone Management Act, Chapter 205A, HRS

<table>
<thead>
<tr>
<th>COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS</th>
<th>S</th>
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<td>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</td>
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<tr>
<td><strong>Recreational Resources</strong></td>
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<tr>
<td><strong>Objective:</strong> (A) Provide coastal recreational opportunities accessible to the public.</td>
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<td><strong>Policies:</strong></td>
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<tr>
<td>(A) Improve coordination and funding of coastal recreational planning and management; and</td>
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<td>(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:</td>
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<td>(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;</td>
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<tr>
<td>(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;</td>
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<td>(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;</td>
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<td>(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;</td>
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### COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)

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<td>(v)</td>
<td>Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreationally value consistent with public safety standards and conservation of natural resources;</td>
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<td>(vi)</td>
<td>Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;</td>
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<td>(vii)</td>
<td>Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and</td>
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<td>X</td>
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<td>(viii)</td>
<td>Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.</td>
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**Discussion:** The proposed Project does not obstruct coastal recreational opportunities accessible to the public. Given the recreational value of the shoreline, the Project will be designed to minimize pollution via stormwater runoff from the Project site.

### Historic Resources

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

**Policies:**

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<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A)</td>
<td>Identify and analyze significant archaeological resources;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(B)</td>
<td>Maximize information retention through preservation of remains and artifacts or salvage operations; and</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(C)</td>
<td>Support state goals for protection, restoration, interpretation, and display of historic resources.</td>
<td></td>
<td>X</td>
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</tr>
</tbody>
</table>

**Discussion:** Due to the extensive disturbance that the Project Site has experienced for the development of the existing residence, it is unlikely that subsurface historic resources are present. Should any archaeological or cultural remains be encountered during construction, all work in the immediate vicinity of the find will cease and the State Historic Preservation Division will be contacted for establishment of appropriate mitigation in accordance with Chapter 6E, Hawai‘i Revised Statutes.

### Scenic and Open Space Resources

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

**Policies:**

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

**Discussion:** The Project involves the replacement of an existing residence with a newer residence setback from shoreline. As with the current residence, the replacement residence will be setback from the shoreline and will not obstruct public views along the shoreline, ensuring that the quality of existing coastal scenic and open space resources will be minimally impacted.

### Coastal Ecosystems

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

**Policies:**

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</thead>
<tbody>
<tr>
<td>(A)</td>
<td>Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(B)</td>
<td>Improve the technical basis for natural resource management;</td>
<td></td>
<td>X</td>
<td></td>
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</tbody>
</table>
### COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)

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<tbody>
<tr>
<td>(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(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</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.</td>
<td>X</td>
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</tbody>
</table>

**Discussion:**
The Project will not directly impact coastal ecosystems, including reefs as it is setback 40 feet from the shoreline. BMPs will be implemented during construction to prevent erosion and stormwater runoff during the construction phase.

### Economic Uses

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

**Policies:**

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</thead>
<tbody>
<tr>
<td>(A) Concentrate coastal dependent development in appropriate areas;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:</td>
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<tbody>
<tr>
<td>(i) Use of presently designated locations is not feasible;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(ii) Adverse environmental effects are minimized; and</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(iii) The development is important to the State's economy.</td>
<td></td>
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</tr>
</tbody>
</table>

**Discussion:**
The proposed Project is a private facility but its improvements cannot be considered “important to the State’s economy.”

### Coastal Hazards

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

**Policies:**

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<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(D) Prevent coastal flooding from inland projects.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Discussion:**
According to the Flood Insurance Rate Map, the project Site is located in “Zone AE”, meaning that much of the shoreline in the area is in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood (Figure 6). The base flood elevation (BFE) is 14 feet AMSL. The replacement residence will be built to be elevated above 14 feet AMSL. There are no known hazards to life and property on the Project site from stream flooding, erosion, subsidence, and pollution.

### Managing Development

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

**Policies:**

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<th>N/A</th>
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</thead>
<tbody>
<tr>
<td>(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable) | S | N/S | N/A
---|---|---|---
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and | | | X
(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. | X | | 

**Discussion:** This EA discusses potential impacts and mitigation measures of the proposed Project and will provide an opportunity for input during the Draft EA Public Comment period. Early consultation comments were obtained and are reproduced in Appendix B

### Public Participation

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

**Policies:**

- (A) Promote public involvement in coastal management processes; X
- (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 X
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts. X

**Discussion:** This EA discusses potential impacts and mitigation measures of the proposed Project and will provide an opportunity for input during the Draft EA Public Comment period. Early consultation comments were obtained and are reproduced in Appendix B

### Beach Protection

**Objective:** (A) Protect beaches for public use and recreation.

**Policies:**

- (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion; X
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and X
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline. X
- (D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner’s vegetation in a beach transit corridor; and X
- (E) Prohibit private property owners from creating a public nuisance by allowing the private property owner’s unmaintained vegetation to interfere or encroach upon a beach transit corridor. X

**Discussion:** The proposed Project will be setback at least 40 feet from the shoreline. There is a wide expanse of beach fronting the Project site and currently the Applicant’s landscaping within the 40 foot shoreline does not interfere or encroach upon the beach transit corridor fronting the Project site. The Applicant has no plans to induce or cultivate landscaping that would interfere or encroach upon the beach transit corridor.

### Marine Resources

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

**Policies:**

- (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial; X
- (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency; X
- (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; X
5.1.3 Hawai‘i State Planning Act, Chapter 226, Hawai‘i Revised Statutes

The Hawai‘i State Plan, Chapter 226 HRS (2007) provides guidelines for the future growth of the State of Hawai‘i. The Hawai‘i State Plan identifies goals, objectives, policies, and priorities for allocating the State's resources, including public funds, services, human resources, land, energy, and water. The Plan was enacted to achieve “a desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.” The following table outlines the proposed Project’s conformance with each theme, goal, objective, policy, and guideline of the Plan.

5.1.3.1 Hawai‘i State Plan, Part I: Overall Theme, Goals, Objectives and Policies

<table>
<thead>
<tr>
<th>Hawai‘i State Plan, Chapter 226, HRS – Part I. Overall Theme, Goals, Objectives and Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Individual and family self-sufficiency refers to the rights of people to maintain as much self-reliance as possible. It is an expression of the value of independence, in other words, being able to freely pursue personal interests and goals. Self-sufficiency means that individuals and families can express and maintain their own self-interest so long as that self-interest does not adversely affect the general welfare. Individual freedom and individual achievement are possible only by reason of other people in society, the institutions, arrangements and customs that they maintain, and the rights and responsibilities that they sanction.</td>
</tr>
<tr>
<td>(2) Social and economic mobility refers to the right of individuals to choose and to have the opportunities for choice available to them. It is a corollary to self-sufficiency. Social and economic mobility means that opportunities and incentives are available for people to seek out their own levels of social and economic fulfillment.</td>
</tr>
<tr>
<td>(3) Community or social well-being is a value that encompasses many things. In essence, it refers to healthy social, economic, and physical environments that benefit the community as a whole. A sense of social responsibility, of caring for others and for the well-being of our community and of participating in social and political life, are important aspects of this concept. It further implies the aloha spirit--attitudes of tolerance, respect, cooperation and unselfish giving, within which Hawai‘i’s society can progress.</td>
</tr>
</tbody>
</table>

One of the basic functions of our society is to enhance the ability of individuals and groups to pursue their goals freely, to satisfy basic needs and to secure desired socio-economic levels. The elements of choice and mobility within society’s legal framework are fundamental rights. Society’s role is to encourage conditions within which individuals...
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draft

**Discussion:** The proposed replacement of an existing single-family residence is an expression of the Applicant’s right to rebuild, while not adversely affecting the general welfare of the residents of the State.

**HRS § 226-4: State Goals.**

In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:

1. A strong, viable economy, characterized by stability, diversity and growth that enables fulfillment of the needs and expectations of Hawai‘i’s present and future generations.

2. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.

3. Physical, social and economic well-being, for individuals and families in Hawai‘i, that nourishes a sense of community responsibility, of caring and of participation in community life.

**Discussion:** By replacing an existing residence with a new one, the proposed Project likely benefits neighboring property values.

**HRS § 226-5: Objectives and policies for population.**

(a) **Objective:** It shall be the objective in planning for the State’s population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.

(b) **Policies:**

1. Manage population growth statewide in a manner that provides increased opportunities for Hawai‘i’s people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county. X

2. Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires. X

3. Promote increased opportunities for Hawai‘i’s people to pursue their socio-economic aspirations throughout the islands. X

4. Encourage research activities and public awareness programs to foster an understanding of Hawai‘i’s limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai‘i’s population. X

5. Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members. X

6. Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state’s population. X

7. Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area. X

**Discussion:** The proposed Project will not result in an increase in population growth.
**HAWA'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES**  
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)

<table>
<thead>
<tr>
<th>HRS § 226-6: Objectives and policies for the economy in general.</th>
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<tbody>
<tr>
<td><em>(a) Objectives:</em> Planning for the State’s economy in general shall be directed toward achievement of the following objectives:</td>
</tr>
<tr>
<td><em>(1)</em> Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai‘i’s people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.</td>
</tr>
<tr>
<td><em>(2)</em> A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.</td>
</tr>
<tr>
<td><em>(b) Policies:</em></td>
</tr>
<tr>
<td><em>(1)</em> Promote and encourage entrepreneurship within Hawai‘i by residents and nonresidents of the State.</td>
</tr>
<tr>
<td><em>(2)</em> Expand Hawai‘i’s national and international marketing, communication, and organizational ties, to increase the State’s capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.</td>
</tr>
<tr>
<td><em>(3)</em> Promote Hawai‘i as an attractive market for environmentally and socially sound investment activities that benefit Hawai‘i’s people.</td>
</tr>
<tr>
<td><em>(4)</em> Transform and maintain Hawai‘i as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.</td>
</tr>
<tr>
<td><em>(5)</em> Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawai‘i.</td>
</tr>
<tr>
<td><em>(6)</em> Seek broader outlets for new or expanded Hawai‘i business investments.</td>
</tr>
<tr>
<td><em>(7)</em> Expand existing markets and penetrate new markets for Hawai‘i’s products and services.</td>
</tr>
<tr>
<td><em>(8)</em> Assure that the basic economic needs of Hawai‘i’s people are maintained in the event of disruptions in overseas transportation.</td>
</tr>
<tr>
<td><em>(9)</em> Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.</td>
</tr>
<tr>
<td><em>(10)</em> Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai‘i’s small scale producers, manufacturers, and distributors.</td>
</tr>
<tr>
<td><em>(11)</em> Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.</td>
</tr>
<tr>
<td><em>(12)</em> Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawai‘i.</td>
</tr>
<tr>
<td><em>(13)</em> Foster greater cooperation and coordination between the government and private sectors in developing Hawai‘i’s employment and economic growth opportunities.</td>
</tr>
<tr>
<td><em>(14)</em> Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.</td>
</tr>
<tr>
<td><em>(15)</em> Maintain acceptable working conditions and standards for Hawai‘i’s workers.</td>
</tr>
<tr>
<td><em>(16)</em> Provide equal employment opportunities for all segments of Hawai‘i’s population through affirmative action and nondiscrimination measures.</td>
</tr>
<tr>
<td><em>(17)</em> Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.</td>
</tr>
<tr>
<td><em>(18)</em> Encourage businesses that have favorable financial multiplier effects within Hawai‘i’s economy, particularly with respect to emerging industries in science and technology.</td>
</tr>
<tr>
<td><em>(19)</em> Promote and protect intangible resources in Hawai‘i, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.</td>
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</tbody>
</table>
HAWAII STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)

<table>
<thead>
<tr>
<th>Objective</th>
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<tbody>
<tr>
<td>(20) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.</td>
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<tr>
<td>(21) Foster a business climate in Hawai‘i—including attitudes, tax and regulatory policies, and financial and technical assistance programs—that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.</td>
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</table>

**Discussion:** Although the proposed Project will generate construction employment, it will not have a significant impact on the overall state economy.

HRS § 226-7: Objectives and policies for the economy – agriculture

(a) Objectives: Planning for the State’s economy with regard to agriculture shall be directed towards achievement of the following objectives:

- Viability of Hawai‘i’s sugar and pineapple industries. X
- Growth and development of diversified agriculture throughout the State. X
- An agriculture industry that continues to constitute a dynamic and essential component of Hawai‘i’s strategic, economic, and social well-being. X

(b) Policies:

(1) Establish a clear direction for Hawai‘i’s agriculture through stakeholder commitment and advocacy. X
(2) Encourage agriculture by making best use of natural resources. X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture. X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits. X
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai‘i’s economy. X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawai‘i’s agricultural industries. X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai‘i’s food producers and consumers in the State, nation, and world. X
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products. X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives. X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs. X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood. X
(12) In addition to the State’s priority on food, expand Hawai‘i’s agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises. X
(13) Promote economically competitive activities that increase Hawai‘i’s agricultural self-sufficiency, including the increased purchase and use of Hawai‘i-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104. X
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture. X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment. X
(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses. X
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### HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

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<tr>
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</table>

**Discussion:** The proposed Project will not impact the state’s agricultural industry. The proposed Project will involve the replacement of an existing single-family residence in a residential-zoned area. No agricultural lands will be taken out of production as a result of implementing this Project.

**HRS § 226-8: Objectives and policies for the economy – visitor industry**

(a) **Objectives:** Planning for the State’s economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawai’i’s economy.

(b) **Policies:**

| (1) Support and assist in the promotion of Hawai’i’s visitor attractions and facilities. | X |
| (2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai’i’s people. | X |
| (3) Improve the quality of existing visitor destination areas by utilizing Hawai’i’s strengths in science and technology. | X |
| (4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities. | X |
| (5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai’i’s people. | X |
| (6) Provide opportunities for Hawai’i’s people to obtain job training and education that will allow for upward mobility within the visitor industry. | X |
| (7) Foster a recognition of the contribution of the visitor industry to Hawai’i’s economy and the need to perpetuate the aloha spirit. | X |
| (8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai’i’s cultures and values. | X |

**Discussion:** The proposed Project will not directly impact the visitor industry.

**HRS § 226-9: Objective and policies for the economy – federal expenditures**

(a) **Objective:** Planning for the State’s economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawai’i’s economy.

(b) **Policies:**

| (1) Encourage the sustained flow of federal expenditures in Hawai’i that generates long-term government civilian employment. | X |
| (2) Promote Hawai’i’s supportive role in national defense, in a manner consistent with Hawai’i’s social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawai’i’s economy. | X |
| (3) Promote the development of federally supported activities in Hawai’i that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawai’i’s environment. | X |
| (4) Increase opportunities for entry and advancement of Hawai’i’s people into federal government service. | X |
| (5) Promote federal use of local commodities, services, and facilities available in Hawai’i. | X |
| (6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai’i. | X |
| (7) Pursue the return of federally controlled lands in Hawai’i that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties. | X |

**Discussion:** The proposed Project has no relation to the State’s goals on federal expenditures.
<table>
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<tr>
<th>HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES</th>
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</table>

**HRS § 226-10: Objectives and policies for the economy – potential growth and innovative activities.**

(a) **Objective:** Planning for the State’s economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawai‘i’s economic base.

(b) **Policies:**

1. Facilitate investment and employment in economic activities that have the potential to expand and diversify Hawai‘i’s economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors. X

2. Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawai‘i through the export of services or products or substitution of imported services or products. X

3. Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements. X

4. Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity. X

5. Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus. X

6. Expand Hawai‘i’s capacity to attract and service international programs and activities that generate employment for Hawai‘i’s people. X

7. Enhance and promote Hawai‘i’s role as a center for international relations, trade, finance, services, technology, education, culture, and the arts. X

8. Accelerate research and development of new energy-related industries based on wind, solar, ocean, and underground resources and solid waste. X

9. Promote Hawai‘i’s geographic, environmental, social, and technological advantages to attract new economic activities into the State. X

10. Provide public incentives and encourage private initiative to attract new industries that best support Hawai‘i’s social, economic, physical, and environmental objectives. X

11. Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research. X

12. Develop, promote, and support research and educational and training programs that will enhance Hawai‘i’s ability to attract and develop economic activities of benefit to Hawai‘i. X

13. Foster a broader public recognition and understanding of the potential benefits of new, or innovative growth-oriented industry in Hawai‘i. X

14. Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawai‘i’s social, economic, physical, and environmental objectives. X

15. Increase research and development of businesses and services in the telecommunications and information industries. X

16. Foster the research and development of nonfossil fuel and energy efficient modes of transportation. X

17. Recognize and promote health care and health care information technology as growth industries. X

**Discussion:** The proposed Project has no relation to the State’s goals on potential growth and innovative activities.
### HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

<table>
<thead>
<tr>
<th>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
</table>

#### HRS § 226-10.5: Objectives and policies for the economy – information industry

**(a) Objective:** Planning for the State’s economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawai‘i as a leader in broadband and wireless communications and applications in the Pacific Region.

**(b) Policies:**

1. Promote efforts to attain the highest speeds of electronic and wireless communication within Hawai‘i and between Hawai‘i and the world, and make high speed communication available to all residents and businesses in Hawai‘i.

2. Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai‘i to accommodate future growth and innovation in Hawai‘i’s economy.

3. Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawai‘i.

4. Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawai‘i, using technology to communicate with their headquarters, offices, or customers located out-of-state.

5. Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry.

6. Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawai‘i’s people.

7. Provide opportunities for Hawai‘i’s people to obtain job training and education that will allow for upward mobility within the information industry.

8. Foster a recognition of the contribution of the information industry to Hawai‘i’s economy.

9. Assist in the promotion of Hawai‘i as a broker, creator, and processor of information in the Pacific.

**Discussion:** The proposed Project has no relation to the State’s goals on the information industry.

#### HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.

**(a) Objectives:** Planning for the State’s physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:

1. Prudent use of Hawai‘i’s land-based, shoreline, and marine resources.

2. Effective protection of Hawai‘i’s unique and fragile environmental resources.

**(b) Policies:**

1. Exercise an overall conservation ethic in the use of Hawai‘i’s natural resources.

2. Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.

3. Take into account the physical attributes of areas when planning and designing activities and facilities.

4. Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.

5. Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.

6. Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai‘i.

7. Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.

8. Pursue compatible relationships among activities, facilities, and natural resources.
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

Discussion: By building a new residence on the site and replacing one that already exists, the Project furthers the State’s goal of prudent use of land, especially where State and County land use designations permit urban and residential land uses.

HRS § 226-12: Objective and policies for the physical environment – scenic, natural beauty, and historic resources.

(a) Objective: Planning for the State’s physical environment shall be directed towards achievement of the objective of enhancement of Hawai‘i’s scenic assets, natural beauty, and multi-cultural/historical resources.

(b) Policies:

(1) Promote the preservation and restoration of significant natural and historic resources. X

(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities. X

(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features. X

(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawai‘i’s ethnic and cultural heritage. X

(5) Encourage the design of developments and activities that complement the natural beauty of the islands. X

Discussion: The proposed replacement residence will be setback from the shoreline by 40 feet. Implementation of the proposed Project will not obstruct lateral views along the shoreline.

HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.

(a) Objectives: Planning for the State’s physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:

(1) Maintenance and pursuit of improved quality in Hawai‘i’s land, air, and water resources. X

(2) Greater public awareness and appreciation of Hawai‘i’s environmental resources. X

(b) Policies:

(1) Foster educational activities that promote a better understanding of Hawai‘i’s limited environmental resources. X

(2) Promote the proper management of Hawai‘i’s land and water resources. X

(3) Promote effective measures to achieve desired quality in Hawai‘i’s surface, ground, and coastal waters. X

(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai‘i’s people. X

(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, volcanic eruptions, and other natural or man-induced hazards and disasters. X

(6) Encourage design and construction practices that enhance the physical qualities of Hawai‘i’s communities. X

(7) Encourage urban developments in close proximity to existing services and facilities. X

(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai‘i’s people, their cultures and visitors. X

Discussion: The proposed Project is located in an Urban and residential-zoned portion of Waialua thus following the State’s goal of encouraging development in proximity to existing services and facilities, while reducing impacts to land, air and water quality. According to the Flood Insurance Rate Map, the Project site is located in “Zone AE”, meaning that much of the shoreline in the area is in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood (Figure 6). The base flood elevation (BFE) is 14 feet AMSL. The replacement residence will be built to be elevated above 14 feet AMSL. There are no known hazards to life and property on the Project site from stream flooding. Potential impacts from other natural hazards are addressed in Section 3.5 of the this EA.
HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)

<table>
<thead>
<tr>
<th>HRS § 226-14: Objective and policies for facility systems – in general.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(a) Objective:</strong> Planning for the State’s facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.</td>
</tr>
<tr>
<td><strong>(b) Policies:</strong></td>
</tr>
<tr>
<td>(1) Accommodate the needs of Hawai‘i’s people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.</td>
</tr>
<tr>
<td>(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.</td>
</tr>
<tr>
<td>(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.</td>
</tr>
<tr>
<td>(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.</td>
</tr>
</tbody>
</table>

**Discussion:** Not directly applicable, but by maintaining the parcel’s “Urban” State Land Use Boundary and County zoning R-7.5 Residential land use designations, and existing use as a single-family residence, the Project is in consonance with both State and County plans.

<table>
<thead>
<tr>
<th>HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(a) Objectives:</strong> Planning for the State’s facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:</td>
</tr>
<tr>
<td>(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.</td>
</tr>
<tr>
<td>(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.</td>
</tr>
</tbody>
</table>

**Discussion:** There are no municipal wastewater systems in the near vicinity. Per the Project civil engineering consultant, the existing tank and leach field will be replaced with a higher capacity septic tank to meet current code requirements.

<table>
<thead>
<tr>
<th>HRS § 226-16: Objective and policies for facility systems – water.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(a) Objective:</strong> Planning for the State’s facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.</td>
</tr>
<tr>
<td><strong>(b) Policies:</strong></td>
</tr>
<tr>
<td>(1) Coordinate development of land use activities with existing and potential water supply.</td>
</tr>
<tr>
<td>(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.</td>
</tr>
<tr>
<td>(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.</td>
</tr>
<tr>
<td>(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.</td>
</tr>
<tr>
<td>(5) Support water supply services to areas experiencing critical water problems.</td>
</tr>
<tr>
<td>(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.</td>
</tr>
</tbody>
</table>

**Discussion:** Close coordination will be maintained with the BWS to ensure that the water system will not be adversely impacted and to minimize interruption of water services to adjacent areas. During the design phase, the construction drawings will be submitted to the BWS for review and approval.
HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)

HRS § 226-17: Objectives and policies for facility systems – transportation.

(a) Objective: Planning for the State’s facility systems with regard to transportation shall be directed toward the achievement of the following objectives:

(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.

(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.

(b) Policies:

(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;

(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;

(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;

(4) Provide for improved accessibility to shipping, docking, and storage facilities;

(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;

(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;

(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;

(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;

(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;

(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaiʻi’s natural environment;

(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;

(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and

(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.

Discussion: The proposed Project has no relationship to planning for the State’s facility systems with regards to transportation.

HRS § 226-18: Objectives and policies for facility systems – energy.

(a) Objectives: Planning for the State’s facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:

(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;

(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawaiʻi’s dependence on imported fuels for electrical generation and ground transportation;

(3) Greater diversification of energy generation in the face of threats to Hawaiʻi’s energy supplies and systems;

(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and

(5) Utility models that make the social and financial interests of Hawaiʻi’s utility customers a priority.
**HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES**

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### (b) To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long-term provision of adequate, reasonably priced, and dependable energy services to accommodate demand.

#### (c) Other Policies:

<table>
<thead>
<tr>
<th>(1) Support research and development as well as promote the use of renewable energy sources;</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;</td>
<td>X</td>
</tr>
<tr>
<td>(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;</td>
<td>X</td>
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<tr>
<td>(4) Promote all cost-effective conservation of power and fuel supplies through measures including:</td>
<td></td>
</tr>
<tr>
<td>(A) Development of cost-effective demand-side management programs;</td>
<td>X</td>
</tr>
<tr>
<td>(B) Education;</td>
<td>X</td>
</tr>
<tr>
<td>(C) Adoption of energy-efficient practices and technologies; and</td>
<td>X</td>
</tr>
<tr>
<td>(D) Increasing energy efficiency and decreasing energy use in public infrastructure;</td>
<td>X</td>
</tr>
<tr>
<td>(5) Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems uses the least-cost energy supply option and maximizes efficient technologies;</td>
<td>X</td>
</tr>
<tr>
<td>(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;</td>
<td>X</td>
</tr>
<tr>
<td>(7) Promote alternate fuels and transportation energy efficiency;</td>
<td>X</td>
</tr>
<tr>
<td>(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;</td>
<td>X</td>
</tr>
<tr>
<td>(9) Support actions that reduce, avoid, or sequester Hawai‘i’s greenhouse gas emissions through agriculture and forestry initiatives.</td>
<td>X</td>
</tr>
<tr>
<td>(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;</td>
<td>X</td>
</tr>
<tr>
<td>(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and</td>
<td>X</td>
</tr>
<tr>
<td>(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawai‘i.</td>
<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** The Project has no relationship to planning for the State’s facility systems with regards to energy, however, energy-saving features will be incorporated into its design where feasible, including:
- Photovoltaic panel system with battery backup;
- Liquid petroleum gas cooking appliances;
- LED lighting;
- Installation of high-performance glazing (insulated with low-E coating) in the windows and doors, as well as other passive cooling strategies.

**HRS § 226-18.5: Objectives and policies for facility systems – telecommunications.**

**(a) Objective:** Planning for the State’s telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.

**(b) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.**

**(c) Other Policies:**

| (1) Facilitate research and development of telecommunications systems and resources; | X |
| (2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning; | X |
### HAWAII STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

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<thead>
<tr>
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<th>S</th>
<th>N/S</th>
<th>N/A</th>
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<tbody>
<tr>
<td>(3) Promote efficient management and use of existing telecommunications systems and services; and</td>
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<td>X</td>
</tr>
<tr>
<td>(4) Facilitate the development of education and training of telecommunications personnel.</td>
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</tbody>
</table>

**Discussion:** The proposed Project has no relationship to planning for the State’s telecommunications facility systems.

### HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.

**(a) Objectives:** Planning for the State’s socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:

| (1) Greater opportunities for Hawai’i’s people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawai’i’s population. | X |
| (2) The orderly development of residential areas sensitive to community needs and other land uses. | X |
| (3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawai’i’s people. | X |

**(b) Policies:**

| (1) Effectively accommodate the housing needs of Hawai’i’s people. | X |
| (2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households. | X |
| (3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing. | X |
| (4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas. | X |
| (5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas. | X |
| (6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing. | X |
| (7) Foster a variety of lifestyles traditional to Hawai’i through the design and maintenance of neighborhoods that reflect the culture and values of the community. | X |
| (8) Promote research and development of methods to reduce the cost of housing construction in Hawai’i. | X |

**Discussion:** The proposed Project involves the replacement of an existing residence with a newer and more modern residence, better suited to the Applicant’s needs.

### HRS § 226-20: Objectives and policies for socio-cultural advancement – health

**(a) Objectives:** Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:

| (1) Fulfillment of basic individual health needs of the general public. | X |
| (2) Maintenance of sanitary and environmentally healthful conditions in Hawai’i’s communities. | X |
| (3) Elimination of health disparities by identifying and addressing social determinants of health. | X |

**(b) Policies:**

| (1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse. | X |
| (2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State. | X |
| (3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs. | X |
**HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES**

<table>
<thead>
<tr>
<th>Number</th>
<th>Objective or Policy</th>
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</thead>
<tbody>
<tr>
<td>(4)</td>
<td>Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.</td>
</tr>
<tr>
<td>(5)</td>
<td>Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.</td>
</tr>
<tr>
<td>(6)</td>
<td>Improve the State’s capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.</td>
</tr>
<tr>
<td>(7)</td>
<td>Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress’ declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.</td>
</tr>
</tbody>
</table>

**Discussion:** There are no municipal wastewater systems in the near vicinity. Per the Project civil engineering consultant, the existing tank and leach field will be replaced with a higher capacity septic tank to meet current code requirements.

**HRS § 226-21: Objective and policies for socio-cultural advancement – education.**

(a) **Objectives:** Planning for the State’s socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

(b) **Policies:**

<table>
<thead>
<tr>
<th>Number</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.</td>
</tr>
<tr>
<td>(2)</td>
<td>Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.</td>
</tr>
<tr>
<td>(3)</td>
<td>Provide appropriate educational opportunities for groups with special needs.</td>
</tr>
<tr>
<td>(4)</td>
<td>Promote educational programs which enhance understanding of Hawaiʻi’s cultural heritage.</td>
</tr>
<tr>
<td>(5)</td>
<td>Provide higher educational opportunities that enable Hawaiʻi’s people to adapt to changing employment demands.</td>
</tr>
<tr>
<td>(6)</td>
<td>Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.</td>
</tr>
<tr>
<td>(7)</td>
<td>Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.</td>
</tr>
<tr>
<td>(8)</td>
<td>Emphasize quality educational programs in Hawaiʻi’s institutions to promote academic excellence.</td>
</tr>
<tr>
<td>(9)</td>
<td>Support research programs and activities that enhance the education programs of the State.</td>
</tr>
</tbody>
</table>

**Discussion:** The proposed Project has no relationship to planning for the State’s socio-cultural advancement with regard to education.

**HRS § 226-22: Objective and policies for socio-cultural advancement – social services.**

(a) **Objective:** Planning for the State’s socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.

(b) **Policies:**

<table>
<thead>
<tr>
<th>Number</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</td>
</tr>
<tr>
<td>(2)</td>
<td>Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</td>
</tr>
</tbody>
</table>
### HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

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<table>
<thead>
<tr>
<th>Objective</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
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<tbody>
<tr>
<td>(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai‘i’s communities.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Discussion:** The proposed Project has no relationship to planning for the State’s socio-cultural advancement with regard to social services.

### HRS § 226-23: Objective and policies for socio-cultural advancement – leisure.

**(a) Objective:** Planning for the State’s socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

**(b) Policies:**

<table>
<thead>
<tr>
<th>Policy</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Foster and preserve Hawai‘i’s multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.</td>
<td>X</td>
<td></td>
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<tr>
<td>(5) Ensure opportunities for everyone to use and enjoy Hawai‘i’s recreational resources.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai‘i’s people.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai‘i’s population to participate in the creative arts.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(10) Assure adequate access to significant natural and cultural resources in public ownership.</td>
<td>X</td>
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</tbody>
</table>

**Discussion:** The proposed Project has no relationship to planning for the State’s socio-cultural advancement with regard to leisure, however, the proposed Project will not hinder lateral access along the shoreline or use of the beachfronting the Project site for diving, shorecasting, swimming or beachcombing.

### HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.

**(a) Objective:** Planning for the State’s socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.

**(b) Policies:**

<table>
<thead>
<tr>
<th>Policy</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(2) Uphold and protect the national and state constitutional rights of every individual.</td>
<td>X</td>
<td></td>
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<tr>
<td>(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(4) Ensure equal opportunities for individual participation in society.</td>
<td>X</td>
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</tbody>
</table>
HAWAII STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

<table>
<thead>
<tr>
<th>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</th>
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<th>N/S</th>
<th>N/A</th>
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</thead>
</table>

**Discussion:** The proposed Project has no relationship to planning for the State’s socio-cultural advancement with regard to planning for the State’s socio-cultural advancement with regard to culture.

**HRS § 226-25: Objective and policies for socio-cultural advancement – culture.**

- **Objective:** Planning for the State’s socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai‘i’s people.

- **Policies:**
  1. Foster increased knowledge and understanding of Hawai‘i’s ethnic and cultural heritages and the history of Hawai‘i. X
  2. Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai‘i’s people and which are sensitive and responsive to family and community needs. X
  3. Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawai‘i. X
  4. Encourage the essence of the aloha spirit in people’s daily activities to promote harmonious relationships among Hawai‘i’s people and visitors. X

**Discussion:** The proposed Project has no relationship to planning for the State’s socio-cultural advancement with regard to public safety.

**HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.**

- **Objectives:** Planning for the State’s socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:
  1. Assurance of public safety and adequate protection of life and property for all people. X
  2. Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances. X
  3. Promotion of a sense of community responsibility for the welfare and safety of Hawai‘i’s people. X

- **Policies related to public safety:**
  1. Ensure that public safety programs are effective and responsive to community needs. X
  2. Encourage increased community awareness and participation in public safety programs. X

- **Policies related to criminal justice:**
  1. Support criminal justice programs aimed at preventing and curtailing criminal activities. X
  2. Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies. X
  3. Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community. X

- **Policies related to emergency management:**
  1. Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times. X
  2. Enhance the coordination between emergency management programs throughout the State. X

**Discussion:** The proposed Project has no relationship to planning for the State’s socio-cultural advancement with regard to government.

**HRS § 226-27: Objectives and policies for socio-cultural advancement – government.**

- **Objective:** Planning the State’s socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:
  1. Efficient, effective, and responsive government services at all levels in the State. X
  2. Fiscal integrity, responsibility, and efficiency in the state government and county governments. X
HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES

(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)

(b) Policies:

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>(1) Provide for necessary public goods and services not assumed by the private sector.</td>
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<td>X</td>
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<tr>
<td>(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(3) Minimize the size of government to that necessary to be effective.</td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai‘i.</td>
<td></td>
<td>X</td>
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<tr>
<td>(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.</td>
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<td>X</td>
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<tr>
<td>(6) Provide for a balanced fiscal budget.</td>
<td></td>
<td>X</td>
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<tr>
<td>(7) Improve the fiscal budgeting and management system of the State.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.</td>
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<td>X</td>
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</tr>
</tbody>
</table>

Discussion: The proposed Project has no relationship to planning for the State’s socio-cultural advancement with regard to government.

5.1.3.2 Hawai‘i State Plan, Part II: Planning Coordination and Implementation

Part II of the State Plan establishes a statewide planning system to coordinate and guide all major state and county activities and to implement the overall theme, goals, objectives, policies, and priority guidelines. The system implements the State Plan through the development of functional plans and county general plans. Functional plans, general plans, and the formulation, administration, and implementation of state programs must be in conformance with the State Plan.

- State Functional Plans

State Functional Plans (SFPs) set forth the policies, statewide guidelines, and priorities within a specific field of activity, when such activity or program is proposed, administered, or funded by any agency of the state. Functional plans are developed by the state agency primarily responsible for a given functional area, which include: Agriculture, Conservation Lands, Education, Employment, Energy, Health, Higher Education, Historic Preservation, Housing, Human Services, Recreation, Tourism, and Transportation. Functional plans must identify priority issues in the functional area and contain objectives, policies, and implementing actions to address those priority issues. Actions may include organizational or management initiatives, facility or physical infrastructure development initiatives, initiatives for programs and services, or legislative proposals. Functional plans are approved by the governor and serve as guidelines for funding and implementation by state and county agencies. In addition, functional plans shall be used to guide the allocation of resources for the implementation of state policies adopted by the legislature. The Hawaii State Plan on Housing was last updated in February 2017. The State Housing Functional Plan (2017) provides specific strategies, policies and priority actions to address the housing shortage in Hawai‘i, as such, it is not relevant to the proposed Project.
- County General Plan

As established in the Part II of the State Plan, a statewide planning system implements the State Plan through the development of SFPs and county general plans. The applicable county general plan is the Oahu General Plan, which is discussed in Section 5.2.1 of this EA below.

5.1.3.3 Hawai‘i State Plan, Part III: Priority Guidelines

Table 4: Hawai‘i State Plan, Chapter 226, HRS – Part III

<table>
<thead>
<tr>
<th>HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>HRS § 226-101: Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>HRS § 226-102: Overall direction. The State shall strive to improve the quality of life for Hawai‘i’s present and future present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.</td>
<td></td>
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</tr>
<tr>
<td>HRS § 226-103: Economic priority guidelines.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai‘i’s people and achieve a stable and diversified economy:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.</td>
<td></td>
<td>X</td>
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</tr>
<tr>
<td>(A) Encourage investments which:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>(i) Reflect long term commitments to the State;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(ii) Rely on economic linkages within the local economy;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(iii) Diversify the economy;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(iv) Reinvest in the local economy;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(v) Are sensitive to community needs and priorities; and</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(vi) Demonstrate a commitment to provide management opportunities to Hawai‘i residents; and</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(B) Encourage investments in innovative activities that have a nexus to the State, such as:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Present or former residents acting as entrepreneurs or principals;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(ii) Academic support from an institution of higher education in Hawai‘i;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(iii) Investment interest from Hawai‘i residents;</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(iv) Resources unique to Hawai‘i that are required for innovative activity; and</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(v) Complementary or supportive industries or government programs or projects.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(5) Streamline the processes for building and development permit and review and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety, and welfare would not be adversely affected.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai‘i’s small-scale producers, manufacturers, and distributors.</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES</td>
<td>S</td>
<td>N/S</td>
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<tr>
<td>(7) Continue to seek legislation to protect Hawai‘i from transportation interruptions between Hawai‘i and the continental United States.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(A) An industry that can take advantage of Hawai‘i’s unique location and available physical and human resources.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(B) A clean industry that would have minimal adverse effects on Hawai‘i’s environment.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(C) An industry that is willing to hire and train Hawai‘i’s people to meet the industry’s labor needs at all levels of employment.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(D) An industry that would provide reasonable income and steady employment.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai‘i business.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(10) Enhance the quality of Hawai‘i’s labor force and develop and maintain career opportunities for Hawai‘i’s people through the following actions:</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(D) Promote career opportunities in all industries for Hawai‘i’s people by encouraging firms doing business in the State to hire residents.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on-the-job training opportunities.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(b) Priority guidelines to promote the economic health and quality of the visitor industry:</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai‘i’s residents and visitors.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.</td>
<td>X</td>
<td></td>
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<tr>
<td>(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai‘i’s significant natural, scenic, historic, and cultural resources.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(5) Develop and maintain career opportunities in the visitor industry for Hawai‘i’s people, with emphasis on managerial positions.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(6) Support and coordinate tourism promotion abroad to enhance Hawai‘i’s share of existing and potential visitor markets.</td>
<td>X</td>
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<tr>
<td>(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.</td>
<td>X</td>
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<tr>
<td>(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.</td>
<td>X</td>
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<tr>
<td>HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES</td>
<td>S</td>
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<tr>
<td>(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai‘i.</td>
<td>X</td>
<td></td>
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<tr>
<td>(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.</td>
<td>X</td>
<td></td>
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<tr>
<td>(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) Assist in providing adequate, reasonably priced water for agricultural activities.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai‘i’s agricultural community.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(6) Seek favorable freight rates for Hawai‘i’s agricultural products from interisland and overseas transportation operators.</td>
<td>X</td>
<td></td>
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<tr>
<td>(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.</td>
<td>X</td>
<td></td>
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<tr>
<td>(10) Support the continuation of land currently in use for diversified agriculture.</td>
<td>X</td>
<td></td>
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<tr>
<td>(11) Encourage residents and visitors to support Hawai‘i’s farmers by purchasing locally grown food and food products.</td>
<td>X</td>
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<tr>
<td>(e) Priority guidelines for water use and development:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.</td>
<td>X</td>
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</tr>
<tr>
<td>(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) Increase the support for research and development of economically feasible alternative water sources.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.</td>
<td>X</td>
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</tr>
<tr>
<td>(f) Priority guidelines for energy use and development:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Encourage the development, demonstration, and commercialization of renewable energy sources.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.</td>
<td>X</td>
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<tr>
<td>(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(g) Priority guidelines to promote the development of the information industry:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Establish an information network, with an emphasis on broadband and wireless infrastructure and capability, that will serve as the foundation of and catalyst for overall economic growth and diversification in Hawai‘i.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.</td>
<td>X</td>
<td></td>
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</tbody>
</table>
### HAWAII STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES

<table>
<thead>
<tr>
<th>Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.</td>
<td>X</td>
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</tr>
<tr>
<td>(5) Encourage research activities, including legal research in the information and telecommunications fields.</td>
<td>X</td>
<td></td>
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<tr>
<td>(6) Support promotional activities to market Hawai‘i’s information industry services.</td>
<td>X</td>
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</tr>
<tr>
<td>(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Discussion:** Although the proposed Project will generate construction employment, it will not have a significant impact on the overall state economy.

### HRS § 226-104: Population growth and land resources priority guidelines.

**(a) Priority guidelines to effect desired statewide growth and distribution:**

<table>
<thead>
<tr>
<th>Priority guidelines to effect desired statewide growth and distribution:</th>
<th>S</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai‘i’s people.</td>
<td>X</td>
</tr>
<tr>
<td>(2) Manage a growth rate for Hawai‘i’s economy that will parallel future employment needs for Hawai‘i’s people.</td>
<td>X</td>
</tr>
<tr>
<td>(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.</td>
<td>X</td>
</tr>
<tr>
<td>(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.</td>
<td>X</td>
</tr>
<tr>
<td>(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.</td>
<td>X</td>
</tr>
<tr>
<td>(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.</td>
<td>X</td>
</tr>
<tr>
<td>(7) Support the development of high technology parks on the neighbor islands.</td>
<td>X</td>
</tr>
</tbody>
</table>

**(b) Priority guidelines for regional growth distribution and land resource utilization:**

<table>
<thead>
<tr>
<th>Priority guidelines for regional growth distribution and land resource utilization:</th>
<th>S</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.</td>
<td>X</td>
</tr>
<tr>
<td>(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.</td>
<td>X</td>
</tr>
<tr>
<td>(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.</td>
<td>X</td>
</tr>
<tr>
<td>(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.</td>
<td>X</td>
</tr>
<tr>
<td>(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.</td>
<td>X</td>
</tr>
<tr>
<td>(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.</td>
<td>X</td>
</tr>
<tr>
<td>(7) Pursue rehabilitation of appropriate urban areas.</td>
<td>X</td>
</tr>
<tr>
<td>(8) Support the redevelopment of Kaka‘ako into a viable residential, industrial, and commercial community.</td>
<td>X</td>
</tr>
</tbody>
</table>
### HAWAI’I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES

<table>
<thead>
<tr>
<th>Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(10) Identify critical environmental areas in Hawai’i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(11) Identify all areas where priority should be given to preserving rural character and lifestyle.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(12) Utilize Hawai’i’s limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(13) Protect and enhance Hawai’i’s shoreline, open spaces, and scenic resources.</td>
<td></td>
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<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** Not directly applicable, but by maintaining the parcel’s “Urban” State Land Use Boundary and County zoning R-7.5 Residential land use designations, and existing use as a single-family residence, the Project is in consonance with both State and County plans for population growth and land resources.

### HRS § 226-105: Crime and criminal justice.

**Priority guidelines in the area of crime and criminal justice:**

| (1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment. | X |
| (2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders. | X |
| (3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities. | X |
| (4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community. | X |
| (5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions. | X |
| (6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization. | X |

**Discussion:** The proposed Project has no direct relationship to priority guidelines in the area of crime and criminal justice.

### HRS § 226-106: Affordable housing.

**Priority guidelines for the provision of affordable housing:**

| (1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households. | X |
| (2) Encourage the use of alternative construction and development methods as a means of reducing production costs. | X |
| (3) Improve information and analysis relative to land availability and suitability for housing. | X |
| (4) Create incentives for development which would increase home ownership and rental opportunities for Hawai’i’s low- and moderate-income households, gap-group households, and residents with special needs. | X |
| (5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai’i’s people for the purchase of initial owner-occupied housing. | X |
| (6) Encourage public and private sector cooperation in the development of rental housing alternatives. | X |
| (7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations. | X |
(8) Give higher priority to the provision of quality housing that is affordable for Hawai‘i’s residents and less priority to development of housing intended primarily for individuals outside of Hawai‘i.

**Discussion:** The proposed Project has no direct relationship to priority guidelines for the provision of or trigger requirements for affordable housing.

### HRS § 226-107: Quality education.

**Priority guidelines to promote quality education:**

1. **Encourage programs that increase the public’s awareness and understanding of the impact of information technologies on our lives;**

2. **Pursue the establishment of Hawai‘i’s public and private universities and colleges as research and training centers of the Pacific;**

3. **Develop resources and programs for early childhood education;**

4. **Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and**

5. **Strengthen and expand educational programs and services for students with special needs.**

**Discussion:** The proposed Project has no direct relationship to priority guidelines to promote quality education.

### HRS § 226-108: Sustainability.

**Priority guidelines and principles to promote sustainability shall include:**

1. **Encouraging balanced economic, social, community, and environmental priorities;**

2. **Encouraging planning that respects and promotes living within the natural resources and limits of the State;**

3. **Promoting a diversified and dynamic economy;**

4. **Encouraging respect for the host culture;**

5. **Promoting decisions based on meeting the needs of the present without compromising the needs of future generations**

6. **Considering the principles of the ahupua’a system; and**

7. **Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai‘i.**

**Discussion:** The proposed Project has no direct relationship to priority guidelines and principles to promote economic, social, community and environmental sustainability.

### HRS § 226-109: Climate change adaptation priority guidelines.

**Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment; such as housing, recreation, transportation; and the economy shall:**

1. **Ensure that Hawai‘i’s people are educated, informed, and aware of the impacts climate change may have on their communities;**
### 5.1.4 State Environmental Policy, Chapter 344, Hawai‘i Revised Statutes

The State Environmental Policy, as defined in Chapter 344, HRS, establishes the policy of the State of Hawai‘i on natural resource conservation and the environment. The Project’s consistency with the State Environmental Policy is outlined in the table below:

<table>
<thead>
<tr>
<th>State Environmental Policy, Chapter 344, Hawaii Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>§344-3 Environmental policy. It shall be the policy of the State, through its programs, authorities, and resources to:</td>
<td></td>
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</tr>
<tr>
<td>(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State’s unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawai‘i.</td>
<td>X</td>
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<tr>
<td>(2) Enhance the quality of life by:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>(A) Setting population limits so that the interaction between the natural and artificial environments and the population is mutually beneficial;</td>
<td>X</td>
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</tr>
</tbody>
</table>

**Discussion:** A portion of the Project site would be located inside the 3.2-foot SLR-XA as modeled by the University of Hawai‘i CGG, but this is projected to not occur in the worst case, until the year 2070, and in the best case 2100. The Applicant intends to implement the proposed Project as it will be able to enjoy the use of the Project site between 48-88 years.
State Environmental Policy, Chapter 344, Hawaii Revised Statutes

<table>
<thead>
<tr>
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<th>S</th>
<th>N/S</th>
<th>N/A</th>
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</thead>
<tbody>
<tr>
<td>(B) Creating opportunities for the residents of Hawai‘i to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(C) Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian; and</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(D) Establishing a commitment on the part of each person to protect and enhance Hawai‘i’s environment and reduce the drain on nonrenewable resources.</td>
<td></td>
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</tr>
</tbody>
</table>

**Discussion:** The proposed Project is located within the State Urban Land Use District boundaries and will not involve State Conservation lands.

**Guidelines**

§344-4 Guidelines. In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:

| (1) Population. | |
|----------------|---|-----|-----|
| (A) Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation; | | | X |
| (B) Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined. | | | X |

**Discussion:** The proposed Project will not increase the population of the State as the Applicant already resides on the island of O‘ahu.

| (2) Land, water, mineral, visual, air, and other natural resources. | |
|----------------|---|-----|-----|
| (A) Encourage management practices which conserve and fully utilize all natural resources; | | | X |
| (B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources; | | | X |
| (C) Promote the recycling of waste water; | | | X |
| (D) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas; | | | X |
| (E) Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves; | | | X |
| (F) Maintain an integrated system of state land use planning which coordinates the state and county general plans; | | | X |
| (G) Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized. | | | X |

**Discussion:** The proposed Project has no direct relationship to the State’s guidelines for land, water, mineral, visual, air, and other natural resources, other than that the proposed replacement residence will be set back 40 feet from the shoreline and it will not disrupt lateral views along the beach.

| (3) Flora and fauna. | |
|----------------|---|-----|-----|
| (A) Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard; | | | X |
| (B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment. | | | X |

**Discussion:** The Project site is not in any critical habitat areas, and is anticipated to have no impact on endangered species.

| (4) Parks, recreation, and open space. | |
|----------------|---|-----|-----|
| (A) Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses; | | | X |
| (B) Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities; | | | X |
### State Environmental Policy, Chapter 344, Hawaii Revised Statutes  
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)  

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>(C) Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.</td>
<td>X</td>
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</tbody>
</table>

**Discussion:** The proposed replacement residence will be set back 40 feet from the shoreline and it will not disrupt lateral views along the beach.

#### (5) Economic development.

<p>| | | | |</p>
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<tr>
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</thead>
<tbody>
<tr>
<td>(A) Encourage industries in Hawai'i which would be in harmony with our environment;</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;</td>
<td>X</td>
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<tr>
<td>(C) Encourage federal activities in Hawai'i to protect the environment;</td>
<td>X</td>
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</tr>
<tr>
<td>(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;</td>
<td>X</td>
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<tr>
<td>(E) Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;</td>
<td>X</td>
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<tr>
<td>(F) Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.</td>
<td>X</td>
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</table>

**Discussion:** The proposed Project is not directly related to the State’s guidelines for economic development.

#### (6) Transportation.

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<tbody>
<tr>
<td>(A) Encourage transportation systems in harmony with the lifestyle of the people and environment of the State;</td>
<td>X</td>
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</tr>
<tr>
<td>(B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles;</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(C) Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.</td>
<td>X</td>
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</tbody>
</table>

**Discussion:** The proposed Project is not directly related to the State’s guidelines for transportation, however, with time, the Applicant’s personal vehicles have become more energy-efficient.

#### (7) Energy.

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<tbody>
<tr>
<td>(A) Encourage the efficient use of energy resources.</td>
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</tbody>
</table>

**Discussion:** Energy-saving features will be incorporated into the design of the Project where feasible, including:
- Photovoltaic panel system with battery backup;
- Liquid petroleum gas cooking appliances;
- LED lighting;
- Installation of high-performance glazing (insulated with low-E coating) in the windows and doors, as well as other passive cooling strategies.

#### (8) Community life and housing.

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>(A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawai‘i through the design and maintenance of neighborhoods which reflect the culture and mores of the community;</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(B) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation;</td>
<td>X</td>
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<td></td>
</tr>
<tr>
<td>(C) Encourage the reduction of environmental pollution which may degrade a community;</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(D) Foster safe, sanitary, and decent homes;</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(E) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.</td>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>

**Discussion:** The proposed Project is not directly related to the State’s guidelines for community life and housing, however, the proposed residence will not be a “monster home” and will replace a 30-year old home with a new one that meets the current needs of the Applicant.

#### (9) Education and culture.
<table>
<thead>
<tr>
<th>State Environmental Policy, Chapter 344, Hawaii Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</th>
<th>S</th>
<th>N/S</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Foster culture and the arts and promote their linkage to the enhancement of the environment;</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(B) Encourage both formal and informal environmental education to all age groups.</td>
<td></td>
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<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** The proposed Project is not directly related to the State’s guidelines for education and culture.

<table>
<thead>
<tr>
<th>(10) Citizen participation.</th>
<th></th>
<th></th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations; and</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Discussion:** This EA discusses potential impacts and mitigation measures of the proposed Project and will provide an opportunity for citizen input during the Draft EA Public Comment period.

### 5.2 CITY AND COUNTY OF HONOLULU

#### 5.2.1 Oahu General Plan

The Oahu General Plan is the policy document for the long-range development of the Island of O‘ahu. The Oahu General Plan is a statement of general conditions to be sought in the 20 year planning horizon and policies to help direct attainment of the plan’s objectives. Specific General Plan goals and policies applicable to the proposed Project are discussed below.

**Natural Environment**

**Objective B – To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.**

**Policies:**

1. Protect the Island’s well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.
2. Protect Oahu’s scenic views, especially those seen from highly developed and heavily traveled areas.
3. Provide opportunities for recreational and educational use and physical contact with Oahu’s natural environment.

**Discussion:** As with the current residence, the replacement residence will be setback from the shoreline by 40 feet and will not obstruct public views along the shoreline, ensuring that the quality of existing coastal scenic and open space resources will be minimally impacted. Implementation of the proposed Project will not obstruct lateral views along the shoreline.

The primary water activities at Mokulē‘ia Beach include diving, shorecasting, swimming or beachcombing. The proposed Project is not anticipated to displace any existing recreational facilities or create any additional demand on recreational facilities in the vicinity of the Project.
5.2.2 North Shore Sustainable Communities Plan

The City and County of Honolulu has adopted the North Shore Sustainable Communities Plan (NSSSCP) as one of eight community-oriented plans to guide public policy, investment and decision making through the 2025 planning horizon. The document contains policies and planning maps specific to North Shore region. The Project site is designated as being located within the Rural Residential land use area, within the Community Growth Boundary. These land use designations, policies, principles, and guidelines are then implemented through ordinances such as the Land Use Ordinance (zoning code). The NSSSCP makes the following references to the Community Growth Boundary:

**Community Growth Boundary:**

“The North Shore is characterized by vast tracts of agricultural lands, open spaces, and natural and cultural resources. To protect these resources from development, the Community Growth Boundary was established to guide development and preserve open space and agricultural areas. It has remained fixed since it was first established in 2000, and no new development has occurred outside the Community Growth Boundary. The Community Growth Boundary has served as a valuable tool to guide resource management, future development or redevelopment within existing zoning designations or future zoning designations, and other standards or guidelines that have been developed in response to plan provisions, other established entitlements, or in accordance with pertinent policy and character described in this plan...

The Community Growth Boundary defines, protects, and contains communities in areas which the General Plan designates “rural” and which exhibit the physical characteristics of rural lifestyles. The boundary provides adequate lands for facilities needed to support established communities, and protects such communities from more intense land uses and patterns of development associated with more urban areas...

Rural communities within the Community Growth Boundary include concentrations of residential, commercial, and industrial uses as well as the network of roads, parks, and open spaces which define their edges or give them character. Relative to the State Land Use District boundaries, the Community Growth Boundary generally circumscribes built-up sections of Mokulē‘ia, Waialua, Hale‘iwa, Kawailoa, and Sunset Beach that are within the State Urban District...

**Discussion:** The proposed Project is located within the NSSCP Community Growth Boundary, which includes concentrations of residential in Mokulē‘ia, and involves the replacement of an existing residence with a newer one.

5.2.3 Land Use Ordinance

The Land Use Ordinance (LUC), Chapter 21 of the ROH, implements the goals and objectives of the General Plan and the NSSSCP. All lands within the City and County of Honolulu are zoned into specific districts. According to the Department of Planning and Permitting, the Project Site is zoned R-7.5 Residential. According to the LUC Master Use Table (Table 21-3 of the LUC),
“Dwellings, detached one-family” is a permitted use in the R-7.5 zoning district. The current structure has an existing building area of 3,045 sf and the existing floor area and height are included in the existing site plans, which can be found in Appendix A.

Table 6. Development Standards for the R-7.5 Residential District

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Development Standards for R-7.5 Residential District</th>
<th>Proposed Ho Residence</th>
<th>Comparison with Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (in square feet) for One-family dwelling detached, and other uses</td>
<td>7,500 square feet (SF)</td>
<td>9,840 SF</td>
<td>Exceeds minimum lot area</td>
</tr>
<tr>
<td>Minimum Lot Area (in square feet) for Two-family dwelling detached</td>
<td>14,000 SF</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Lot Area (in square feet) for Duplex</td>
<td>7,000 SF</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Lot Width and Depth (feet)</td>
<td>65 feet</td>
<td>71 feet</td>
<td>Exceeds minimum lot width and depth</td>
</tr>
<tr>
<td>Minimum Front Yard</td>
<td>10 feet</td>
<td>10 feet, 1 inch</td>
<td>Exceeds minimum front yard depth</td>
</tr>
<tr>
<td>Minimum Side and Rear Yard</td>
<td>5 feet</td>
<td>Side: 5 feet, 1 inch Rear: 7 feet, 11 inches</td>
<td>Exceeds minimum front yard depth</td>
</tr>
<tr>
<td>Maximum Building Area</td>
<td>50 percent of the zoning lot</td>
<td>39 percent of zoning lot (3,869 SF)</td>
<td>Less than maximum building area</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>25 feet</td>
<td>24 feet, 10 inches</td>
<td>Less than maximum building height</td>
</tr>
<tr>
<td>Minimum Height Setbacks</td>
<td>Per Sec. 21-3.70-1(c)</td>
<td>See building drawings (Appendix A)</td>
<td>Complies with Section 21-3.70-1(c)</td>
</tr>
</tbody>
</table>

Discussion: The proposed Project is consistent with the LUO in that it is a replacement one-family detached dwelling, which is a permitted use in the R-7.5 zoning district (which is regulated by the City and County of Honolulu).

Under the LUO, the current height limit under R-7.5 zoning is 25-30 feet and the maximum building area is 50 percent of the lot. According to the Project architect, Peter Vincent Architects, the proposed residence replacement will not exceed the height limit or the maximum building area. In addition, the maximum density under R-7.5 zoning is a floor area ratio (FAR) of 0.7. The proposed Ho Residence will have an FAR of 0.53, which is consistent with the LUO. The proposed floor area is also provided in Appendix A and discussed in Section 2.3.
5.2.4 Special Management Area Guidelines, Chapter 205A-26, Hawai‘i Revised Statutes, and Chapter 25-3.2, Revised Ordinances of Honolulu

As shown in Figure 14, the Project is located in the Special Management Area (SMA). In the City and County of Honolulu, management of lands within the SMA is regulated through Chapter 25 ROH. Permit review guidelines in Chapter 25 ROH used by DPP and the City Council are derived from Section 205A-26 HRS. Act 16 (SB2060, SD2, HD2), adopted on September 15, 2020 amended HRS Chapter 205A. The proposed Project requires a SMA Use Permit – Major. Per HAR Section 25-3.3(c)(1), “Any proposed development within the special management area requiring a special management area use permit shall be subject to an assessment by the agency in accordance with the procedural steps set forth in HRS Chapter 343.” Preparation of this document is in accordance with the provisions of Chapter 343, HRS (2007) and Title 11, Chapter 200.1, HAR pertaining to EIS.

In addition to the objectives and policies of the Hawai‘i CZM Program (section 5.1.2 above), Chapter 205A-26, HRS, provides guidelines for approving development within the SMA.

The guidelines listed in Chapter 205A-26, HRS and Chapter 25-3.2, ROH, along with discussion of how the proposed Project conforms to these guidelines is discussed below.

(1) All development in the special management area shall be subject to reasonable terms and conditions set by the authority in order to ensure:

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

(B) Adequate and properly located public recreation areas and wildlife preserves are reserved;

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

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

Discussion: The Project site is located on privately owned property, and development within the existing property will not impact existing public access to the shoreline, publicly owned or used beaches, recreation areas, and natural reserves. In addition, the property is setback 40 feet from the shoreline and no development will occur within the shoreline setback area. The proposed Project will not result in adverse effects to water resources and scenic and recreational amenities or increase the danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of earthquake (refer to Sections 3.5 and 4.8 of this Draft EA).

Solid waste from the single-family residences along Crozier Drive is currently collected regularly by the City and County of Honolulu, with refuse collected once a week (Mondays) and mixed recyclables collected once every other week and green waste collected every other week (on
alternating weeks from mixed recyclables). Refer to Section 4.7.5 for more information on solid waste.

Wastewater from the existing residence is treated via a septic tank and the treated effluent is disposed of through a leach field, which will both be replaced with a higher capacity septic tank and absorption field to meet current State of Hawai‘i Department of Health requirements. There are no municipal wastewater services in the vicinity. Refer to Section 4.7.2 for more information on wastewater.

The Project site is relatively flat and proposed Project will be built upon graded land where an existing residence and lawn exists. Some grading work may be required for the proposed Project, however, it will have a negligible effect on the topography of the Project site and will maintain existing drainage patterns (refer to Section 4.7.3). Best Management Practices (BMPs) will be implemented to prevent pollution of the shoreline.

Any grading will be done in compliance with all applicable Federal, State, and County regulations and rules for erosion control including the preparation of an erosion control plan and implementation of BMPs. Temporary erosion control measures during construction will minimize soil loss and erosion hazards. BMPs may include temporary sediment basins, temporary diversion berms and swales to intercept runoff, silt fences, dust fences, inlet protection, slope protection, stabilized construction entrances and truck wash-down areas.

The proposed drainage system will consist of a subsurface drainage system which conveys storm water runoff from roof downspouts and area drains. The drainage system will discharge to drywells that will be located mauka of the shoreline setback. The proposed drainage system and site grading will be designed to maintain existing storm water runoff conditions. The addition of the drywells will help to improve storm water quality by intercepting sediment and debris, and reducing storm water runoff flow rates.

Construction BMPs will be designed, implemented, and maintained in compliance with the Administrative Rules, Title 20, DPP, Chapter 3 – Rules Relating to Water Quality, effective August 16, 2017. Onsite drainage system improvements will be designed in accordance to DPP’s Storm Drainage Standards, dated August 2017, as well as the current edition of the Uniform Plumbing Code. See also the discussion in Section 3.4 (Hydrology).

The Project Site is located in Zone AE, meaning that much of the shoreline in the area is in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. The proposed replacement residence will be elevated so that the first habitable floor will be above the BFE of 14 feet AMSL to mitigate inundation by the 1% annual chance flood as well as flooding due to potential storm surge (refer to Section 3.5).

(2) No development shall be approved unless the authority has first found:

(A) That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;
(B) That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and

(C) That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning amendment may also be required.

Discussion: The proposed Project will not have substantial adverse environmental or ecological effects and will not have a cumulative impact on the environment or involve a commitment for larger actions. Section 7.0 provides detailed discussion regarding cumulative and secondary impacts, and any irreversible or irretrievable commitment of resources.

The proposed Project is consistent with the objectives, policies, and special management area guidelines as detailed in this section. In addition, the proposed Project is: 1) consistent with the O‘ahu General Plan (see Section 5.2.1); 2) consistent with the North Shore Sustainable Communities Plan Land Use Map (see Section 5.2.2); 3) consistent with the City and County of Honolulu Land Use Ordinance (see Section 5.2.3); and 4) surrounded by developed urban land uses (see Section 5.1.1).

(3) The authority shall seek to minimize, where reasonable:

(A) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

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

(C) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;

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

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

Discussion: The proposed Project:

- Does not involve dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

- Will not include any development within the shoreline setback, and thus will not:
  - Reduce the size of any beach or other area usable for public recreation;
  - Impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas, and the mean high tide line where there is no beach; or
  - Interfere with or detract from the line of sight toward the sea from the State highway nearest the coast, as the nearest State Highway is Farrington Highway, which is approximately 0.5 miles mauka of the Project site. The Project will not exceed zoning height restrictions and will replace an existing residence in a previously
developed residential area. In addition, there is a wide expanse of open space between Farrington Highway and the Project site, which has dense vegetation blocking the view of the Project site and many other homes in the vicinity from Farrington Highway (refer to Figure 12).

- Will not adversely affect:
  - Water quality because:
    - The proposed drainage system will consist of a subsurface drainage system which conveys storm water runoff from roof downspouts and area drains. The drainage system will discharge to drywells that will be located mauka of the shoreline setback. The proposed drainage system and site grading will be designed to maintain existing storm water runoff conditions. The addition of the drywells will help to improve storm water quality by intercepting sediment and debris, and reducing storm water runoff flow rates;
    - Construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control including the preparation of an erosion control plan and implementation of BMPs required for the NPDES permit (if needed);
    - The existing septic tank and leach field will be replaced with a higher capacity septic tank and absorption field to meet current State of Hawai‘i Department of Health requirements.
  - Existing areas of open water free of visible structures because:
    - The proposed Project will replace an existing residence.
  - Existing and potential fisheries and fishing grounds because:
    - Water quality will be protected as described above.
  - Wildlife habitats because:
    - No rare, threatened, or endangered plant, mammalian, or avian species, or their habitats are present on the Project site. To minimize the potential impact that artificial lighting may have on seabirds, all lighting will be fully shielded, and construction will be limited to daytime hours. In addition, the Applicant will observe regulations contained in HAR 13-124-3 related to prohibited activities towards wildlife (refer to Section 3.6).
  - Potential or existing agricultural uses of land because:
    - The Project site has not been used for agricultural production in the past and is located in the State Land Use Urban district and City and County of Honolulu R-7.5 Residential zoning district.
5.3 LIST OF REQUIRED PERMITS AND APPROVALS

Anticipated permits and approvals that may be required are outlined in Table 8, below.

**Table 8: Required Permits and Approvals**

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>PERMIT/APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STATE OF HAWAI‘I</strong></td>
<td></td>
</tr>
<tr>
<td>Office of Environmental Quality Control</td>
<td>• Chapter 343, HRS Compliance</td>
</tr>
</tbody>
</table>
| Department of Health | • National Pollutant Discharge Elimination System (NPDES) Permit (if necessary)  
• Dust Control Plan  
• Noise Permit (if necessary)  
• Individual Wastewater System (IWS) Permit |
| **DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM** | |
| Department of Business, Economic Development and Tourism | • Solar Hot Water Variance |
| **CITY AND COUNTY OF HONOLULU** | |
| Department of Planning and Permitting/Honolulu City Council | • Special Management Area Use Permit – Major |
| Department of Planning and Permitting | • Environmental Assessment (in accordance with the procedural steps set forth in HRS Chapter 343)  
• Grading Permit (if necessary)  
• Trenching Permit (if necessary)  
• Occupancy Permit  
• Building Permit (electrical, plumbing, civil)  
• Demolition Permit  
• Solar Photovoltaic Permit |
| Department of Transportation Services | • Street Usage Permit |
6.0 ALTERNATIVES

In compliance with the provisions of Section 11-200.1-18(d)(7), HAR relating to Environmental Assessments, an environmental assessment must discuss potential alternatives to the proposed action which could attain the objectives of the action in sufficient detail to explain why they were rejected. The alternatives considered include:

6.1 NO ACTION

The no-action alternative is no change to the existing site. This alternative would not meet the objective of the Project:

“The objective of the project is to replace a 30-year old residence, that been subject to damage from wind and salt, with a new home that would include up to five bedrooms, larger gathering areas and more off-street parking, and be built to more modern building codes.

Under this alternative the proposed replacement residence will not be constructed. Without the proposed Project, and the Applicant will continue to experience degradation of existing facilities, and the need for continuous repair and maintenance, while still being exposed to future sea level rise and other coastal hazards.

6.2 ALTERNATIVES

One alternative is considered for the Project in terms of building height, the configurations of the building, and phasing, which would meet the project objective.

Alternative: Two-Story Single Family Dwelling

Given the Project objectives provided by the Applicant, a two-story single family dwelling will optimize the existing Project site for redevelopment of the residence to include a covered entry, Great Room, kitchen and pantry, Mud Room, garage, four bedrooms, four and a half bathrooms, ocean facing lanais on upper and lower floors, as well as a detached Accessory Structure (Study) with a bathroom. Configuration of the two-story single family dwelling will allow for building above the Base Flood Elevation (BFE) without exceeding the building height limit, as well as prevent development within the shoreline setback.
7.0 FINDINGS, SUPPORTING REASONS, AND ANTICIPATED DETERMINATION

To determine whether the proposed Project may have a significant impact on the physical and human environment, all phases and expected consequences of the proposed Project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Approving Agency (City and County of Honolulu Department of Planning & Permitting) anticipates issuing a Finding of No Significant Impact (FONSI) for the Project. The supporting rationale for this anticipated finding is presented in this chapter.

7.1 PROBABLE IMPACT, INCLUDING CUMULATIVE IMPACTS

Cumulative impacts are impacts on the environment that result from the action when added to other past, present, and foreseeable future actions by other agencies or persons. Examples of possible cumulative impacts of a proposed action could be those related to increased traffic and greater demand on water, sanitary sewer and storm drainage capacity. In addition, cumulative impacts for projects located in the SMA may also include the combined effects of sea level rise, flooding, storm surge, wave action, and shoreline erosion.

The proposed Project involves the replacement of an existing residence with a newer residence. Therefore, the Project will not contribute to impacts resulting from an increase in population, such as increased demand on infrastructure, increased traffic, increased demand on public services or facilities, or an increased demand on natural resources in the vicinity of the Project Site.

Most of the Project site is located within the 3.2-foot SLR-XA (estimated by mid- to late-century) and its location adjacent to the shoreline increases the Project’s exposure to combined effects of flooding, storm surge, wave action, and shoreline erosion. However, implementation of the proposed Project will allow for better design features to be incorporated into the new residence so that it will be better suited to withstand coastal hazards related to sea level rise and climate change than the existing residence. Some of these design features include, but are not limited to, building well above the BFE, constructing the base of concrete stem wall footings at least 3 feet below finish grade, and incorporating steel posts and beams, which altogether may prevent damage from coastal hazards or, at the very least, require only minor framing work to rebuild (see Section 3.5.5). Incorporating these features will allow the site to better adapt to the future environment, while maintaining its intended use within a residential neighborhood and potentially setting an example for nearby residences exposed to similar hazards.

Socio-economic impacts resulting from the proposed Project are anticipated to be beneficial. Construction will generate excise taxes, employment, income taxes, and indirect economic opportunities. The proposed Project will likely maintain or possibly improve property values for adjoining properties. Overall, the net cumulative impact is expected to have a slightly positive effect on neighboring properties (and their families) and the broader community.
7.2 SIGNIFICANCE CRITERIA

Based upon the previous information presented in this document the proposed permitting and construction of the Project will likely have no significant environmental impacts. This determination is based upon the thirteen Significance Criteria outlined in Chapter 343, HRS, as amended and Title 11 Chapter 200.1-13 HAR 1996, discussed below.

(1) Irrevocably commit a natural, cultural, or historic resource;

The Project site has been in use as a home site since at least 1991, and for at least 30 years has not provided a natural, cultural or historic resource. The proposed Project involves the replacement of the existing residence with a newer one and will not represent an irrevocable commitment of a natural, cultural or historic resource.

(2) Curtail the range of beneficial uses of the environment;

Given the State land use designation of Urban, the NSSCP designation of Rural Residential, the Project site is part of an area that has long been planned for residential use. The Project will not curtail the range of beneficial uses of the environment as the Site is currently developed.

(3) Conflict with the State’s environmental policies or long-term environmental goals established by law;

The Environmental Policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. As detailed in Section 5.1.4 above, the proposed Project does not conflict with the State’s long-term environmental policies, goals, or guidelines as expressed in Chapter 344, HRS, and will not significantly impact natural resources due to the fact that the Site is already developed has been subject to residential use since at least 1991.

(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

The proposed Project will have a small beneficial impact on economic welfare by providing short-term construction employment, and long-term property management and repair and maintenance employment. The proposed Project is not anticipated to have any adverse effects on the social welfare or cultural practices of the community and the State.

(5) Have a substantial adverse effect on public health;

The potential temporary impacts related to noise, air or water quality during construction will be addressed through construction management practices in compliance with Federal, State and County requirements. The Applicant’s initiative to build sustainably will help to ensure that the proposed Project will not negatively affect public health over the long term, and play, albeit a small role in reducing climate change.

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

The proposed Project is used intermittently by residents who live elsewhere on O‘ahu, so no increase in population will result from the Project. As a result, there should be no increase in the
demand for public facilities over existing conditions.

(7) Involve a substantial degradation of environmental quality;

No substantial environmental degradation is anticipated. As previously noted, it is acknowledged that there are potential temporary impacts related to noise, air or water quality during construction, but those will be addressed through construction management practices in compliance with Federal, State and County requirements.

(8) Be individually limited but cumulatively have substantial adverse effect upon the environment, or involves a commitment for larger actions;

The proposed Project involves the replacement of an existing residence with a newer one, and while there be other homeowners along Crozier Drive, who may have plans for similar proposed actions, cumulatively, the end result will be single-family homes where such dwellings already exist. We are not aware of any plans for increasing residential development. Implementation of the proposed Project will not commit the Applicant to any other larger actions, and will not generate any additional actions having a cumulative effect on the environment.

(9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;

The site contains no habitat for rare, threatened or endangered plant or animal species or their respective habitats. The proposed Project is not anticipated to have a substantial adverse effect on a rare, threatened, or endangered species or its habitat.

(10) Have a substantial adverse effect on air or water quality or ambient noise levels;

**Air Quality:** No State or Federal air quality standards are anticipated to be violated during or after the construction of the Project.

**Water Quality:** No State or Federal water quality standards are anticipated to be violated during or after the construction of the Project.

**Ambient Noise Levels:** Construction activities for the proposed Project will inevitably create temporary noise impacts. The contractor may employ mitigation measures to minimize those temporary noise impacts including the use of mufflers and implementing construction curfew periods. Pursuant to Chapter 11-46, HAR, the Project construction activities will comply with all community noise controls.

(11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The proposed Project will not have a substantial adverse effect on 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,

According to the FIRM prepared by the FEMA, NFIP, the Project Site is located in “Zone AE”, meaning that much of the shoreline in the area is in a Special Flood Hazard Area subject to inundation by the 1% annual chance flood (Figure 6). The BFE is 14 feet AMSL. The proposed
replacement residence will be elevated so that the first habitable floor will be above the BFE of 14 feet AMSL.

A portion of the Project site would be located inside the 3.2-foot SLR-XA as modeled by the University of Hawai‘i CGG, but this is projected to not occur in the worst case, until the year 2070, and in the best case 2100.

The Project Site does not lie on environmentally sensitive areas such as beaches, geologically hazardous lands, estuaries, and fresh or coastal waters.

(12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies; or,

The proposed Project involves the replacement of an existing residence with a new one. There are no plans to exceed the development standards for building in the R-7.5 Residential zoning district, including observing the shoreline setback, and exceeding the limitations on building area, building heights or building height setbacks. The proposed Project will not obstruct lateral views along Mokulē‘ia Beach.

(13) Require substantial energy consumption or emit substantial greenhouse gases.

It is anticipated that once completed, the replacement residence will also be used intermittently and will not require substantial energy consumption nor emit substantial greenhouse gases. Additionally, the Project will implement energy efficient fixtures as feasible to reduce overall energy consumption, including:

- Photovoltaic panel system with battery backup;
- Liquid petroleum gas cooking appliances;
- LED lighting;
- Installation of high-performance glazing (insulated with low-E coating) in the windows and doors, as well as other passive cooling strategies.

### 7.3 ANTICIPATED DETERMINATION

On the basis of impacts and mitigation measures examined in this document and analyzed under the above criteria, it is anticipated that the Project will not have a significant effect on the physical or human environments. Pursuant to Chapter 343, HRS, it is anticipated that the approving agency, the City and County of Honolulu, will issue a FONSI.
8.0 REFERENCES


(This page intentionally left blank.)
Appendix A:
Existing and Proposed Site Plans
LAND COURT
STATE OF HAWAI'I

LAND COURT APPLICATION 609
ACREATION TO LOT 104-A
AS SHOWN ON MAP 19
AND REDESIGNATION OF SAID LOT 104-A
WITH ACREATION AS LOT 113
AT MOKULEA, WAILUA, OAHU, HAWAI'I

SCALE: 1" = 30'-0"

Advance Sheet
Subject to Change

Approved Accretion Map (Recordation with Bureau of Conveyance in Progress)
EXISTING STRUCTURES EXTERIOR ELEVATIONS TO BE DEMOLISHED

WEST ELEVATION

SOUTH (MAUKA) ELEVATION

EAST ELEVATION

NORTH (MAKAI) ELEVATION

PROPERTY LINE

SIDE YD SETBACK

REAR YD SETBACK

FRONT YD SETBACK

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

STORAGE LOFT

STORAGE LOFT

STORAGE LOFT

STORAGE LOFT

STORAGE LOFT

STORAGE LOFT

SOUTH (MAUKA)

ELEVATION

NORTH (MAKAI)

ELEVATION

WEST ELEVATION

EAST ELEVATION
This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-82-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

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Expiration Date of License
Signature

Drawn By

68-415 Crozier Dr.
Ho Single-Family Residence Replacement

Proposed Lower Floor Plan

Date

Project

Sheet No.

Copyright ©

PETER N. VINCENT, U.S.A.

A102
This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-82-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

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Expiration Date of License

Drawn By
BLTMK: 6-8-005:002
68-415 Crozier Dr., Mokuleia, Wailaua, Hawaii  96791

Draft Environmental Assessment Drawings
Revisions:
PETER N. VINCENCI, U.S. A

A201

Scale As Noted

Drawing
Proposed Exterior Elevations
Date
July 9 2021

Project
20-037.02

68-415 Crozier Dr. Replacement Single-Family Residence

Scale: 1/4" = 1'-0"
This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-82-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

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Expiration Date of License: [Insert Date]

Signature: [Insert Signature]
Appendix B:
Pre-Assessment Consultation Comments & Responses
In Reply Refer To:
01EPIF00-2021-TA-0227

March 25, 2021

PBR HAWAII & Associates, Inc.
Attn: Ms. Brittany Wheatman
101 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Subject: Response to Request for Technical Assistance on DEA for SMA Use Permit for Construction at 68-415 Crozier Drive Mokule‘ia, O‘ahu

Dear Ms. Wheatman:

Thank you for your recent correspondence requesting technical assistance on species biology, habitat, or life requisite requirements. The Pacific Islands Fish and Wildlife Office (PIFWO) of the U.S. Fish and Wildlife Service (Service) appreciates your efforts to avoid or minimize effects to protected species associated with your proposed actions. We provide the following information for your consideration under the authorities of the Endangered Species Act (ESA) of 1973 (16 U.S.C. 1531 et seq.), as amended.

Due to significant workload constraints, PIFWO is currently unable to specifically address your information request. The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. Based on your project location and description, we have noted the species most likely to occur within the vicinity of the project area, in the 'Occurs In or Near Project Area' column. Please note this list is not comprehensive and should only be used for general guidance. We have added to the PIFWO website, located at https://www.fws.gov/pacificislands/promo.cfm?id=177175840 recommended conservation measures intended to avoid or minimize adverse effects to these federally protected species and best management practices to minimize and avoid sedimentation and erosion impacts to water quality. If your project occurs on the island of Hawai‘i, we have also enclosed our biosecurity protocol for activities in or near natural areas.

If you are representing a federal action agency, please request an official species list following the instructions at our PIFWO website https://www.fws.gov/pacificislands/articles.cfm?id=149489558. You can find out if your project occurs in or near designated critical habitat here: https://ecos.fws.gov/ipac/.
Under section 7 of the ESA, it is the Federal agency’s (or their non-Federal designee) responsibility to make the determination of whether or not the proposed project “may affect” federally listed species or designated critical habitat. A “may affect, not likely to adversely affect” determination is appropriate when effects to federally listed species are expected to be discountable (i.e., unlikely to occur), insignificant (minimal in size), or completely beneficial. This conclusion requires written concurrence from the Service. If a “may affect, likely to adversely affect” determination is made, then the Federal agency must initiate formal consultation with the Service. Projects that are determined to have “no effect” on federally listed species and/or critical habitat do not require additional coordination or consultation.

Implementing the avoidance, minimization, or conservation measures for the species that may occur in your project area will normally enable you to make a “may affect, not likely to adversely affect” determination for your project. If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then that agency should consult with us pursuant to section 7(a)(2) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats and defines measures to minimize and mitigate those adverse effects.

We appreciate your efforts to conserve endangered species. We regret that we cannot provide you with more specific protected species information for your project site. If you have questions that are not answered by the information on our website, you can contact PIFWO at (808) 792-9400 and ask to speak to the lead biologist for the island where your project is located.

Sincerely,

Aaron Nadig
Island Team Manager
Pacific Islands Fish and Wildlife Office

Digitally signed by Aaron Nadig
Date: 2021.03.25
14:58:37 -10'00'

Enclosures (2)
The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. For your guidance, we have marked species that may occur in the vicinity of your project, this list is not comprehensive and should only be used for general guidance.

**Enclosure 1. Federal Status of Animal Species**

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name / Hawaiian Name</th>
<th>Federal Status</th>
<th>May Occur In Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mammals</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Lasiurus cinereus semotus</em></td>
<td>Hawaiian hoary bat/ʻōpeʻapeʻa</td>
<td>E</td>
<td>☒</td>
</tr>
<tr>
<td><strong>Reptiles</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Chelonia mydas</em></td>
<td>green sea turtle/honu - Central North Pacific distinct population segment (DPS)</td>
<td>T</td>
<td>☒</td>
</tr>
<tr>
<td><em>Eretmochelys imbricata</em></td>
<td>hawksbill sea turtle/honu ʻea or ʻea</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><strong>Birds</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Anas wyvilliana</em></td>
<td>Hawaiian duck/koloa</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Branta sandvicensis</em></td>
<td>Hawaiian goose/nēnē</td>
<td>T</td>
<td></td>
</tr>
<tr>
<td><em>Fulica alai</em></td>
<td>Hawaiian coot/ʻalae keʻokeʻo</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Gallinula galeata sandvicensis</em></td>
<td>Hawaiian gallinule/ʻalae ʻula</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Himantopus mexicanus knudseni</em></td>
<td>Hawaiian stilt/aeʻo</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Oceanodroma castro</em></td>
<td>band-rumped storm-petrel Hawaiʻi DPS/ʻakēʻakē</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Pterodroma sandwichensis</em></td>
<td>Hawaiian petrel/ʻuaʻu</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Puffinus auricularis newelli</em></td>
<td>Newell’s shearwater/ʻaʻo</td>
<td>T</td>
<td></td>
</tr>
<tr>
<td><em>Ardenna pacificus</em></td>
<td>wedge-tailed shearwater/ʻuaʻu kani</td>
<td>MBTA</td>
<td>☒</td>
</tr>
<tr>
<td><em>Buteo solitarius</em></td>
<td>Hawaiian hawk/ʻio</td>
<td>MBTA</td>
<td>☒</td>
</tr>
<tr>
<td><em>Gygis alba</em></td>
<td>white tern/manu-o-kū</td>
<td>MBTA</td>
<td>☒</td>
</tr>
<tr>
<td><strong>Insects</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Manduca blackburni</em></td>
<td>Blackburn’s sphinx moth</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Megalagrion pacificum</em></td>
<td>Pacific Hawaiian damselfly</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Megalagrion xanthomelas</em></td>
<td>orangeblack Hawaiian damselfly</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td><em>Megalagrion nigrohamatum nigrolineatum</em></td>
<td>blackline Hawaiian damselfly</td>
<td>E</td>
<td></td>
</tr>
</tbody>
</table>
# Enclosure 2. Federal Status of Plant Species

<table>
<thead>
<tr>
<th>Plants</th>
<th>Scientific Name</th>
<th>Common Name or Hawaiian Name</th>
<th>Federal Status</th>
<th>Locations</th>
<th>May Occur In Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Abutilon menziesii</td>
<td>koʻoloaʻula</td>
<td>E</td>
<td>O, L, M, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Achyranthes splendens var. rotundata</td>
<td>ʻewa hinahina</td>
<td>E</td>
<td>O</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Bonamia menziesii</td>
<td>no common name</td>
<td>E</td>
<td>K, O, L, M, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Canavalia pubescens</td>
<td>ʻāwikiwiki</td>
<td>E</td>
<td>Ni, K, L, M</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Colubrina oppositifolia</td>
<td>kaula</td>
<td>E</td>
<td>O, M, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Cypres trachysanthos</td>
<td>puʻukaʻa</td>
<td>E</td>
<td>K, O</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Gouania hillebrandii</td>
<td>no common name</td>
<td>E</td>
<td>Mo, M</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Hibiscus brackenridgei</td>
<td>maʻo hau hele</td>
<td>E</td>
<td>O, Mo, L, M, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Ischaemum byrone</td>
<td>Hilo ischaemum</td>
<td>E</td>
<td>K, O, Mo, M, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Isodendron pyrifolium</td>
<td>wahi noho kula</td>
<td>E</td>
<td>O, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Marsilea villosa</td>
<td>ʻihiʻihi</td>
<td>E</td>
<td>Ni, O, Mo</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Mezoneuron kavaianse</td>
<td>uhiuhi</td>
<td>E</td>
<td>O, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Nothocestrum breviflorum</td>
<td>ʻaiea</td>
<td>E</td>
<td>H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Panicum fauriei var. carteri</td>
<td>Carter’s panicgrass</td>
<td>E</td>
<td>Molokini Islet (O), Mo</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Panicum nihaeense</td>
<td>pauʻehu</td>
<td>E</td>
<td>K</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Peucedanum sandwicensense</td>
<td>makou</td>
<td>E</td>
<td>K, O, Mo, M</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Pleomele (Chrysodracon) hawaiensis</td>
<td>halapepe</td>
<td>E</td>
<td>H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Portulaca sclerocarpa</td>
<td>ʻihi</td>
<td>E</td>
<td>L, H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Portulaca villosa</td>
<td>ʻihi</td>
<td>E</td>
<td>Le, Ka, Ni, O, Mo, M, L, H, Nihoa</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Pritchardia affinis (maideniana)</td>
<td>loulou</td>
<td>E</td>
<td>H</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Pseudognaphalium sandwicensium var. molokaiense</td>
<td>ʻenaʻena</td>
<td>E</td>
<td>Mo, M</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Scaevola coriacea</td>
<td>dwarf naupaka</td>
<td>E</td>
<td>Mo, M</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Schenkia (Centaurium) sebaceoides</td>
<td>ʻāwiwi</td>
<td>E</td>
<td>K, O, Mo, L, M</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Sesbania tomentosa</td>
<td>ʻōhai</td>
<td>E</td>
<td>Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Tetramolopium rockii</td>
<td>no common name</td>
<td>T</td>
<td>Mo</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>Vigna o-wahuensis</td>
<td>no common name</td>
<td>E</td>
<td>Mo, M, L, H, Ka</td>
<td>☐</td>
</tr>
</tbody>
</table>

Location key: O=Oʻahu, K=Kauaʻi, M=Maui, H=Island of Hawaiʻi, L=Lānaʻi, Mo=Molokaʻi, Ka=Kahoʻolawe, Ni=Niʻihau, Le=Lehua
May 24, 2021

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

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÈ’IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Nadig,

Thank you for your letter dated March 25, 2021 (reference code: 01EPIF00-2021-TA-0227), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

We acknowledge the current workload constraints of the Pacific Islands Fish and Wildlife Office to provide specific protected species information. However, we acknowledge the list provided indicating the protected species most likely to be encountered in the vicinity of the project area, as well as the resources provided for recommended conservation measures. The species noted on this list most likely to occur in or near the project area and the recommended conservation efforts will be discussed in the Draft Environmental Assessment (EA). The Draft EA will also discuss the location of the subject project in relation to any designated critical habitats.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

Brittany Wheatman
Planner

PBR HAWAII
1001 Bishop Street, Suite 630
Honolulu, Hawaii 96813-3484
Tel: (808) 521-0031
Fax: (808) 523-1402
E-mail: sysadm@pbhawaii.com

O:\Job39.3927.01 Ho Residence\EA\Pre-Assessment Consultation\Responses\USFWS Response.docx
Brittany Wheatman  
PBR Hawaii & Associates, Inc  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii  96813-3484

Dear Ms. Wheatman:

Subject: Pre-Assessment Early Consultation for a HRS Chapter 343  
Environmental Assessment in Support of a Special Management Area  
Use Permit for the Construction of a Single-Family Residence at  
68-415 Crozier Drive  
Mokuleia, Oahu, Hawaii  
TMK: (1) 6-8-005: 002

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services’ projects or existing facilities.

If you have any questions, your staff may call Ms. Gayle Takasaki of the Planning Branch at 586-0584.

Sincerely,

CHRISTINE L. KINIMAKA  
Public Works Administrator

GT:mo
May 24, 2021

Ms. Christine L. Kinimaka, Public Works Administrator
Department of Accounting and General Services
State of Hawai‘i
P.O. Box 119
Honolulu, HI 96810-0119

Attn: Ms. Gayle Takasaki, Planning Branch

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒ‘IA, O‘AHU, TMK 6-8-005:002

Dear Ms. Kinimaka,

Thank you for your letter dated March 17, 2021 (reference code: (P)21.039), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge that the Department of Accounting and General Services (DAGS) has no comments to offer at this time and that the subject project does not impact any of DAGS’ projects or existing facilities.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

Brittany Wheatman
Planner
PBR HAWAII & Associates
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Attn: Brittany Wheatman

Dear Ms. Wheatman:

Subject: Pre-Assessment Consultation for a HRS Chapter 343 Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 68-415 Crozier Drive, Mokuleia, Oahu, TMK 6-8-005:002

This is in response to your letter dated March 10, 2021 requesting the Department of Human Services (DHS) review and comment on the above-named project.

The DHS has reviewed the map of the project area and has no comments at this time.

If you have any questions regarding this matter, please contact Ms. Lisa Galino, Child Care Program Specialist at (808) 586-5712.

Sincerely,

Scott Nakasone
Assistant Division Administrator

c: Cathy Betts, Director
May 24, 2021

Mr. Scott Nakasone, Assistant Division Administrator
Department of Human Services
State of Hawai‘i
1010 Richards Street, Suite 512
Honolulu, HI 96813

Attn: Ms. Lisa Galino, Chile Care Program Specialist

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒ‘IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Nakasone,

Thank you for your letter dated April 6, 2021 (reference code: 21-0513 BESSD 21.C0403), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge the Department of Human Services has no comments at this time.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

O:\Job39\3927.01 Ho Residence\EA\Pre-Assessment Consultation\Responses\DHS Response.docx
April 15, 2021

PBR HAWAII & Associates, Inc.
Attn: Brittany Wheatman, Planner
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Sirs:

SUBJECT: Pre-Assessment Consultation for an Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 68-415 Crozier Drive, Mokulē‘ia, O‘ahu, TMK: (1) 6-8-005:002

Thank you for the opportunity to review and comment on the subject project. The Land Division of the Department of Land and Natural Resources (DLNR) distributed copies of your request to various DLNR divisions, as indicated on the attached, for their review and comment.

Attached are comments received from our Engineering Division. Should you have any questions, please feel free to contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Attachments

Cc: Central Files
STATE OF HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAI'I 96809

March 22, 2021

LD 0267

MEMORANDUM

FROM:

TO:

DLNR Agencies:

☐ Div. of Aquatic Resources
☐ Div. of Boating & Ocean Recreation
☒ Engineering Division (via email: DLNR.Engr@hawaii.gov)
☐ Div. of Forestry & Wildlife (via email: Rubyrosa.T.Terrazo@hawaii.gov)
☐ Div. of State Parks
☐ Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)
☐ Office of Conservation & Coastal Lands
☒ Land Division – Oahu District (via email: DLNR.Land@hawaii.gov)

TO:

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Pre-Assessment Consultation for an Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single Family Residence at 68-415 Crozier Drive, Mokulēia

LOCATION: Waialua, Island of Oahu, Hawaii

TMK: (1) 6-8-005:002

APPLICANT: PBR HAWAI'I & Associates, Inc.

Transmitted for your review and comment is information on the above-referenced project. Please review the attached information and submit any comments by the internal deadline of April 14, 2021 to the Land Division at DLNR.Land@hawaii.gov, and copied to barbara.j.lee@hawaii.gov.

If no response is received by the above due date, we will assume your agency has no comments at this time. If you have any questions, please contact Barbara Lee at barbara.j.lee@hawaii.gov. Thank you.

☐ We have no objections.
☐ We have no comments.
☐ We have no additional comments.
☒ Comments are attached.

Signed: 

Print Name: Carty S. Chang, Chief Engineer

Division: Engineering Division

Date: Apr 7, 2021

Attachments

Cc: Central Files
LD/Russell Y. Tsuji  
Ref: Pre-Assessment Consultation for an Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single Family Residence at 68-415 Crozier Drive, Mokuleia  
Location: Waialua, Island of Oahu  
TMK(s): (1) 6-8-005:002  
Applicant: PBR HAWAII & Associates, Inc.

COMMENTS

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

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

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

- **Oahu:** City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- **Hawaii Island:** County of Hawaii, Department of Public Works (808) 961-8327.
- **Maui/Molokai/Lanai** County of Maui, Department of Planning (808) 270-7253.
- **Kauai:** County of Kauai, Department of Public Works (808) 241-4896.

Signed: CARTY S. CHANG, CHIEF ENGINEER  
Date: Apr 7, 2021
March 10, 2021

Ms. Suzanne Case, Chairperson  
State of Hawai‘i  
Department of Land and Natural Resources  
Kalanikau Building  
1151 Punchbowl Street  
Honolulu, HI 96809

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒ‘IA, O‘AHU, TMK 6-8-005:002

Dear Ms. Case,

The Applicant, Michelle Kondo Ho Trust, is proposing a replacement of single-family home at 68-415 Crozier Drive, with a new residence on a lot identified as TMK 6-8-005:002. The entire property is zoned R-7.5 and is located within the Special Management Area (SMA). Per Senate Bill 2060, SD2, HD2, the proposed project will now require a Special Management Area Use Permit (SMP).

On behalf of the Applicant, PBR HAWAII will be preparing an Environmental Assessment (EA) in support of a SMA Use Permit for the project. With this letter, we seek your input as to whether the proposed replacement single-family residence may have an impact on any of your existing or proposed projects, plans, policies, or programs that we should consider when preparing the EA. Please send us any comments you may have by April 15, 2021 to:

PBR HAWAII & Associates, Inc.  
Attn: Brittany Wheatman  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Sincerely,

PBR HAWAII

Brittany Wheatman  
Planner

Attachment: Regional Location Map
STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809  

April 27, 2021  
LD 0267  

PBR HAWAII & Associates, Inc.  
Attn: Brittany Wheatman, Planner  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484  

Via email: bwheatman@pbrhawaii.com  

Dear Sirs:  

SUBJECT: Pre-Assessment Consultation for an Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 68-415 Crozier Drive, Mokulē‘ia, O‘ahu, TMK: (1) 6-8-005:002  

Thank you for the opportunity to review and comment on the subject project. In addition to previous comments from the Department of Land and Natural Resources (DLNR) dated April 15, 2021, enclosed are comments received from DLNR’s Division of Forestry and Wildlife on the subject matter.  

Should you have any questions, please feel free to contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.  

Sincerely,  

Russell Tsuji  

Russell Y. Tsuji  
Land Administrator  

Attachments  

Cc: Central Files
MEMORANDUM

TO:

DLNR Agencies:
X Div. of Aquatic Resources
__ Div. of Boating & Ocean Recreation
X Engineering Division (via email: DLNR.Engr@hawaii.gov)
X Div. of Forestry & Wildlife (via email: Rubyrosa.T.Terrago@hawaii.gov)
__ Div. of State Parks
X Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)
__ Office of Conservation & Coastal Lands
X Land Division – Oahu District (via email: DLNR.Land@hawaii.gov)

FROM:
Russell Y. Tsuji, Land Administrator

SUBJECT:
Pre-Assessment Consultation for an Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single Family Residence at 68-415 Crozier Drive, Mokulēia

LOCATION:
Waialua, Island of Oahu, Hawaii
TMK: (1) 6-8-005:002

APPLICANT:
PBR HAWAII & Associates, Inc.

Transmitted for your review and comment is information on the above-referenced project. Please review the attached information and submit any comments by the internal deadline of April 14, 2021 to the Land Division at DLNR.Land@hawaii.gov, and copied to barbara.j.lee@hawaii.gov.

If no response is received by the above due date, we will assume your agency has no comments at this time. If you have any questions, please contact Barbara Lee at barbara.j.lee@hawaii.gov. Thank you.

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

Signed: 
Print Name: DAVID G. SMITH, Administrator
Division: Division of Forestry and Wildlife
Date: Apr 23, 2021

Attachments
Cc: Central Files
Brittany Wheatman  
PBR Hawaii & Associates, Inc  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813-3484

Dear Ms. Wheatman,

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your inquiry regarding a pre-assessment consultation for a HRS Chapter 343 Environmental Assessment in support of a Special Management Area Use Permit to construct a single family residence in Mokulē‘ia on O‘ahu, Hawai‘i, TMK: (1) 6-8-005:002. The proposed project consists of replacing a single-family home with a new residence.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens (e.g. Rapid ‘Ōhi‘a Death), vertebrate and invertebrate pests (e.g. Little Fire Ants, Coconut Rhinoceros Beetles), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the O‘ahu Invasive Species Committee at (808) 266-7994 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e. climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW recommends consulting the Hawai‘i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (https://sites.google.com/site/weedriskassessment/home). We recommend that you refer to www.plantpono.org for guidance on selection and evaluation for landscaping plants.

The State listed Hawaiian Hoary Bat or ‘Ōpe‘ape‘a (Lasiurus cinereus semotus) has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required this should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). If this cannot be avoided, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed without consulting DOFAW.

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade artifacts or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that
all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai‘i please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

We appreciate your efforts to work with our office for the conservation of our native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 587-0010 or paul.m.radley@hawaii.gov.

Sincerely,

DAVID G. SMITH
Administrator
March 10, 2021

Ms. Suzanne Case, Chairperson
State of Hawai‘i
Department of Land and Natural Resources
Kalanikou Building
1151 Punchbowl Street
Honolulu, HI 96809

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒ‘IA, O‘AHU, TMK 6-8-005:002

Dear Ms. Case,

The Applicant, Michelle Kondo Ho Trust, is proposing a replacement of single-family home at 68-415 Crozier Drive, with a new residence on a lot identified as TMK 6-8-005:002. The entire property is zoned R-7.5 and is located within the Special Management Area (SMA). Per Senate Bill 2060, SD2, HD2, the proposed project will now require a Special Management Area Use Permit (SMP).

On behalf of the Applicant, PBR HAWAII will be preparing an Environmental Assessment (EA) in support of a SMA Use Permit for the project. With this letter, we seek your input as to whether the proposed replacement single-family residence may have an impact on any of your existing or proposed projects, plans, policies, or programs that we should consider when preparing the EA. Please send us any comments you may have by April 15, 2021 to:

PBR HAWAII & Associates, Inc.
Attn: Brittany Wheatman
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

Attachment: Regional Location Map
May 24, 2021

Mr. Russell Y. Tsuji, Land Administrator
Department of Land and Natural Resources
State of Hawai‘i
P.O. Box 621
Honolulu, HI 96809

Attn: Carty S. Chang, Engineering Division; David G. Smith, Division of Forestry and Wildlife

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÊ‘IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Tsuji,

Thank you for your letters dated April 15 and April 20, 2021 (reference code: LD 0267), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

**Engineering Division**

We acknowledge the rules and regulations regarding the National Flood Insurance Program (NFIP) as well as the resources provided regarding the Flood Hazard Zones designated on FEMA’s Flood Insurance Rate Maps (FIRM). We also acknowledge the resources provided regarding local flood ordinances. The Draft EA will discuss flood hazards and include a FIRM for the Project site in Section 3.5 (Natural Hazards).

**Division of Forestry and Wildlife (DOFAW)**

We acknowledge your recommendations regarding minimizing the movement of plant or soil material in the construction of the subject project as well as consultation with the O‘ahu Invasive Species Committee. While ground disturbance will be necessary for construction and landscaping related to the replacement residence, plant and soil movement will be minimized where possible and excess soil and debris will be removed from all equipment, materials, and personnel to avoid the risk of spreading invasive species.

We acknowledge the information provided regarding the Hawai‘i-Pacific Weed Risk Assessment website as well as the information provided at www.plantpono.org. Native plant species such as coconut trees (*Cocos nucifera*) and naupaka (*Scaevola spp.*) are present on the makai side of the property and are likely to remain after the development of the replacement residence (assuming these trees and plants are healthy). New landscaping for the project will incorporate native plant species where appropriate and practicable for the intended uses of the replacement residence building as well as the surrounding climate conditions.

We acknowledge your comments regarding the potential occurrence of the Hawaiian Hoary Bat and seabirds in the vicinity of the project site as well as the recommended mitigation measures. The Draft EA will discuss the potential presence of these and any other state or federally listed species in the vicinity of the project site as well as any mitigation measures required for the subject project.
We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner
Ms. Brittany Wheatman  
Planner  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Ms. Wheatman:

Subject: Pre-Assessment Consultation for a Hawaii Revised Statutes Chapter 343 Environmental Assessment in Support of a Special Management Area Use Permit Replacement of Single-Family Residence  
68-415 Crozier Drive  
Mokuleia, Oahu, Hawaii  
Tax Map Key: (1) 6-8-005:002

Thank you for your letter dated March 10, 2021 requesting review and comments on the subject project. The State of Hawaii Department of Transportation (HDOT) has reviewed your letter and understands the Michelle Kondo Ho Trust is proposing to replace an existing single-family home at the subject property with a new residence.

HDOT has the following comments:

Airports Division (HDOT-A)

1. The site is located approximately 2.3 miles from the property boundary of Dillingham Airfield. All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.

2. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and criteria for submittal can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.
3. Due to the proximity to the airport, the developer and future residents should be aware of potential noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and depending on airport operations.

Highways Division (HDOT-HWY)

1. The Farrington Highway (State Route 930) and Olohi Street (County jurisdiction) intersection is approximately 0.6 miles from the site and is the closest State highway intersection.

2. The replacement of the existing single-family residence with a new single-family residence would have no anticipated impacts on State highways.

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

Sincerely,

JADE T. BUTAY
Director of Transportation
May 24, 2021

Mr. Jade T. Butay, Director of Transportation
Department of Transportation
State of Hawai‘i
869 Punchbowl Street
Honolulu, HI 96813-5097

Attn: Mr. Blayne Nikaido, HDOT Statewide Transportation Planning Office

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÈ‘IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Butay,

Thank you for your letter dated March 25, 2021 (reference code: DIR 0233 STP 8.3146), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

Airports Division (HDOT-A)

1. We acknowledge the resources and guidance provided regarding the Technical Assistance Memorandum (TAM).

2. We acknowledge the resources provided regarding the FAA Form 7460-1, pursuant to CFR Title 14, Part 77.9. It is our understanding that since the height of the replacement residence will be significantly lower than 200 above ground level (AGL) that FAA Form 7460-1 will not be required.

3. We acknowledge the potential for noise, vibrations, and impacts to air quality resulting from airport operations and aircraft flight operations in the vicinity of the project location. The Applicant is aware of these potential impacts and will continue to utilize the property after the project is implemented.

Highways Division (HDOT-HWY)

1. We acknowledge the location of the nearest State highway intersection of Farrington Highway and Olohio Street and that it is approximately 0.6 miles from the Project site.

2. We acknowledge that the project would have no anticipated impacts on State highways.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

Brittany Wheatman
Planner

O:\Job39\3927.01 Ho Residence\EA\Pre-Assessment Consultation\Responses\HDOT Response.docx
April 9, 2021

Ms. Brittany Wheatman
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Ms. Wheatman:

Subject: Pre-Assessment Consultation for a Hawaii Revised Statutes Chapter 343
Environmental Assessment in Support of a Special Management Area Use Permit
for the Construction of a Single-Family Residence at 68-415 Crozier Drive,
Mokuleia, Oahu; Tax Map Key: (1) 6-8-005: 002

The Office of Planning (OP) is in receipt of your Environmental Assessment (EA) pre-
consultation request, received March 12, 2021, for the proposed residence project at Mokuleia, Oahu.

According to the pre-consultation request, the applicant Michelle Kondo Ho Trust proposes
to replace a single-family home with a new residence on the subject lot at 68-415 Crozier Drive. The
entire property is zoned R-7.5 and is located within the county designated special management area
(SMA).

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.

2. 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.

3. If the subject EA will serve as a supporting document for the SMA Use Permit
application, the OP recommends that the EA specifically discuss the compliance with the
requirements of SMA use under Revised Ordinances of Honolulu (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. The EA should discuss potential cumulative impacts for significant environmental or ecological effect on the SMA.

4. 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/slh-hawaii/](https://www.pacioos.hawaii.edu/shoreline/slh-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 structure, to respond to the potential impacts of 3.2-foot sea level rise on the proposed development.

5. 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.  

- **Low Impact Development - A Practitioner’s Guide** covers a range of structural best management practices for stormwater control management, onsite infiltration techniques, and water reuse methods that minimize negative environmental impacts.  

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

Sincerely,

Mary Alice Evans  
Director
May 24, 2021

Ms. Mary Alice Evans, Director
Office of Planning
State of Hawai‘i
P.O. Box 2359
Honolulu, HI 96804

Attn: Shichao Li, CZM Program

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒ‘IA, O‘AHU, TMK 6-8-005:002

Dear Ms. Evans,

Thank you for your letter dated April 9, 2021 (reference code: DTS 202104080751LI), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

1. The Draft Environmental Assessment (EA) will discuss the county SMA Ordinance requiring the preparation of a Hawaii Revised Statues (HRS) Chapter 343 EA for the subject project.

2. The Draft EA will discuss the project’s conformance with the CZM objectives and supporting policies set forth in HRS § 205A-2, as amended.

3. The Draft EA will discuss compliance with the requirements of SMA use under the Revised Ordinances of Honolulu (ROH) Chapter 25 and shoreline setbacks under ROH Chapter 23. The Department of Planning and Permitting will continue to be consulted throughout the planning process. The Draft EA will also discuss any potential environmental or ecological cumulative effects on the SMA.

4. We acknowledge the information and resources provided regarding sea level rise (SLR). The Draft EA will include a map of the 3.2-foot SLR exposure area as well as a discussion of potential impacts and mitigation for the subject project.

5. We acknowledge and appreciate the resources provided regarding stormwater assessment guidance.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

Brittany Wheatman
Planner

PBR HAWAII

May 24, 2021
Ms. Brittany Wheatman  
PBR HAWAII & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484  

Dear Ms. Wheatman:

Subject: Your Letter Dated March 10, 2021 Requesting Comments on the Environmental Assessment Pre-Consultation for a Special Management Area Use Permit for a Single-Family Residence at 68-415 Crozier Drive  
Tax Map Key: 6-8-005: 002

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

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

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

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

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
May 24, 2021

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

Attn: Robert Chun, Project Review Branch

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÈ‘IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Lau,

Thank you for your letter dated April 2, 2021, regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

1. We acknowledge your comment that the existing water system is adequate to accommodate the subject project, based on current data. We also acknowledge that the final decision on water availability will be confirmed when the building permit application is submitted for approval.

2. The Applicant will pay the Water Systems Facilities Charges when water has been made available to the project.

3. Water conservation measures will be incorporated into the project, as required, and are discussed in the Draft Environmental Assessment (EA).

4. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department (HFD). HFD has been consulted in preparation of the EA.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

O:\Job39\3927.01 Ho Residence\EA\Pre-Assessment Consultation\Responses\BWS Response.docx
March 31, 2021

PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Attn: Brittany Wheatman, Planner

Dear Ms. Wheatman,

Subject: Pre-Assessment Consultation for a HRS Chapter 343 Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 68-415 Crozier Drive, Mokule'ia, O'ahu, TMK 6-8-005:002

Thank you for the opportunity to review and comment. The Department of Design and Construction has no comments to offer at this time.

Should you have any further questions, please contact me at 768-8480.

Sincerely,

[Signature]

Alex Kozlov, P.E.
Director

AK:ktn (844918)
May 24, 2021

Mr. Alex Kozlov, P.E., Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, HI 96813

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒʻIA, OʻAHU, TMK 6-8-005:002

Dear Mr. Kozlov,

Thank you for your letter dated March 31, 2021 (reference code: AK:km (844918)), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge the Department of Design and Construction has no comments to offer at this time.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

Brittany Wheatman
Planner

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March 19, 2021

PBR Hawaii & Associates, Inc.
Ms. Brittany Wheatman
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Ms. Wheatman:

Subject: Pre-Assessment Consultation for a HRS, Chapter 343, Environmental Assessment in Support of a Special Management Area Use Permit for Construction of a Single-Family Residence at 68-415 Crozier Drive, TMK: 6-8-005:002

Thank you for the opportunity to review and comment on the subject project.

- During construction and upon completion of the project; any damages/deficiencies along the bridges and/or roadways on Crozier Drive shall be repaired to City standards and accepted by the City at no cost to the City and County of Honolulu.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

Sincerely,

Roger Babcock, Jr., Ph. D., P.E.
Director and Chief Engineer
May 24, 2021

Dr. Roger Babcock, Jr., P.E., Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
1000 Ulu'ohia Street, Suite 215
Kapolei, HI 96707

Attn: Mr. Kyle Oyasato, Division of Road Maintenance

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÉ'IA, O'AHU, TMK 6-8-005:002

Dear Dr. Babcock,

Thank you for your letter dated March 19, 2021 (reference code: DRM 21-122), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following response.

The Applicant acknowledges that any damages or deficiencies along bridges or roadways on Crozier Drive during construction or upon completion of the subject Project (that can be attributed to the Project) will be repaired to City standards and at no cost to the City and County of Honolulu.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

O:\Job39\3927.01 Ho Residence\EA\Pre-Assessment Consultation\Responses\DFM Response.docx
Ms. Brittany Wheatman  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Ms. Wheatman:

SUBJECT: Request for Comments  
Pre-Assessment Consultation  
68-415 Crozier Drive – Waialua  
Tax Map Key 6-8-005: 002

This is in response to your letter, received March 12, 2021, requesting preliminary comments on the future Draft Environmental Assessment (EA) for the replacement of an existing single-family dwelling with a new single-family dwelling on the subject site. The following are our comments:

1. The Project site is within the Special Management Area (SMA). As a result of the recent amendments to Chapter 205A, Hawaii Revised Statutes, under Act 16 (2020), the proposed construction of the single-family dwelling on a shoreline lot is considered development. If the development cost exceeds $500,000 a SMA Use Permit is required.

2. Act 16 (2020), reiterates the need to evaluate potential impacts related to coastal hazards and Sea Level Rise (SLR). As such, the following information needs to be addressed in the Draft EA:

   a. Flood Zone: The Project is within Flood Zone AE (an area subject to inundation by a one percent annual chance flood) with a determined base flood elevation of 14 feet. Development on the site is subject to the provisions of Chapter 21A Flood Hazard Areas, Revised Ordinances of Honolulu (ROH).
b. SLR: According to the State Pacific Islands Ocean Observing System SLR Viewer, the 0.5 feet of SLR would not impact the site. However, the subject property would be inundated by 3.2 feet of SLR, which could occur as early as 2060. The Draft EA should explore ways to reduce potential impacts to the development, including sitting the dwelling as far from the shoreline as possible.

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 Draft EA should discuss any impacts by storm surge on the property, and identify mitigation strategies that would need to be employed.

3. The Draft EA should discuss compliance with the shoreline setback regulations under Chapter 23, ROH. The Draft EA should describe and include plans clearly showing structures makai of the certified shoreline or within the shoreline setback area.

4. The Draft EA should include a discussion of any other land use permits anticipated to be required prior to Project implementation.

Thank you for the opportunity to comment on this proposal. Should you have any questions, please contact Malynne Simeon, of our staff, at (808) 768-8023 or by email at msimeon@honolulu.gov.

Very truly yours,

Dean Uchida
Director
May 24, 2021

Mr. Dean Uchida, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, HI 96813  

Attn: Ms. Malynne Simeon  

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÉ‘IA, O‘AHU, TMK 6-8-005:002  

Dear Mr. Uchida,  

Thank you for your letter dated March 22, 2021 (reference code: 2021/ELOG-490(MS)), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.  

1. We acknowledge your comments regarding the results of recent amendments to Chapter 205A, Hawaii Revised Statues, Act 16 (2020), as they apply to the subject project. This EA has been prepared in support of an SMA Use Permit, which is required for the project.  
   a. We acknowledge that the project is located in Flood Zone AE and is therefore subject to the provisions of Chapter 21A Flood Hazard Areas, Revised Ordinances of Honolulu (ROH). The Draft EA will include a discussion of potential impacts and proposed mitigation for the flood designation in Section 3.5 (Natural Hazards);  
   b. We acknowledge that the project is located within the 3.2-foot SLR exposure area, which may be inundated as early as 2060. The Draft EA will include a discussion of potential impacts and proposed mitigation for SLR in Section 3.5 (Natural Hazards);  
   c. We acknowledge the location of the project in a Tsunami Evacuation Zone and additional information regarding National Hurricane Storm Surge Hazard Maps. Potential impacts from storm surge to the property and mitigation strategies will be discussed in Section 3.5 (Natural Hazards);  

3. The Draft EA will discuss compliance with shoreline setback requirements, and plans will be included in the Draft EA to show the location of the property in relation to the certified shoreline setback area.
4. The Draft EA will include a list of land use permits and approvals anticipated to be required prior to the project implementation.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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March 31, 2021

Ms. Brittany Wheatman, Planner  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813

Dear Ms. Wheatman:

SUBJECT: Pre-assessment Consultation for a HRS Chapter 343 Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 68-415 Crozier Drive, Mokuleia, Oahu, TMK 6-8-005:002

Thank you for the opportunity to provide written comments regarding the subject project. We have the following comments.

1. Neighborhood Impacts. The area representatives, neighborhood board, as well as the area residents, businesses, emergency personnel (fire, ambulance, and police), Oahu Transit Services, Inc. (TheBus and TheHandi-Van), etc., should be kept apprised of the details and status throughout the project and the impacts that the project may have on the adjoining local street area network.

2. Disability and Communication Access Board (DCAB). Project plans (vehicular and pedestrian circulation, sidewalks, parking and pedestrian pathways, vehicular ingress/egress, etc.) should be reviewed and approved by DCAB to ensure full compliance with Americans with Disabilities Act (requirements).
Thank you for the opportunity to review this matter. Should you have any questions, please contact Greg Tsugawa, of my staff, at 768-6683.

Very truly yours,

J. Roger Morton
Director
May 24, 2021

Mr. J. Roger Morton, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, HI 96813

Attn: Mr. Greg Tsugawa

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒʻIA, OʻAHU, TMK 6-8-005:002

Dear Mr. Morton,

Thank you for your letter dated March 31, 2021 (reference code: TP3/21-844970), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

1. The Neighborhood Board, area legislators, Police Department, Fire Department and neighboring residents have been notified of the subject project and will continue to be notified or consulted, as needed, throughout the implementation of the project.

2. We acknowledge the role of the Disability and Communication Access Board (DCAB). The subject project involves construction of a private, single-family home, which will not use government funding and does not include any “public buildings, facilities, and sites” as defined under Hawaii Revised Statues §103-50(h).

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

Brittany Wheatman
Planner

O:2021-29327.01 Ho Residence/EA/Pre-Assessment Consultation/Responses/DTS Response.docx
April 8, 2021

Ms. Brittany Wheatman, Planner  
PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawaii 96813-3484

Dear Ms. Wheatman:

Subject: Preassessment Consultation  
Special Management Area Use Permit  
Construction of a Single-Family Residence  
68-415 Crozier Drive  
Waialua, Oahu, Hawaii  
Tax Map Key: 6-8-005: 002

In response to your letter dated March 10, 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@honolulu.gov.

Sincerely,

JASON SAMALA
Assistant Chief

JS/TC: bh
May 24, 2021

Mr. Jason Samala, Assistant Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, HI 96813-5007

Attn: Battalion Chief Reid Yoshida, Fire Prevention Bureau

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÈ‘IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Samala,

Thank you for your letter dated April 8, 2021 (reference code: JS/TC: bh), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

1. The project will comply with any applicable requirements regarding fire department access roads (National Fire Protection Association [NFPA] 1; 2012 Edition, Sections 18.2.3.2.2, 18.2.3.2.2.1, and 18.2.3.2.1). The project parcel abuts Crozier Drive with an existing fire hydrant at the southwest corner of the parcel. The furthest exterior wall of the proposed structure will be located within 150 feet of Crozier Drive, and the nearest exterior door (that can be opened from the outside and that provides access to the interior of the building) will be located within 50 feet of Crozier Drive. Therefore, the project does not require a fire department access road.

2. The nearest fire hydrant is located at the southwest corner of the project site and the project will continue to utilize the existing, adequate, county-approved water supply for the required fire flow for fire protection. (NFPA 1; 2012 Edition, Section 18.3.1, as amended).

3. The project will not interfere with the requirements for the unobstructed width and vertical clearance of existing fire apparatus access roads in the vicinity of the project site (NFPA 1; 2012 Edition, Sections 18.2.3.4.1.1 and 18.2.3.4.1.2, as amended).

4. Construction drawings will be submitted to the Honolulu Fire Department (HFD) for review and approval at the appropriate stage in the development process.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

Brittany Wheatman
Planner

PBR HAWAII

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March 23, 2021

Ms. Brittany Wheatman, Planner
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii  96813-3484

Dear Ms. Wheatman:

This is in response to your letter of March 10, 2021, requesting input on the Pre-Consultation, Environmental Assessment, in support of a Special Management Area Use Permit for the construction of a single-family residence project located at 68-415 Crozier Drive in Mokuleia.

The Honolulu Police Department (HPD) has reviewed the project plans and anticipates short-term impacts to pedestrian and vehicular traffic in the area as Crozier Drive is a narrow roadway. The HPD recommends that adequate notification be made to area residents due to the ingress and egress of construction vehicles, equipment, and deliveries during the construction phase of the project.

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

Thank you for the opportunity to review this project.

Sincerely,

DARREN CHUN
Assistant Chief of Police
Support Services Bureau
May 24, 2021

Mr. Darren Chun, Assistant Chief of Police
Honolulu Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, HI 96813

Attn: Major Mark Thompson, District 2

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULĒ‘IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Chun,

Thank you for your letter dated March 23, 2021 (reference code: EO-DK), regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following responses.

We acknowledge that the Police Department anticipates short-term pedestrian and vehicular traffic impacts on Crozier Drive during project construction. Area residents will be notified of any potential construction impacts prior to the construction phase of the project.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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Aloha Brittany

Thank you for the opportunity to review and comment Ho residence project.

Spectrum is submitting information of the underground and aerial facilities near, and within your project area. Please note that these drawings are to be used as a reference only. The exact location, depth, and routing of all CATV facilities must be verified in the field due to construction variances. Contractors will be responsible to contact the One Call center to identify any underground facilities.

According to our drawings, there are CATV aerial facilities near, and possibly in your Project Area. Please refer to attached drawing for a reference.

Also if and when the contractor decides to disconnect the cable from the house side, we kindly ask that the contractor’s Call and give a heads up so that one of our technicians can come and disconnect the service drop.
from the line tap to avoid noise issues

Mahalo,

Mahalo,

Ikaika Arindain

OSP Engineering | Construction Coordinator |
200 Akamainui Street | Mililani, HI 96789
(808) 476-3327 | Ronnie.Arindain@charter.com

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May 24, 2021

Mr. Ikaika Arindain, Construction Coordinator
OSP Engineering
Charter Communications
200 Akamainui Street
Mililani, HI 96789
Ronnie.Arindain@charter.com

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 68-415 CROZIER DRIVE, MOKULÉ‘IA, O‘AHU, TMK 6-8-005:002

Dear Mr. Arindain,

Thank you for your email received March 29, 2021, regarding the subject project. As the planning sub-consultant for the Applicant, Michelle Kondo Ho Trust, we acknowledge your comments and offer the following response.

We appreciate the reference drawings and other information provided regarding the CATV facilities in the vicinity of the project site. During the construction phase of the project, the contractor will coordinate with Spectrum to disconnect any service cables.

We value your participation in the environmental review process. Your letter will be reproduced in the forthcoming Draft EA.

Sincerely,

PBR HAWAII

Brittany Wheatman
Planner

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