DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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DEPUTY DIRECTOR

October 12, 2021 2021/ED-16(ZS)

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: Anticipated Finding of No Significant Impact
Chapter 25, Revised Ordinances of Honolulu
Draft Environmental Assessment for New Commercial Building
87-1818 Farrington Highway - Nanakuli
Tax Map Key 8-7-035: 005

Applicants Kyung Chul Shin and Soon Ae Shin are proposing a new two-story commercial building on a vacant lot in Nanakuli. The Department of Planning and Permitting is the approving agency for the action, and we anticipate a finding of no significant impact. Please publish this determination letter in the next edition of *The Environmental Notice*, in accordance with Hawaii Administrative Rules Section 11-200.1-30(b).

Should you have any questions, please contact Zack Stoddard, of our staff, at (808) 768-8019 or via email zachary.stoddard@honolulu.gov.

Very truly yours,

for Dean Uchida
Director

cc: Kyung Chui Shin and Soon Ae Shin
Roy K. Yamamoto Architect AIA, Inc.

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

Project Name: New Commercial Building

Applicable Law: Revised Ordinances of Honolulu Chapter 25

Type of Document: Draft environmental assessment

Island: Oahu

District: Waianae

TMK: 8-7-035:005

Permits Required: Special Management Area Use Permit, Trenching Permit, Building Permit

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

Kyung Chul Shin and Soon Ae Shin
99-045 Hokio Place
Aiea, HI 96701
808-479-8599
sshin@shincohawaii.com

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

Zack Stoddard
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813
808-768-8019
zachary.stoddard@honolulu.gov

Consultant:
(*Address, Contact Person, Telephone, E-mail*)

Lorena Yamamoto
Roy K. Yamamoto Architect AIA, Inc.
1580 Makeloa Street, Suite 788
Honolulu, HI 96814
808-942-3666, extension 16
lorena@rkyarchitect.com

Status: Finding of no significant impact anticipated

Project Summary:
(Summarize proposed action and purpose/need in less than 200 words in the space below)**:**

Applicants Kyung Chul Shin and Soon Ae Shin are proposing a new two-story commercial building on a vacant lot within the B-1 Neighborhood Business District in Nanakuli. The lot is across Farrington Highway from the beach. The building will be L-shaped in configuration surrounding an open parking lot. Two open stairways will connect the ground and second floors. The development requires approval of a Special Manamgement Area Use Permit from the Honolulu City Council.

DRAFT ENVIRONMENTAL ASSESSMENT

New Commercial Building

at

87-1818 Farrington Highway

Wai'anae, Hawai'i 96792

TAX MAP KEY: 8-7-035:005

Roy K. Yamamoto Architect, AIA, Inc.

Architecture & Planning

1580 Makaloa Street, Suite 788

Honolulu, Hawai'i 96814

AGENT

DRAFT
Submittal Date
September 20, 2021

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I. GENERAL INFORMATION

APPLICANT:	Kyung Chul Shin and Soon Ae Shin
AGENT:	Roy K. Yamamoto Architect AIA, Inc. 1580 Makaloa St. Suite 788 Honolulu, Hawai'i 96814 Contact: Lorena Yamamoto (808) 942-3666 ext. 16
APPROVING AGENCY:	City and County of Honolulu Department of Planning & Permitting
PROJECT LOCATION:	Nānākuli, O'ahu, Hawai'i
TAX MAP KEY:	8-7-035:005
LOT AREA:	19,737 sq. ft.
ZONING DESIGNATION:	B-1 (Neighborhood Business) *(Figure 1-4)*
STATE LAND USE:	Urban *(Figure 3-1)*
SPECIAL MANAGEMENT AREA:	Yes *(Figure 3-3)*
FLOOD ZONE:	D *(Figure 2-5)*
WAI'ANAE SUSTAINABLE COMMUNITY PLAN LAND USE MAP DESIGNATION:	Rural Residential *(Figure 3-2)*
TSUNAMI EVACUATION ZONE:	Yes *(Figure 2-4)*
EXISTING LAND USE:	Vacant
AGENCIES CONSULTED IN MAKING ASSESSMENT:	*(See Section VII & Appendix III)*

A. PROJECT SITE

The subject property is located in the Wai'anae District on the island of O'ahu. The property is situated at the southern part of Wai'anae District, near the rural community commercial center of Nānākuli *(Figure 1-1).* The site consists of a 19,737 sq. ft. parcel located on the southeast corner of Farrington Highway and Mōhihi Street *(Figure 1-2).*

The project is within the State Land Use Urban District and City and County of Honolulu B-1 Neighborhood Business District *(Figure 1-4).*

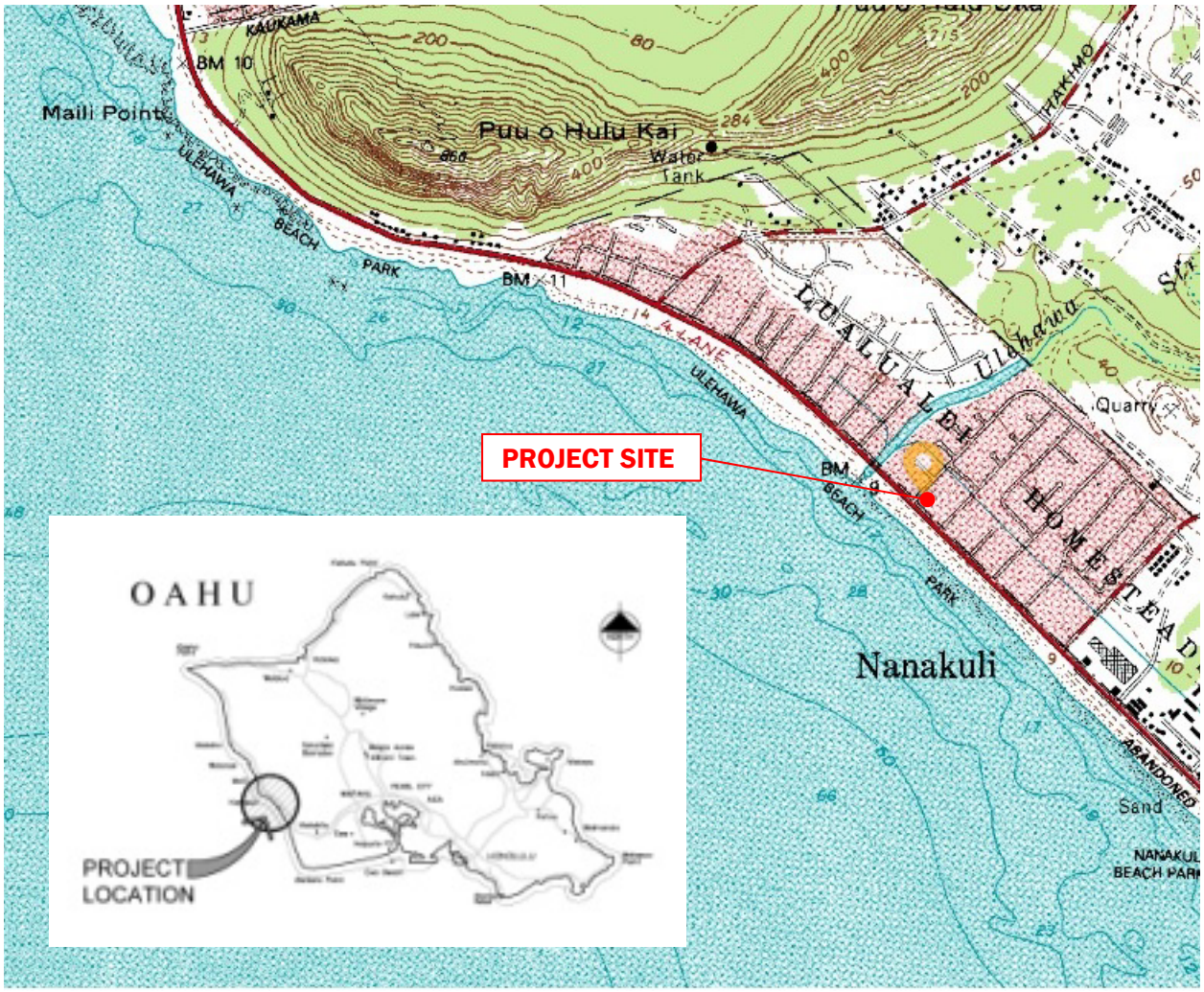


Figure 1-1 **Location Map**

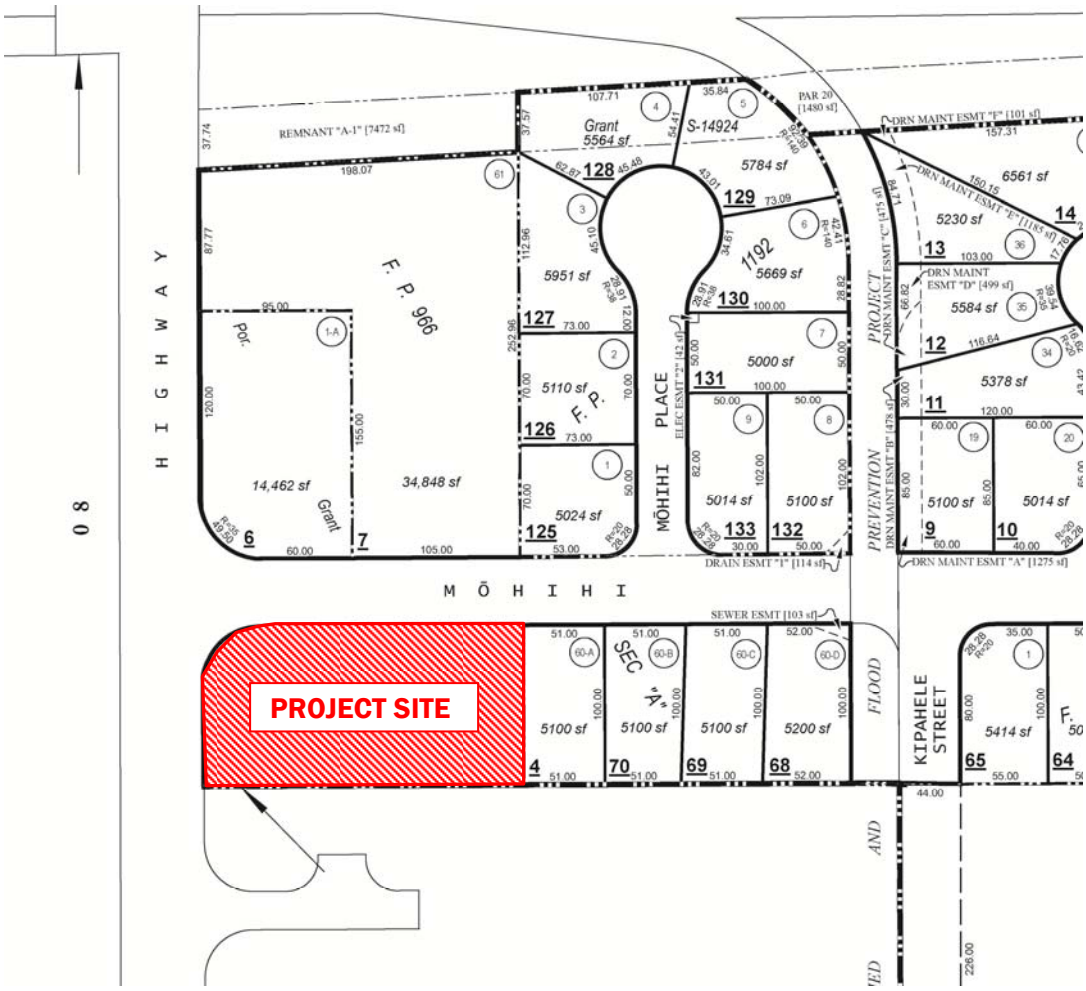


Figure 1-2 **Vicinity Map**

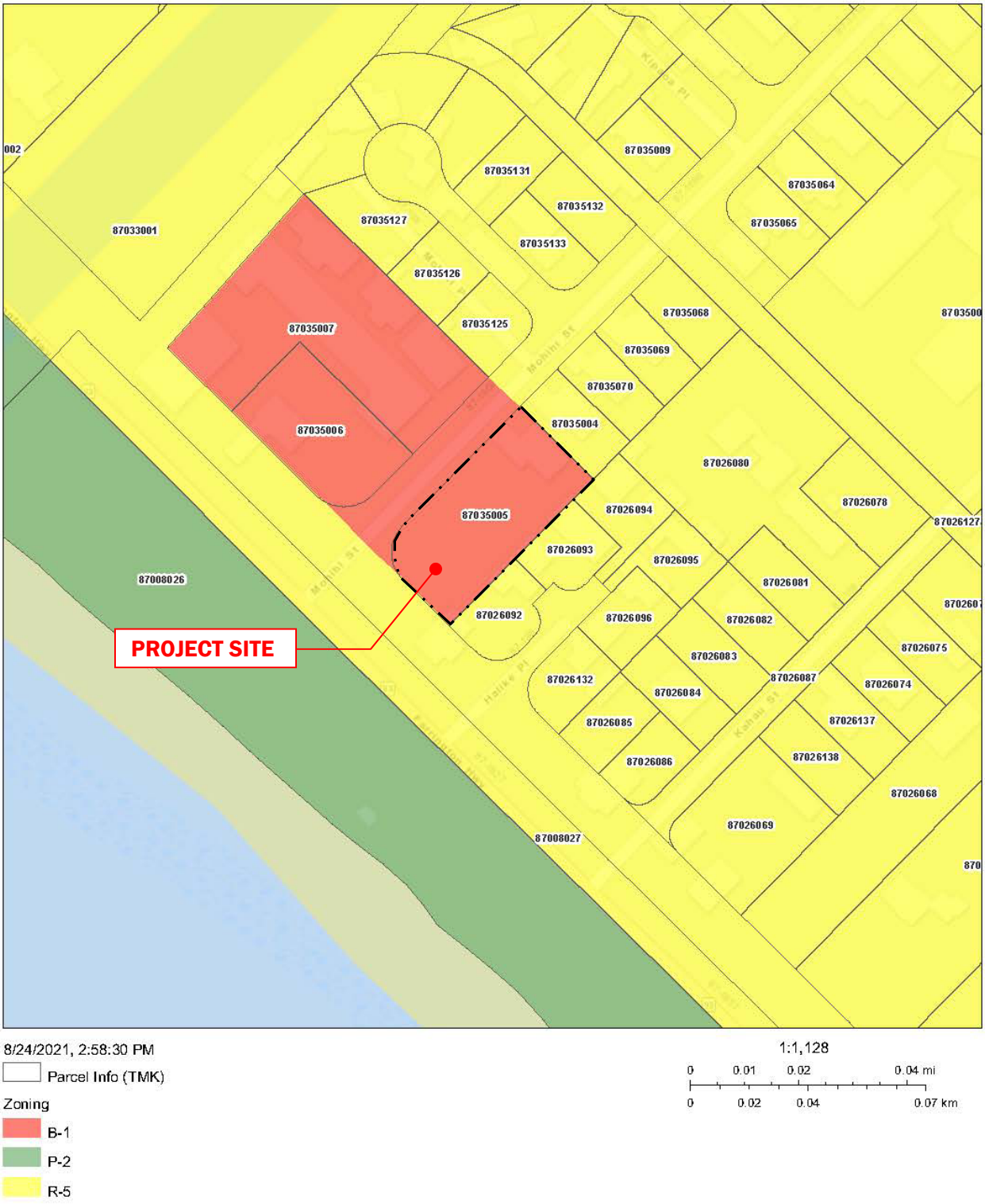


Figure 1-4 **Zoning Map**

B. PROJECT DESCRIPTION

Roy K. Yamamoto Architect, on behalf of Kyung Chul Shin and Soon Ae Shin, is in the process of preparing a Chapter 343, Hawaii Revised Statutes (HRS), Draft Environmental Assessment (DEA) for TMK: 8-7-035: 005. The applicant, Kyung Chul Shin and Soon Ae Shin, proposes to build a new two-story commercial building on a vacant lot within the B-1 Neighborhood Business zoning district in Nānākuli. The building will be L-shaped in configuration surrounding an open parking lot. Two open stairs, one at the mauka and one at the makai end, will connect the ground and second floors.

Although no significant environmental impact is anticipated, proper protocol and guidelines will be followed to minimize any adverse environmental impact that could be caused by the project.

II. DESCRIPTION OF EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

C. TECHNICAL CHARACTERISTICS

1. Use Characteristics

The project site consists of vacant, unused land in a rural residential area along Farrington Highway. This land situated adjacent to a residential neighborhood is a prime spot for rural commercial development. The ground floor will have six loft spaces and the upper floor will have five along with an Owner's unit.

2. Physical Characteristics

The applicant proposes to build a new two-story building on the vacant lot. The building will be L-shaped in configuration surrounding an open parking lot. Two open stairs, one at the mauka and one at the makai end, will connect the ground and second floors.

3. Construction Characteristics

Landscape

The existing lot is mostly flat and covered by low weedy types of grasses and other scrub vegetation. The proposed project includes clearing of the existing vegetation. Minor grading and grubbing will be carried out on the property to prepare for new development and landscaping.

Grading

The site is generally level; however, the topography will be modified in some sections to accommodate the new construction. Earthwork on-site will generally consist of fine adjustments to site grades to allow for construction of the building, driveways and pathways. Fill will be placed, and earth layers will be cut, as required, to allow construction to progress. Grading operations will balance the existing material on-site. There are no significant requirements for import or export of material.

General Construction

The general construction of housing will include the formation and placement of concrete footings and foundations, roadway base course and paving, the installation of mechanical equipment, the installation of electrical wiring and equipment, plumbing, general carpentry work, painting, and other trades and work typically associated with construction projects.

During construction at the site, construction activity hours (7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 6:00 PM, Saturday) and applicable noise regulations as per Title 11, Chapter 46, of the Honolulu Administrative Rules 11-46 will be met.

4. Utility Requirements

Water

Water for the Nānākuli area is drawn from the 'Ewa and Wai'anae Wells by the City and County Board of Water Supply (BWS) and conveyed to communities through a network of distribution lines. The project site will be served by the Nānākuli 242 Reservoir.

Impacts and Mitigation Measures

No significant impacts are anticipated on the existing water system as a result of constructing the proposed building. During design and construction, coordination will be maintained with BWS to ensure the water system will not be adversely impacted and to minimize interruption of water service to adjacent areas.

Preliminary consultation with BWS indicated the existing water system is adequate to accommodate the proposed commercial development.

Wastewater

The existing municipal sewer system serving the vicinity of the project includes several gravity lines along Farrington Highway. There is an existing 6" waste line below grade at Mōhihi St. Wastewater collected by these lines is conveyed to the Wai'anae Wastewater Treatment Plant for treatment and disposal through an ocean outfall.

Impacts and Mitigation Measures

No significant impacts are anticipated on the existing wastewater system as a result of the proposed construction. During design and construction, coordination will be maintained to ensure the wastewater system will not be adversely impacted and to minimize the potential for interrupting wastewater service to adjacent areas.

Electrical/Communication

Hawaiian Electric Company (HECO) provides electrical service in the project area through a network of underground ductlines and aerial power lines. A new HECO pad mounted transformer will be located along Mōhihi St. to service the electrical needs for this project. A new ductline will run from the existing utility pole on Farrington Highway to the transformer.

Hawaiian Telcom provides telephone and communication services. Existing underground and aerial service lines are located in the project area, serving private, residential and commercial properties.

Spectrum provides cable television and communication service in the project area. Existing underground and aerial cable lines are located in the project area, serving private, residential and commercial properties.

Impacts and Mitigation Measures

No significant impacts are anticipated on the existing electrical and communications system as a result of the construction and operation of the proposed project. Electrical, telephone and cable communication service to the proposed building will be provided through overhead lines from Farrington Highway. Consultation will be initiated with HECO, Hawaiian Telcom and Spectrum, respectively, to determine the adequacy of utility services for the proposed project. Required hook-up to these systems will be coordinated with the respective utility companies to minimize any potential conflicts with services to adjacent areas.

Gas

The Gas Company has an existing underground line along Farrington Highway.

It is not anticipated that gas service will be obtained for the proposed project.

Impacts and Mitigation Measures

No significant impacts are anticipated on the existing gas system as a result of the construction of the proposed project. During design and construction of the proposed building close coordination will be maintained with The Gas Company to ensure the gas lines will not be adversely impacted and service will not be interrupted.

Drainage

The existing project site is vacant so currently any water that reaches the site is absorbed into the pervious, vegetated land.

Impacts and Mitigation Measures

No significant impacts to drainage patterns in the vicinity of the project site are anticipated during construction and operation of the proposed facility. During construction activities, potential surface run-off will be handled in accordance with DPP's Rules Relating to Water Quality.

Development of the proposed project will increase impervious area of the project site. The drainage pattern of the improved site is anticipated to generally follow the existing pattern. Long term water quality will not be affected by the proposed project. The project site will be graded to drain the run-off towards Mōhihi Street. Following construction, exposed soils will have been built over, paved over, or landscaped to control erosion.

5. Solid Waste Disposal

The City and County of Honolulu, Department of Environmental Services Refuse Collection and Disposal Division collect solid waste in the vicinity of the project site. Since this is a commercial project, a private refuse collection company will be contracted.

Solid waste from residential and commercial properties within the project area that is not recycled or diverted to the waste-to-energy plant, is disposed of at the Waimanalo Gulch Sanitary Landfill. Construction waste is disposed of at the Nānākuli Landfill, also known as Lualualei Landfill, located on Lualualei Naval Road.

Impacts and Mitigation Measures

No significant impacts to the municipal solid waste collection and disposal system are anticipated during construction of the proposed project. Construction of the proposed building will require grading and excavation activities, which may produce excess soil. It will be the responsibility of the contractor to dispose of any excess soil removed during construction. There may be short-term environmental impacts caused by construction materials waste.

D. ECONOMIC AND SOCIAL CHARACTERISTICS

Nānākuli is a rural, residential community approximately 50 miles west of downtown Honolulu on the Leeward side of O'ahu. According to the 2020 U.S. Census, Nānākuli had a population of 12,195. Of the total population, 51.0% were Native Hawaiian and other Pacific Islander ethnicity. 51.2% of the population falls between the ages of 18 to 64 years old. The average household size is 4.32.

According to the 2020 Census, the median household income for Nānākuli is $75,031 which is lower than that of the City and County of Honolulu at $85,857.

The estimated value of construction for the project is $2.5 million and is anticipated to take about 1-1/2 years to complete construction.

Impacts and Mitigation Measures

The proposed project would provide short-term economic benefits in the form of construction jobs as well as employment associated with the tenants of the project. The proposed project would also positively impact the social welfare of the region by providing commercial amenities for the community.

E. ENVIRONMENTAL CHARACTERISTICS

1. Climate

Nānākuli is located on the Wai'anae coast which is one of Hawai'i's driest areas, receiving an annual rainfall of 23.8 inches. The majority of the rainfall occurs during the months between October and February. The average high temperature is 84.5°F and average low temperature is 70.6°F.

Impacts and Mitigation Measures

The proposed project will not affect regional climate, however, replacing the existing vegetation on the project site with a building, walkways, parking area and landscaped areas will alter the microclimate of the site. Changes in wind patterns at ground level, shading by buildings and increased evapotranspiration by irrigated landscaping will change patterns of heating and cooling and humidity near ground level within the project site.

2. Topography

The subject property consists of vacant land that is generally level. The project site and surrounding areas slope gently toward the sea with no significant topographic features.

Impacts and Mitigation Measures

According to the PaciOOS website, the project site lies completely outside of the 2.0 ft and 3.2 ft sea level rise exposure area *(Figures 2-1 & 2-2)*. To accommodate construction of the new building and support necessary infrastructure, some earthwork such as excavation, grading, grubbing, and stockpiling will be required but no significant alteration of the topography will take place. No significant adverse impacts on topography are anticipated. To mitigate potential impacts that could occur as a result of the project, appropriate permits will be obtained, and construction and earthwork will follow standard guidelines and protocol.

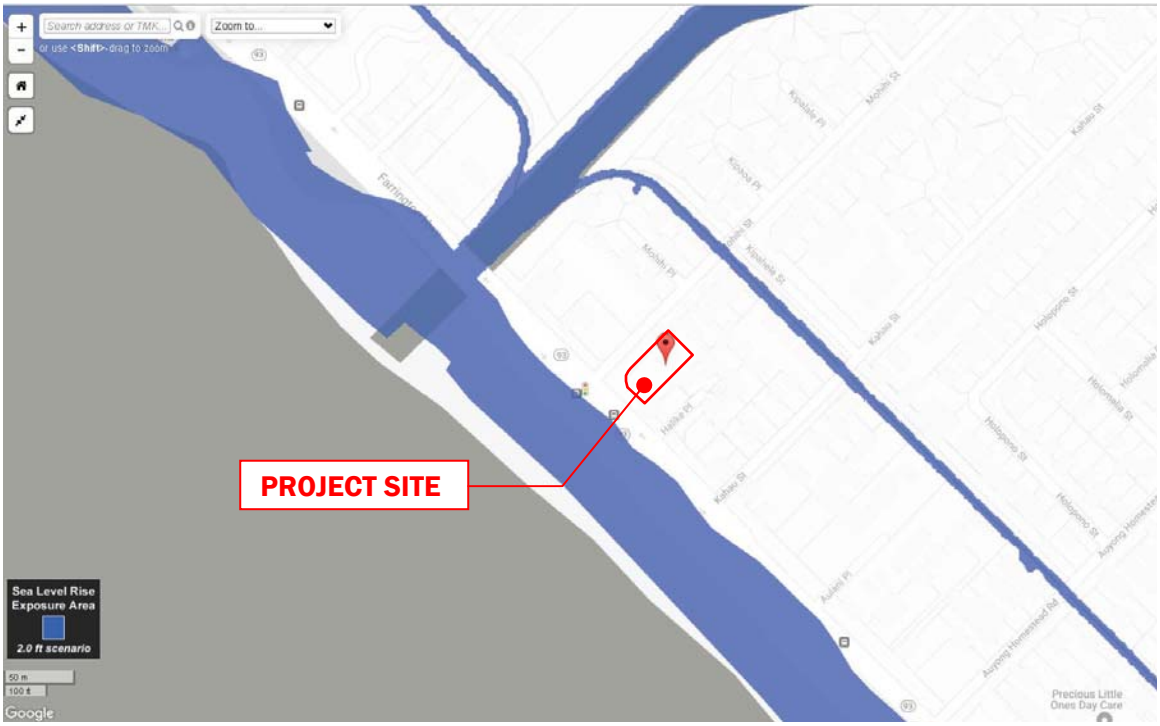


Figure 2-1 **Sea Level Rise 2.0 ft**

Figure 2-2 **Sea Level Rise 3.2 ft**

3. Soils

The project site is located on the leeward coastal plain at the foot of the Wai'anae Range. The coastal plain is underlain by elevated coral reef formed when the sea level was higher than it currently is. The ancient reef is partially covered by alluvium carried out from the Wai'anae Range.

According to the U.S. Natural Resources Conservation Services, the following soil type is found in the project area *(Figure 2-3):*

Coral outcrop (CR) - consists of coral or cemented calcareous sand. The coral reefs formed in shallow ocean water during the time the ocean stand was at a higher level. This is the predominant soil type at the project site.

Impacts and Mitigation Measures

No significant impacts on soils at the project site are anticipated with the construction and operation of the proposed project. Excavation and grading activities associated with construction of the proposed project will be regulated by the City and County's Rules Relating to Water Quality.

A NPDES General Permit for Storm Water Associated with Construction will not be required for the construction of the proposed project as the area of soil disturbance from construction activities will not exceed one acre. The building permit does, however, require compliance with the Rules Relating to Water Quality which includes implementation of an Erosion and Sediment Control Plan and Best Management Practices (BMP).

Following construction, exposed soils will be built over, paved over, or backfilled and landscaped.

Figure 2-3 **Soils Map**

4. Flood Hazard

According to the Flood Insurance Rate Map, Panel Number 15003C0194H, prepared by the Federal Emergency Management Agency (FEMA), the project is within Zone D, "areas in which flood hazards are undetermined, but possible" as shown in *Figure 2-5.*

The project is also located within the Tsunami Evacuation Zone *(Figure 2-4).*

Impacts and Mitigation Measures

The proposed project will cover much of the project site with impervious surfaces, which will increase the volume of runoff relative to the presently undeveloped condition of the site. The balance of the site not occupied by the building or parking will be landscaped to the fullest extent possible to help maximize pervious area.

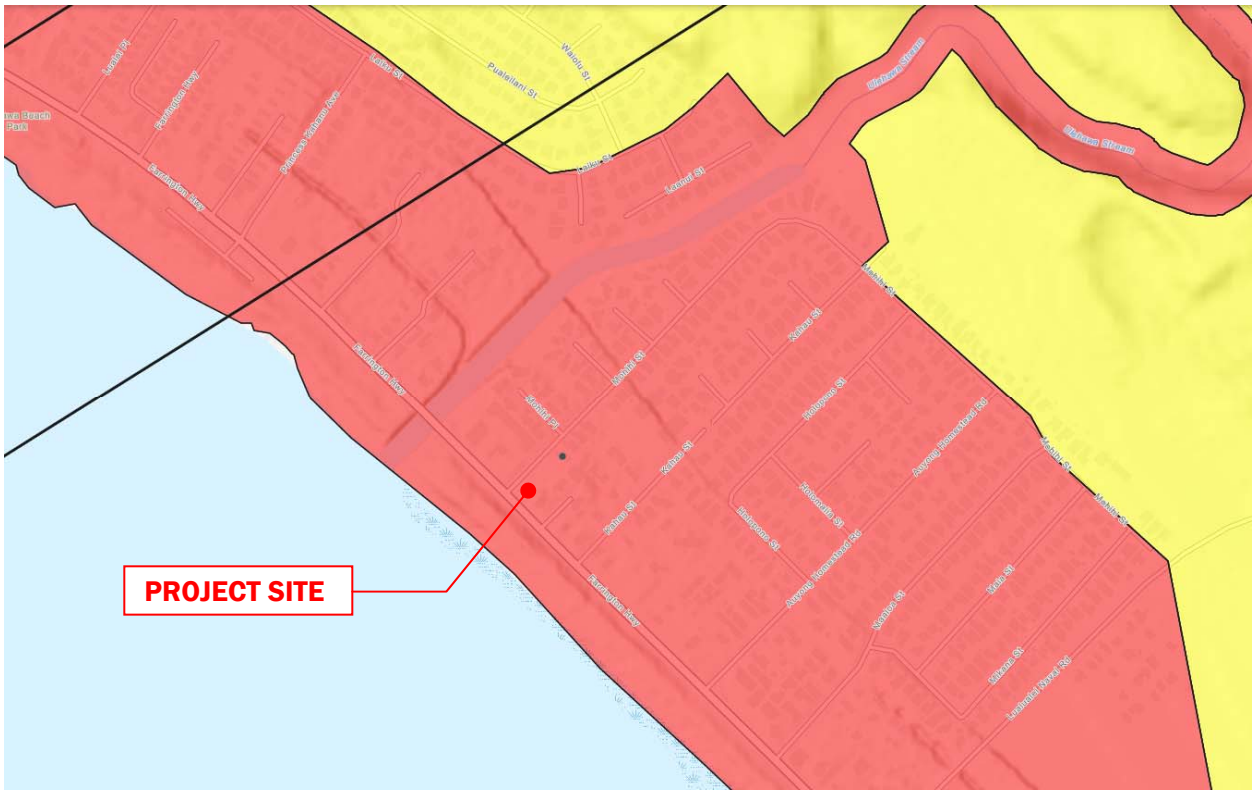
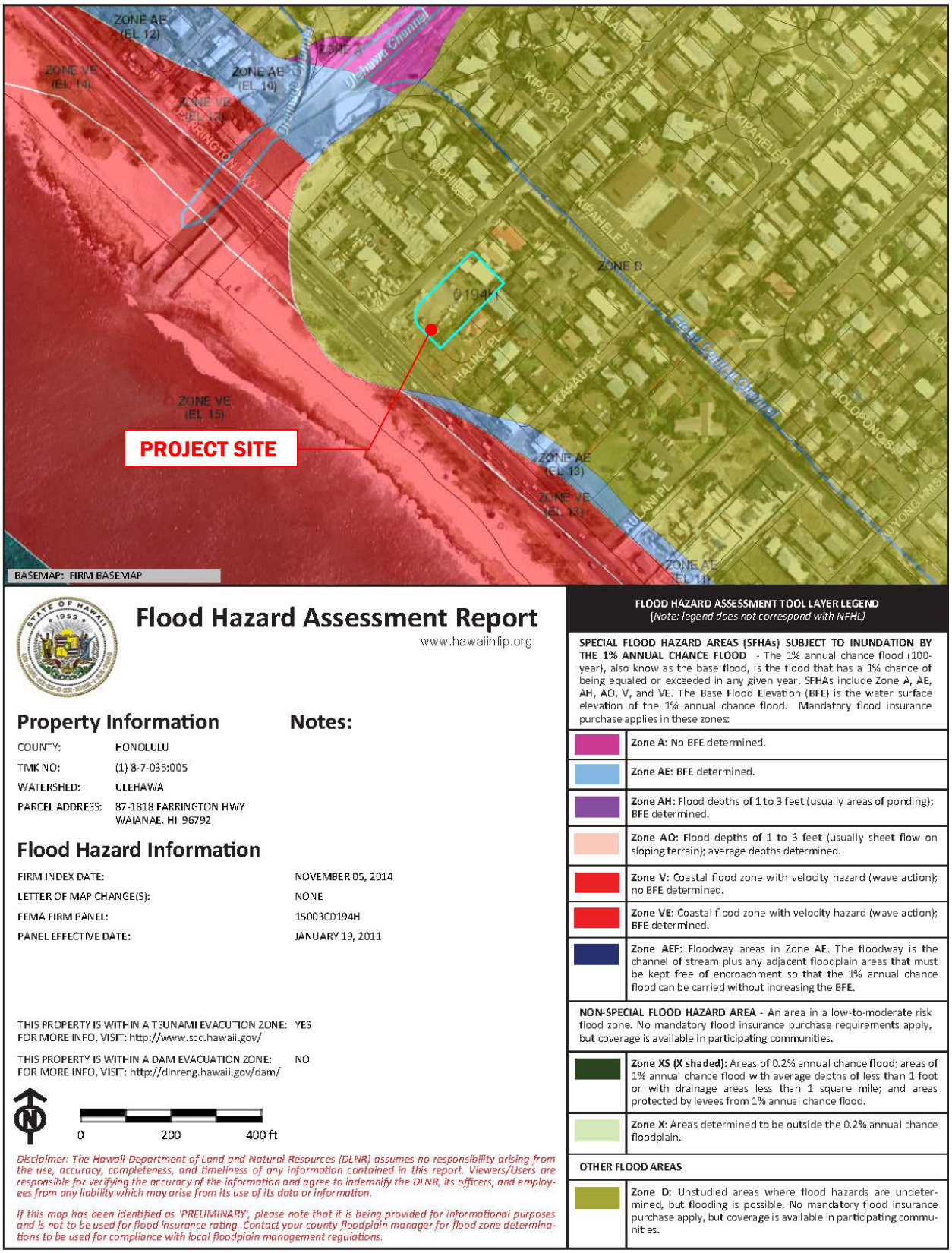


Figure 2-4 **Tsunami Evacuation Zones**



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 8-7-035:005
WATERSHED:	ULEHAWA
PARCEL ADDRESS:	87-1818 FARRINGTON HWY WAIANAE, HI 96792

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0194H
PANEL EFFECTIVE DATE:	JANUARY 19, 2011

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

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

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

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

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

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

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

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

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

OTHER FLOOD AREAS

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

Figure 2-5 **Flood Zones**

5. Flora and Fauna

The existing vegetation on the project site consists primarily of non-native species. The most common species are kiawe, koa haole and dry, scrubland grasses and shrubs. According to our pre-consultation correspondence with the Pacific Islands Fish and Wildlife Office (PIFWO), the species most likely to occur within the vicinity of the project area are the endangered Hawaiian hoary bat (ʻōpeʻapeʻa) and endangered Hawaiian stilt (Ae'o).

Impacts and Mitigation Measures

No significant impacts on floral and faunal species are anticipated though the recommended conservation measures will be adhered to. To avoid and minimize impacts to the endangered Hawaiian hoary bat the following measures are recommended:

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

There are no woody plants greater than 15 feet tall that exist at the project site and no barbed wire fencing will be used.

To avoid and minimize potential impacts to the endangered Hawaiian stilt, the following measures are recommended:

- *In areas where waterbirds are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site or nearby.*
- *If water resources are located within or adjacent to the project site, incorporate the applicable best management practices (BMPs) regarding work in aquatic environments into the project design.*
- *Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest).*

While Ulehawa Stream runs a block away from the project site in the northwest direction, there are no fresh and brackish-water marshes or ponds in the immediate vicinity. There are also no water resources located within or adjacent to the project site. Caution will be exercised during construction to avoid creating areas of ponding water that might attract the Hawaiian stilts. Due to these reasons, there are no anticipated habitats present at the project site but if one is encountered the above measures will be adhered to.

6. Historic, Cultural and Archaeological Resources

The project site lies within the ahupua'a of Nānākuli in the moku of Wai'anae. According to past, traditional history and mythology, the common perception of Nānākuli was that it had poor, agricultural land due to its drier weather on the leeward coast. One translation of the meaning of

Nānākuli, "to look deaf," supports that perception. It was said that residents were embarrassed about not being able to offer food to passersby so they pretended to be deaf to avoid interaction. The project site is not known to be of historical, cultural or archaeological significance. The site was in commercial use for a long period of time prior to being vacant and no native cultural practices have or will be affected by the proposed commercial use. The pedestrian inspection verified the findings from background research. The project area appears to have been graded and previously disturbed.

Impacts and Mitigation Measures

The potential to encounter historic properties at the projects site is low. If any previously unidentified historic sites or remains are encountered during site work and construction, all work in the immediate area will cease and an archaeologist from SHPD will be notified. Work in the area will be suspended until further recommendations are made for the appropriate treatment of cultural materials.

7. Traffic

The proposed project site is located at the southeast corner of Farrington Highway (State Route 93) and Mōhihi Street (City and County of Honolulu jurisdiction) intersection. Farrington Highway serves as the primary access road along the leeward coast and connects with the H-1 Freeway near Kapolei. Adjacent to the project site, public transit is provided by O'ahu Transit Services "TheBus" with a stop going westbound located along Farrington Highway near Mōhihi Street. There is also a stop going eastbound across Farrington Highway. Bus routes serving this section of Farrington Highway include Route C "Country Express!", which extends from Ala Moana Shopping Center to Mākaha; Route 40, which extends from Ala Moana Shopping Center to Mākaha; Route 93 "Wai'anae Coast Express", which extends from Downtown Honolulu to Mākaha; Route 403, which runs from Nānākuli to Wai'anae. There are no bicycle facilities in the project vicinity. Most areas of the mauka side of Farrington Highway has a sidewalk for pedestrians but the makai side does not.
Fronting the project site is Farrington Highway, a two-way, four-lane, undivided State Highway with a posted speed limit of 35 miles per hour (mph). Adjacent to the site, the highway intersects with Mōhihi Street, a two-way, two-lane, City and County of Honolulu roadway with a speed limit of 25 mph. At this signalized intersection, the westbound approach of Farrington Highway serves through and right-turn traffic movements and the eastbound approach serves through and left-turn movements.

Approximately 50 feet southeast of the project site, Farrington Highway intersects with Halike Place, which is a two-way, one lane, City and County of Honolulu roadway which deadends at a hammerhead turnaround. At this unsignalized intersection, all approaches serve through, left-turn and right-turn traffic movements. Traffic on the Farrington Highway approaches to the intersection are allowed to proceed freely through the intersection while the Halike Place approaches are controlled by a stop sign.

The main access to the site will be off Mōhihi Street at an existing driveway location and a proposed new driveway further away from Farrington Highway will provided access to the loading space. Although an existing driveway off Farrington Highway will remain, there will be no vehicle access there.

Although the hours of the proposed commercial building will depend on its tenants, the anticipated hours of operation are from 7:00 AM to 6:00 PM.

Impacts and Mitigation Measures

No significant impacts on traffic are anticipated during the construction and operation of the proposed building.

In the short-term, during construction of the project, trucks, heavy equipment and other vehicles will use existing roads to import and export materials and to access construction areas. The increase traffic from construction-related vehicles should not be significant, but may cause some minor inconveniences to businesses and residents in the vicinity. Construction of water and sewer connections to lines in roadways may also cause temporary inconvenience. Coordinating work hours to avoid peak traffic hours will mitigate short-term traffic impacts.

Construction vehicles will park within the project site whenever possible and thus will not affect traffic flow along adjoining roadways expect while traveling to and from the site.

As appropriate, construction contractor(s) will be required to mitigate potential vehicular and pedestrian traffic impacts through appropriate traffic control measures and safety devices.

In response to the Hawai'i Department of Transportation's (HDOT) recommendations, there will be no direct access to Farrington Highway permitted. Although the existing driveway to Farrington Highway will remain, there will be no access onto the site. There will be no additional discharge of surface water run-off onto Farrington Highway.

The anticipated peak periods of traffic in this area are between the hours of 7:00 AM to 8:00 AM and 3:30 PM to 5:00 PM. Every effort will be made to limit the number of vehicle trips to/from the site during peak traffic hours.

The largest anticipated construction vehicle is a concrete truck with a turning radius of about 42 to 43.5 feet. The corner of Mōhihi Street and Farrington Highway has a 35 foot radius. With Mōhihi Street having a 50 foot width, a concrete truck should be able to make a right-turn from Farrington Highway without intruding into another lane.

8. Noise

The project site is bordered by Farrington Highway to the west, commercial uses to the north and abuts single-family residences to the east and south. Predominant sources of noise include vehicles traveling along the highway and on adjoining streets. There is some noise from the recycling center across Mōhihi Street. There are also natural noises in the project area due to wind and ocean waves.

Impacts and Mitigation Measures

In the short-term, noise from construction activities will likely be unavoidable during the entire construction period. The project will involve excavation, grading, and construction of the new building. Construction of the project may generate significant amounts of noise, which may impact nearby residents and businesses temporarily. However, noise levels are not expected to adversely affect residents near the project site. Construction activities will

comply with the provisions of the regulations for community noise control. The contractor will be required to obtain a noise permit if the noise levels from construction activities are expected to exceed allowable levels. Heavy vehicles traveling to and from the project site will comply with the State's administrative rules for vehicular noise control.

In the long-term, noise to be generated by activities at the proposed building will be relatively minimal and consistent with noise levels found in other nearby commercial uses and will not affect ambient noise levels.

9. Air Quality

No point sources of airborne emissions exist in the project vicinity. The air quality in the area is generally good with the primary non-point source of emissions from vehicles traveling along Farrington Highway and other roadways. Although there is no air quality monitoring station in the area, air quality is assumed to be in compliance with State and Federal standards due to the rural character of the project area. The State DOH's nearest air quality monitoring station is located in Kapolei about eight miles away.

Impacts and Mitigation Measures

No significant impacts on ambient air quality are anticipated during construction and operation of the proposed building. In the short-term, construction activities such as clearing, grubbing, grading and excavation will produce exhaust emissions.

A dust control plan, as part of the Erosion and Sediment Control Plan, will be implemented to control fugitive dust from construction activities. Fugitive dust emission will be controlled through mitigation measures such as watering active work areas, erecting dust screens, and keeping driveways and subsequently adjacent paved roads clean.

III. RELATIONSHIP TO LAND USE, POLICIES AND CONTROLS

A. HAWAI'I STATE PLAN

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

Twelve Functional Plans were also developed to further define the goals and objectives of the Hawai`i State Plan. The twelve functional plans include: 1) Agriculture; 2) Conservation Lands; 3) Employment; 4) Energy; 5) Health; 6) Higher Education; 7) Historic Preservation; 8) Housing; 9) Recreation; 10) Tourism; 11) Transportation; and 12) Water Resources Development. The list below states all the applicable Hawai‘i State Plan goals, objectives, policies and priority guidelines and a discussion of how the proposed project complies with the objectives, policies or priority guidelines.

Specific objectives and policies of the State Plan that pertain to the project are as follows:

Section 226-5 Objectives and Policies for population.

(a) 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) To achieve the population objective, it shall be the policy of this State to:
   (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 country;
   (2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires;
   (3) Promote increased opportunities for Hawai'i's people to pursue their socio-economic aspirations throughout the islands;
   (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;
   (5) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population; and
   (6) 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.

Discussion: The proposed project will provide commercial amenities for this rural residential community on an otherwise underutilized piece of land.

Section 226-12 Objectives and Policies for the physical environment—scenic, natural beauty, and historic resources.

(a) 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 multicultural/historical resources.

(b) To achieve the scenic, natural beauty, and historic resources objectives, it shall be the policy of this State to:
   (1) Promote the preservation and restoration of significant natural and historic resources;
   (2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities;
   (3) Promote the preservation of views and vistas to enhance the landscapes, and other natural features;
   (4) Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage; and
   (5) Encourage the design of developments and activities that complement the natural beauty of the islands.

Discussion: The Project is in alignment with the State's objectives and policies regarding scenic, natural beauty, and historic resources. The proposed building will not impact makai views from Farrington Highway since the project site is located on the mauka side of the highway. The mauka view will be altered with the proposed building on currently vacant land but will be in line with the surrounding environment. New landscaping can be expected to bolster the natural beauty of the surrounding neighborhood. The proposed project will further reinforce the rural character of the area.

Section 226-13 Objectives and policies for the physical environment--land, air, and water quality.

(a) 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; and
(2) Greater public awareness and appreciation of Hawai'i's environmental resources.

(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:
(1) Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources;
(2) Promote the proper management of Hawai'i's land and water resources;
(3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters;
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people;
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters;
(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities;
(7) Encourage urban development near existing services and facilities; and
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.

Discussion: The Proposed use of the property is in alignment with the State's objectives and policies regarding land, air, and water quality. The Project is not expected to adversely affect Hawai'i's land, air, and water resources. Nevertheless, protective measures will be carried out to address potential impacts to the physical environment that may occur because of the Project. Construction BMPs will be used to mitigate adverse environmental impacts and protect Hawai'i's natural resources throughout the development of the Project.

The proposed project is appropriately scaled to the surrounding area, which includes low-rise single-family homes. The proposed development is reflective of the character of surrounding neighborhoods, and the planned design of the new building and improved landscaping at the project site will bolster the scenic beauty of the area.

Section 226-14 Objectives and policies for facility systems–in general.

(a) Planning for the State's facility systems in general shall be directed towards the achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.

(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:
(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;
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities;
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user; and
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.

Discussion: The Project supports the State's objectives and policies regarding facility systems in Hawai'i. The proposed development is not expected to adversely impact water, transportation, waste disposal, or energy and telecommunication systems. Construction will follow proper protocol and guidelines to achieve the State's objectives. The proposed development design supports the prudent use of resources to the extent possible.

Section 226-15 Objectives and policies for facility systems--solid and liquid wastes.

(a) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:
  (1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes; and
  (2) Provision of adequate sewerage facilities for physical and economic activities.

(b) To achieve solid and liquid waste objectives, it shall be the policy of this State to:
  (1) Encourage adequate development of sewerage facilities that complement planned growth;
  (2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic; and
  (3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.

Discussion: The proposed project is consistent with the State's objectives and policies regarding solid and liquid wastes. The Project is not expected to adversely impact water or waste disposal systems. Proper maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes will be upheld by the Project.

There are no existing on-site wastewater facilities at the property. The development will ensure that appropriate infrastructure and waste management facility systems are in place.

Section 226-16 Objectives and policies for facility systems--water.

(a) 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.

(b) To achieve the facility systems water objective, it shall be the policy of this State to:
  (1) Coordinate development of land use activities with existing and potential water supply;
  (2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs;
  (3) Reclaim and encourage the productive use of runoff water and wastewater discharges.
  (4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use;
  (5) Support water supply services to areas experiencing critical water problems; and
  (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.

Discussion: The Project supports the State's objectives and policies for facility systems in Hawai‘i with regard to water. The proposed improvements include the necessary infrastructure and facility systems to provide water to accommodate the needs associated with a commercial building.

The proposed project will follow proper protocol and guidelines to achieve the State's objectives and policies for the provision and management of water resources regarding facility systems. The proposed development design supports the prudent use of resources to the extent possible.

Section 226-18 Objectives and policies for facility systems--energy.

(a) 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 Hawai‘i’s dependence on imported fuels for electrical generation and ground transportation;
(3) Greater diversification of energy generation in the face of threats to Hawai‘i’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 Hawai‘i’s utility customers a priority.

(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) To further achieve the energy objectives, it shall be the policy of this State to:
(1) Support research and development as well as promote the use of renewable energy sources;
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;
(3) Base decisions of least-cost supply-side and demand-side energy resources 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;
(4) Promote all cost-effective conservation of power and fuel supplies through measures, including:
i) Development of cost-effective demand-side management programs
ii) Education
iii) Adoption of energy-efficient practices and technologies
iv) Increasing energy efficiency and decreasing energy use in public infrastructure
(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;
(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;
(7) Promote alternate fuels and transportation energy efficiency;
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;
(9) Support actions that reduce, avoid, or sequester Hawai‘i’s greenhouse gas emissions through agriculture and forestry initiatives;
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;
(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
(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.

Discussion: The Project supports the State’s objectives and policies regarding energy. The proposed development is not anticipated to adversely affect energy systems, and any population growth associated with the Project will have negligible impact on the State’s energy consumption.

The proposed improvements associated with the Project will provide dependable and efficient energy systems capable of supporting the needs of future tenants. The proposed project will follow proper protocol and guidelines to achieve the State’s objectives and policies for the provision of energy to

residents of the proposed development. The Project will promote cost-effective conservation of energy through the appropriate adoption of energy-efficient practices and technologies.

Section 226-18.5 Objectives and policies for facility systems--telecommunications.

(a) 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) To further achieve the telecommunications objective, it shall be the policy of this State to:
    (1) Facilitate research and development of telecommunications systems and resources;
    (2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;
    (3) Promote efficient management and use of existing telecommunications systems and services; and
    (4) Facilitate the development of education and training of telecommunications personnel.

Discussion: The Project supports the State's objectives and policies regarding telecommunications. The developer will ensure that dependable and efficient telecommunication facility systems are provided to future tenants of the proposed development.

Section 226-20 Objectives and policies for socio-cultural advancement--health.

(a) 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
    (2) Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities
    (3) Elimination of health disparities by identifying and addressing social determinants of health.
(b) To achieve the health objectives, it shall be the policy of this State to:
    (1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems including substance abuse.
    (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.
    (3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.
    (4) Foster an awareness of the need for personal health maintenance and preventative health care through education and other measures.
    (5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.
    (6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.
    (7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code Section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.

Discussion: The Project supports the State's objectives and policies for socio-cultural advancement regarding health. The proposed development will provide a safe and sanitary commercial building located in a suitable environment to fulfill the basic needs for the community. The Project aims to provide a new commercial building in an area designated by the State and County for neighborhood business and rural residential. The characteristics of the property and surrounding area are suitable for the proposed development.

The Project is not anticipated to result in significant adverse impacts to the natural environment. Sanitary and environmentally healthful conditions will be maintained throughout the development and completion of the Project. Construction will follow proper protocol and guidelines to achieve the State's objectives with regard to maintaining public health and mitigating adverse environmental impacts.

Section 226-23 Objectives and policies for socio-cultural advancement–leisure

(a) 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) To achieve the leisure objective, it shall be the policy of this State to:
    (1) Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.
    (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.
    (3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.
    (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.
    (5) Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.
    (6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.
    (7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.
    (8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.
    (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.
    (10) Assure adequate access to significant natural and cultural resources in public ownership.

Discussion: The proposed project is consistent with the State's objectives and policies for socio-cultural advancement regarding leisure and will meet standards to accommodate the recreational needs for future residents. The proposed development will provide reasonably priced, safe, sanitary, and livable homes located in a suitable environment to accommodate the needs and desires of families and individuals. The planned design of new buildings and improved landscaping at the project site are compatible with the surrounding environment and will bolster the scenic beauty of the area.

Existing recreational resources near the proposed development include 'Ewa Beach Community Park 0.6 miles away, One'ula Beach Park one (1) mile away, and Pu'uloa Beach Park 1.6 miles away. Public access to the shoreline is presently available via existing shoreline access right-of-way

connections in the Project vicinity. Approximately 1,600 feet to the west of the project site is a public shoreline access connection, located off Pupu Street at the end of Pōhakupuna Place.

The proposed cluster development must comply with associated leisure and recreational requirements such as the park dedication. For residential districts, the park dedication requirement is 350 sq. ft. multiplied by the number of dwelling units in the project. Therefore, if the project develops 21 units, a total of 7,350 square feet of land will be required to meet park dedication requirements. Details of the Cluster Housing regulations can be found in Chapter 22, ROH. The Project will comply with all relevant requirements.

B. HAWAI'I STATE LAND USE DISTRICT BOUNDARIES

The State of Hawai‘i Land Use Law regulates and classifies the uses of lands in the State to accommodate growth and development, and to retain the natural resources in the area. All State lands are classified by the State Land Use Commission, as Urban, Rural, Agricultural, or Conservation, with consideration given to the General Plan of the County. The project site lies within the Urban District, which includes "lands characterized by city-like concentrations of people, structures, streets, urban level of services and other related land uses." *(Figure 3-1)*

Discussion: The proposed project is consistent with the Urban classification.

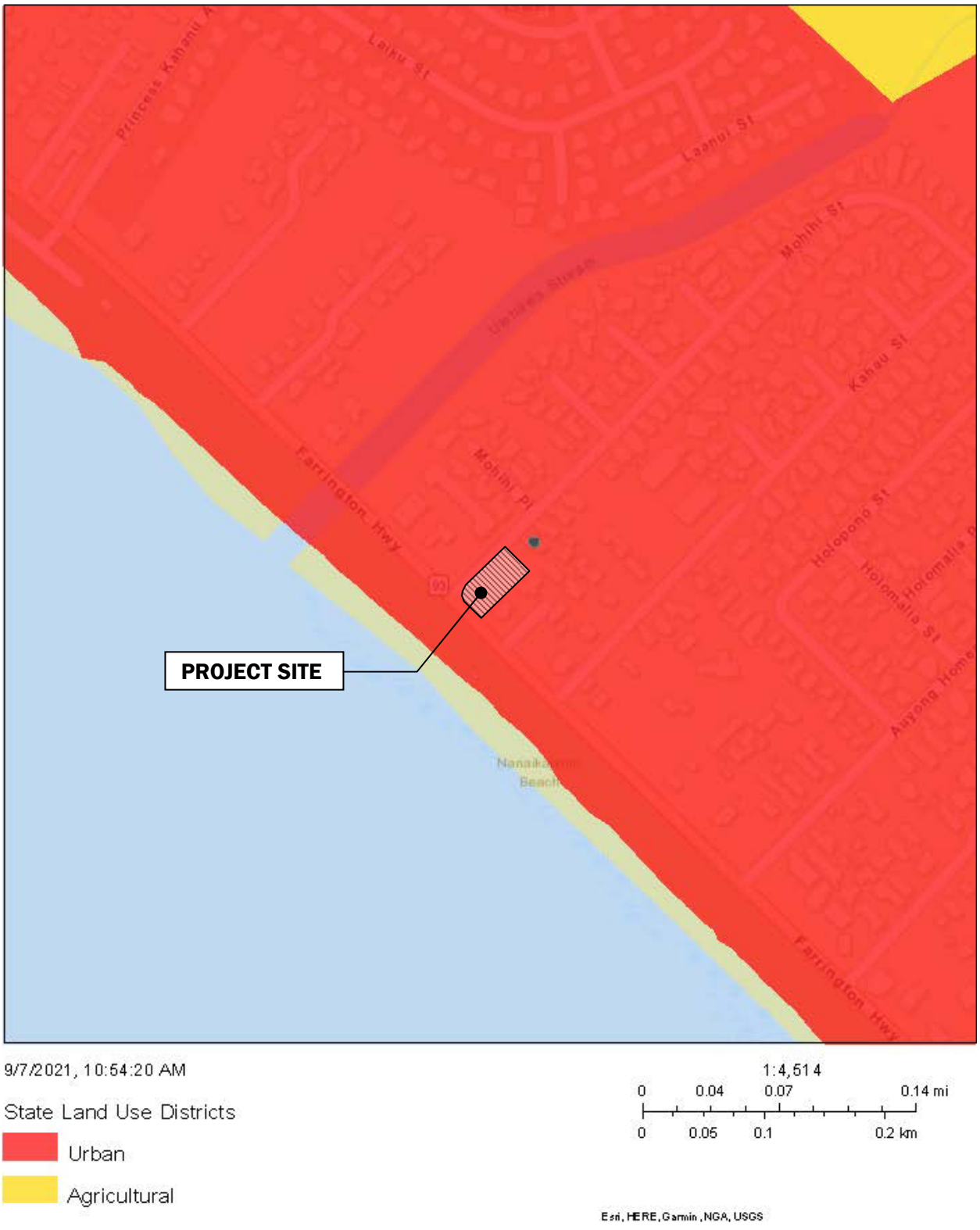


Figure 3-1 **State Land Use Districts**

C. HAWAI'I COASTAL ZONE MANAGEMENT PROGRAM

The Federal Coastal Zone Management Act was passed in 1972 and Hawai'i's program was approved in 1977 (Chapter 205A, Hawaii Revised Statutes). The objectives of Hawai'i's Coastal Zone Management (CZM) Program are to protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities. The objectives of the program are also to reduce coastal hazards and to improve the review process for activities proposed within the coastal zone.

D. CITY AND COUNTY OF HONOLULU, GENERAL PLAN

The Project complies with the following policies and guidelines of the City and County of Honolulu's 1992 General Plan Objectives and Policies (amended October 3, 2002). The General Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of O'ahu. The Plan is also a statement of broad policies that facilitate the attainment of the Plan objectives. The General Plan addresses eleven subject areas, which include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety; health and education; culture and recreation; and government operations and fiscal management. The following subsections relate to the proposed project and includes discussion on how the Project complies with the relevant General Plan Objectives and Policies.

Natural Environment

Objective A: To protect and preserve the natural environment.

> *Policy 1: Protect Oahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.*
>
> *Policy 4: Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water- recharge areas, distinctive land forms, and existing vegetation.*
>
> *Policy 6: Design surface drainage and flood-control systems in a manner which will help preserve their natural settings.*
>
> *Policy 8: Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.*

Discussion: The proposed project is appropriately sized and compatible with the surrounding environment. Grading for the new project will drain runoff towards Mōhihi Street where planting areas will minimize the potential for flooding but overall, the existing, relatively flat topography will not be altered much. No significant impacts on floral and faunal species are anticipated though the recommended conservation measures will be adhered to.

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

> *Policy 2: Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.*

Discussion: The proposed building will not impact makai views from Farrington Highway since the project site is located on the mauka side of the highway. The mauka view will be altered with the proposed building on currently vacant land but will keep in line with the two-story residences in the vicinity.

Physical Development and Urban Design

Objective A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

> *Policy :7 Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.*

Discussion: The proposed site is appropriate for commercial use as across the street also has a small commercial building. The proposed building will also accommodate the needs of the surrounding residential neighborhood.

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

> *Policy 1: Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.*

Discussion: The proposed project will contain commercial and retail uses geared towards serving the needs of households in the area.

> *Policy: 4 Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.*

Discussion: The proposed building will be two-story and maintain the rural character of the community.

E. DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN

The City and County of Honolulu has eight Development Plans and Sustainable Communities Plans to implement the policies and guidelines of the General Plan. The areas that carry most of O'ahu's population and development growth are in the Primary Urban Center, the secondary center in 'Ewa and urban fringe areas in 'Ewa and Central O'ahu. The Sustainable Communities Plans for East Honolulu, Ko'olau Poko, Ko'olau Loa, North Shore, and Wai'anae are geared towards maintaining their modest development and rural character.

The project site is located within the Wai'anae Sustainable Communities Plan (March 2012) area that extends from the 'Ewa-Wai'anae district boundary north of Hawaiian Electric Beach Park, to Ka'ena Point and mauka to the ridgeline of the Wai'anae mountain range.

The Wai'anae Sustainable Communities Plan Land Use Map shows land use patterns that are in line with the objectives and policies of the General Plan. The Wai'anae Sustainable Communities Plan Land Use Map designates rural residential use for the project site and surrounding area *(Figure 3-2).* The consistency of the proposed project with the Wai'anae Sustainable Communities Plan is discussed below:

Vision Statement

The vision for the future of the Wai'anae District is that all members of our community - from the kūpuna (grandparents/elders) to the mo'omo'o (children, including those yet unborn) have their essential needs met.

Vision Elements

1. *Recognize the traditional ahupua'a of the Wai'anae District and adapt the ahupua'a concept as a framework for land use and open space planning*
2. *Delineate the four major land use types: Preservation Lands, Agricultural Lands, Rural Community Areas, and Coastal Lands.*
3. *Restrict coastal urban, suburban, or resort development makai of Farrington Highway*
4. *Preserve all lands north of Kepuhi Point as open space lands*
5. *Preserve and restore streams and stream corridors*
6. *Preserve and protect cultural sites and cultural landscapes*
7. *Improve transportation systems within the District*
8. *Designate, plan, and develop Town Centers and Community Gathering Places for Wai'anae, Nānākuli, Lualualei, and Mākaha*
9. *Develop and support community-based businesses*
10. *Government agencies should partner with community-based organizations in order to better manage Wai'anae's natural and cultural resources*

3.2 Open Space and Important Views

- *Do Not Allow Significant Negative Impacts on Important Public Views*
- *Minimize Outdoor Lighting*

Discussion: The proposed project will not have any effect on makai views as the project site is mauka of Farrington Highway. The mauka view will be altered with the proposed building on currently vacant land but will keep in line with the two-story residences in the vicinity. Outdoor lighting will be used to provide a safe environment but minimized whenever possible.

3.3 Coastal Lands

- *Prohibit Projects that Negatively Impact Coastal Lands*

Discussion: The proposed project will be of appropriate scale and use for the area and will not negatively impact coastal lands.

3.9 Commercial and Industrial Uses

- *Encourage establishment of commercial businesses that serve the community*
- *Prohibit "Big Box" stores*

- *Encourage light industrial businesses*
- *Do not allow heavy industry*

Discussion: The proposed project would contain businesses intended to serve the surrounding neighborhood and community. The proposed two-story building is low scale and would attract tenants with small businesses.

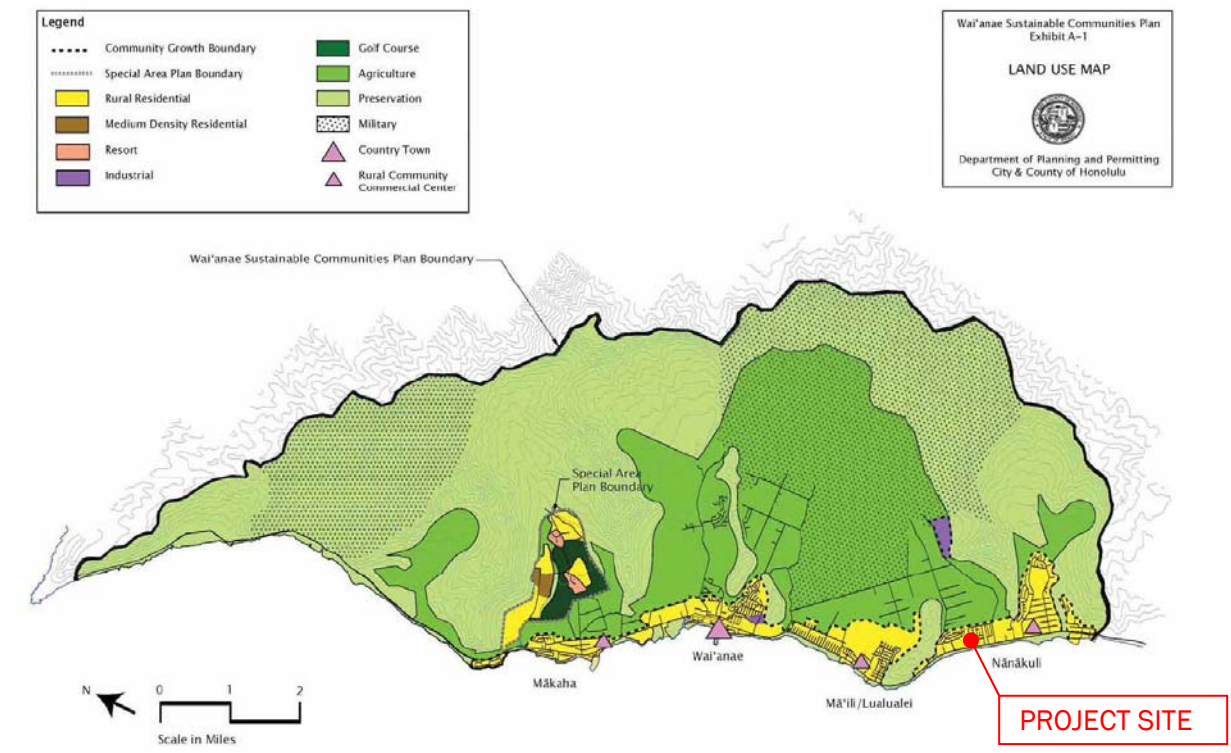


Figure 3-2 **Wai'anae Sustainable Communities Plan Land Use Map**

F. LAND USE ORDINANCE (LUO) AND ZONING

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the General Plan and Development/Sustainable Communities Plans.

The project site is zoned B-1 (Neighborhood Business). The intent of this district is to provide relatively small areas in rural town centers which serve the daily retail and other business needs of the surrounding population.

The proposed project's retail and commercial use falls right in line with the B-1 district's intents as it was meant to serve the neighborhood and community.

The proposed two-story building will be well under the maximum height limit of 40 feet for the B-1 zone. While the maximum building area is not regulated, the proposed building will cover

approximately 29% of the lot. Based on the LUO's maximum Floor Area Ratio (FAR) for the B-1 zone, the maximum density allowed would be 100% of the land area. The proposed project is approximately 52% of the project site.

The LUO's minimum parking space requirement for the proposed building would be 24 while the current site plan would provide 27spaces, including two accessible spaces.

G. SPECIAL MANAGEMENT AREA

As part of the CZM, all counties have enacted ordinances establishing Special Management Areas (SMA) that extend inland from the shoreline. Any development within the SMA requires an SMA Use Permit to ensure alignment with the policies and objectives of the Hawai'i CZM Program.

The project site lies entirely within the Special Management Area *(Figure 2-1)* and, therefore, is subject to SMA permit requirements and triggers the requirement of an EA. The proposed project is in compliance with the following applicable objectives, policies and guidelines for the issuance of the SMA permit:

Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Discussion: The project is not anticipated to adversely impact accessibility to nearby coastal recreational resources. There is beach access to Nānāikapono Beach across Farrington Highway from the project site and about 1/3 of a mile north is Ulehawa Beach Park.

Historic Resources

Objective: Protect, preserve, and, where applicable, 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.

Discussion: The project is not anticipated to adversely impact historic resources. The project site was previously developed and the potential for finding historic resources is low.

Scenic and Open Space Resources

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

Discussion: The project is not anticipated to adversely impact scenic and open space resources. The proposed building will not impact makai views from Farrington Highway since the project site is located on the mauka side of the highway. The mauka view will be altered with the proposed building on currently vacant land but will keep in line with the two-story residences in the vicinity. The proposed project will further reinforce the rural character of the area.

Coastal Ecosystems

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

Discussion: The project is not anticipated to pose adverse effects to coastal ecosystems. Construction BMPs will be used to mitigate adverse environmental impacts and protect Hawai'i's natural resources throughout the development of the project. Other erosion and sediment control measures may include stockpiling materials on-site to prevent runoff, covering or stabilizing topsoil stockpiles, use of sediment basins and/or traps, and establishing landscaping as early as possible on completed areas.

Economic Uses

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

Discussion: The proposed project will have no adverse effects on the economy of Nānākuli. The project will utilize available, vacant, developable, and underutilized land for commercial use. The project would provide short-term economic benefits through construction jobs and long-term benefits through jobs provided by the proposed project. Also the proposed project will provide the community with commercial amenities.

Coastal Hazards

Objective: Reduce hazard to life and property from coastal hazards.

Discussion: According to the Flood Insurance Rate Map, Panel Number 15003C0194H (January 19, 2011) prepared by the Federal Emergency Management Agency (FEMA), the project site is within Zone D, "areas in which flood hazards are undetermined, but possible" *(Figure 2-5).* The proposed project will cover much of the site with impervious surfaces, which will increase the volume of runoff relative to the presently vacant site. Grading for the new project will drain runoff towards Mōhihi Street where planting areas will minimize the potential for flooding.

The project is located within the Tsunami Evacuation Zone *(Figure 2-4).*

Managing Development

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

Discussion: The project supports the objectives and policies with regards to managing development in coastal areas. This DEA is intended to communicate potential short and long-term impacts of the proposed projects.

Public Participation

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

Discussion: The public will be afforded an opportunity to review and comments on the DEA pursuant to the requirements of the Hawai'i Revised Statutes Chapter 343 environmental review process.

Beach and Coastal Dune Protection

Objective: Protect beaches and coastal dunes for

1. *Public use and recreation;*
2. *The benefit of coastal ecosystems; and*
3. *Use as natural buffers against coastal hazards*

Discussion: The project is not anticipated to adversely impact any beaches or shoreline resources.

Marine and Coastal Resources

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

Discussion: The project is not anticipated to adversely impact any marine or coastal resources.

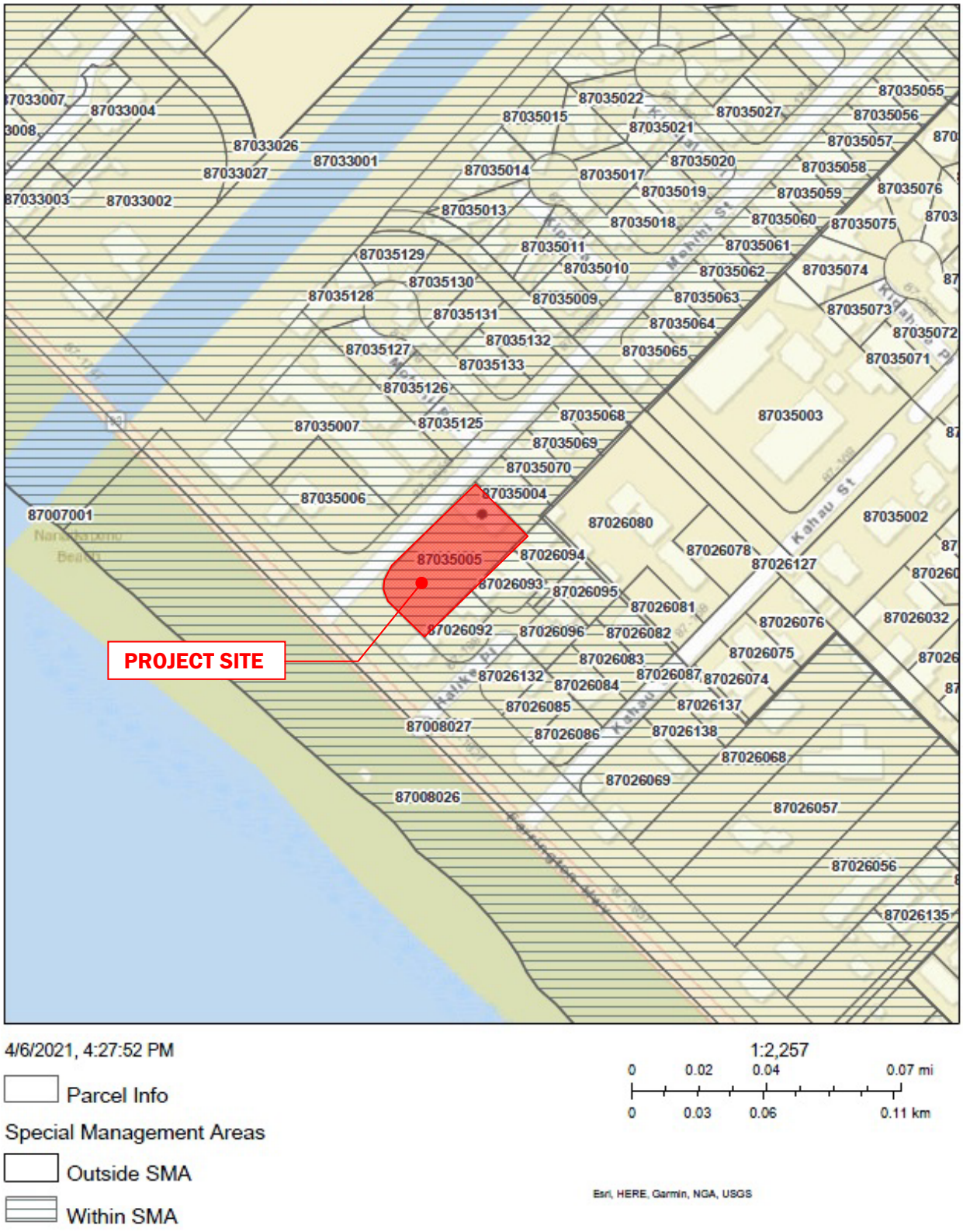


Figure 3-3 **Special Management Area**

IV. ALTERNATIVES

A. NO ACTION ALTERNATIVE

The "No Action" alternative would not result in the construction of a commercial building and the property would remain as vacant, underutilized land. The "No Action" alternative would preclude short and long-term beneficial and adverse impacts described in this DEA.

B. ALTERNATE SITE

Although the proposed site is identified by the Wai'anae Development Plan Land Use Map as "Rural Residential," the City and County Zoning designation is B-1 Neighborhood Business. The proposed project is consistent with this concept and will provide a variety of commercial amenities to support the residents in the community. Therefore, no alternative sites are being considered.

V. ANTICIPATED DETERMINATION

A. ANTICIPATED DETERMINATION

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

B. REASONS FOR SUPPORTING THE ANTICIPATED DETERMINATION

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

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

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

> Discussion: The proposed action is not anticipated to involved any construction activity that might lead to a loss or destruction of any natural or cultural resources.

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

> Discussion: The proposed project will not curtail the beneficial uses of the environment.

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

Discussion: The proposed project does not conflict with the long-term environmental policies, goals and guidelines of the State of Hawai'i. As presented in this EA, the project's potential adverse impacts are associated only with short-term construction-related activities and can be mitigated through adherence to standard construction mitigation practices.

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

Discussion: The proposed project would provide short-term economic benefits in the form of construction jobs as well as employment associated with the operation of the project. The proposed project would also positively impact the social welfare of the region by providing commercial amenities for the residents of the community.

(5) Substantially affect public health;

Discussion: The proposed project is anticipated to have a positive impact on the public health by providing commercial services to the community.

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

Discussion: No secondary impacts are anticipated with the construction or operation of the proposed project.

(7) Involves a substantial degradation of environmental quality;

Discussion: Construction activities associated with the proposed project are anticipated to result in relatively insignificant short-term impacts to noise, air quality, and traffic in the immediate project vicinity. The proposed project will not degrade environmental quality with the incorporation of the recommended mitigation measures during the construction phase.

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

Discussion: The proposed project is not anticipated to have a considerable cumulative effect on the environment.

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

Discussion: There are no known rare, threatened or endangered species of flora or fauna or associated habitat on the project site that could be adversely affected by the construction and operation of the proposed project. If a species or habitat is encountered, mitigation measures will be followed.

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

Discussion: Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site.

Operation of the proposed project will have no significant long-term impact on air or water quality or ambient noise levels in the vicinity.

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

Discussion: According to the Flood Insurance Rate Map, Panel Number 15003C0194H (January 19, 2011) prepared by the Federal Emergency Management Agency (FEMA), the project site is within Zone D, "areas in which flood hazards are undetermined, but possible" *(Figure 2-4).* The proposed project will cover much of the site with impervious surfaces, which will increase the volume of runoff relative to the presently vacant site. Grading for the new project will drain runoff towards Mōhihi Street where planting areas will minimize the potential for flooding.

The project is located within the Tsunami Evacuation Zone *(Figure 2-5).*

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

Discussion: The proposed building will not impact makai views from Farrington Highway since the project site is located on the mauka side of the highway. The mauka view will be altered with the proposed building on currently vacant land but will keep in line with the neighboring two-story residences in the vicinity. The proposed project will further reinforce the rural character of the area.

(13) Require substantial energy consumption.

Discussion: Construction and operation of the proposed project will not require a substantial increase in energy consumption.

C. SUMMARY

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

VI. LIST OF REQUIRED PERMIT APPROVALS

- Environmental Assessment (Draft and Final), City and County of Honolulu, DPP
- Special Management Area Use Permit
- Trenching Permit
- Building Permit

VII. AGENCY CONSULTATION

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

Respondents & Distribution	Pre-Assessment Consultation/ Recipient	Pre-Assessment Consultation Comments Received	Receiving Draft EA	Draft EA Comments Received
Federal Agencies				
U.S. Fish and Wildlife Service	X	X	X	
State of Hawai'i Agencies				
Department of Health (DOH)	X		X	
Environmental Planning Office	X		X	
Office of Environmental Quality Cotnrol	X		X	
Wastewater Branch	X		X	
Department of Land and Natural Resources (DLNR)				
Land Division	X		X	
State Historic Preservation Division	X		X	
Office of Conservation and Coastal Lands	X		X	
Department of Transportation	X	X	X	
Office of Planning and Sustainable Development	X	X	X	
City and County of Honolulu Agencies				
Board of Water Supply	X	X	X	
Department of Facility Maintenance	X	X	X	
Department of Planning and Permitting	X	X	X	
Honolulu Fire Department	X	X	X	
Honolulu Police Department	X	X		
Office of Climate Change, Sustainability and Resiliency	X	X	X	
Nānākuli-Ma'ili Neighborhood Board No. 36	X	X	X	

VIII. REFERENCES

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

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

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

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Trimble Website: https://maps.mytopo.com/mytopo/

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

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

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

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

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APPENDIX I
Conceptual Drawings

SITE INFORMATION

Lot Area: 19,737 sq. ft. (0.453 acres)

Max FAR: 1.0

Allowable Floor Area (FAR): 19,737 sq. ft.

Proposed Floor Area:

Ground Level:	5,873 sq. ft.
2nd Level:	4,826 sq. ft.
TOTAL	**10,699 sq. ft.** < 19,737 sq. ft. ✓

Max. Allowable Building Height: 40 ft

Proposed Building Height: Two stories, approx. 26'-2"

Type of Construction: Type V-B

Automatic fire sprinkler: No

Occupancy Group: B (Business), R-3 (Residential)

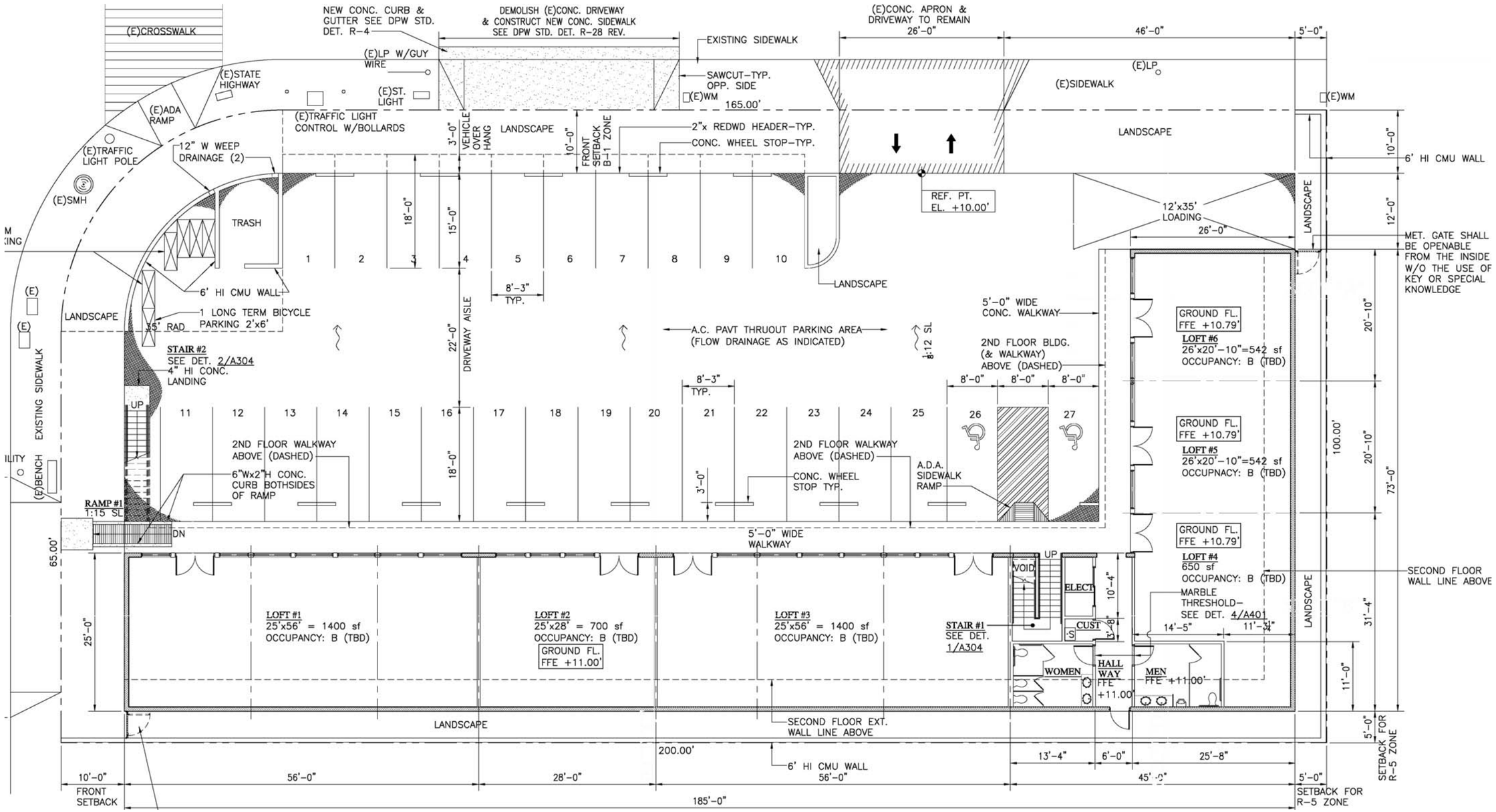
Parking:

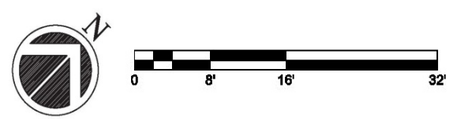
Owner's unit	900 sf/1,000	0.9
Lofts	9,116 sf/400	22.8
	TOTAL	**24 spaces required**
		27 provided (incl. 2 accessible)

Loading: 1 loading space required

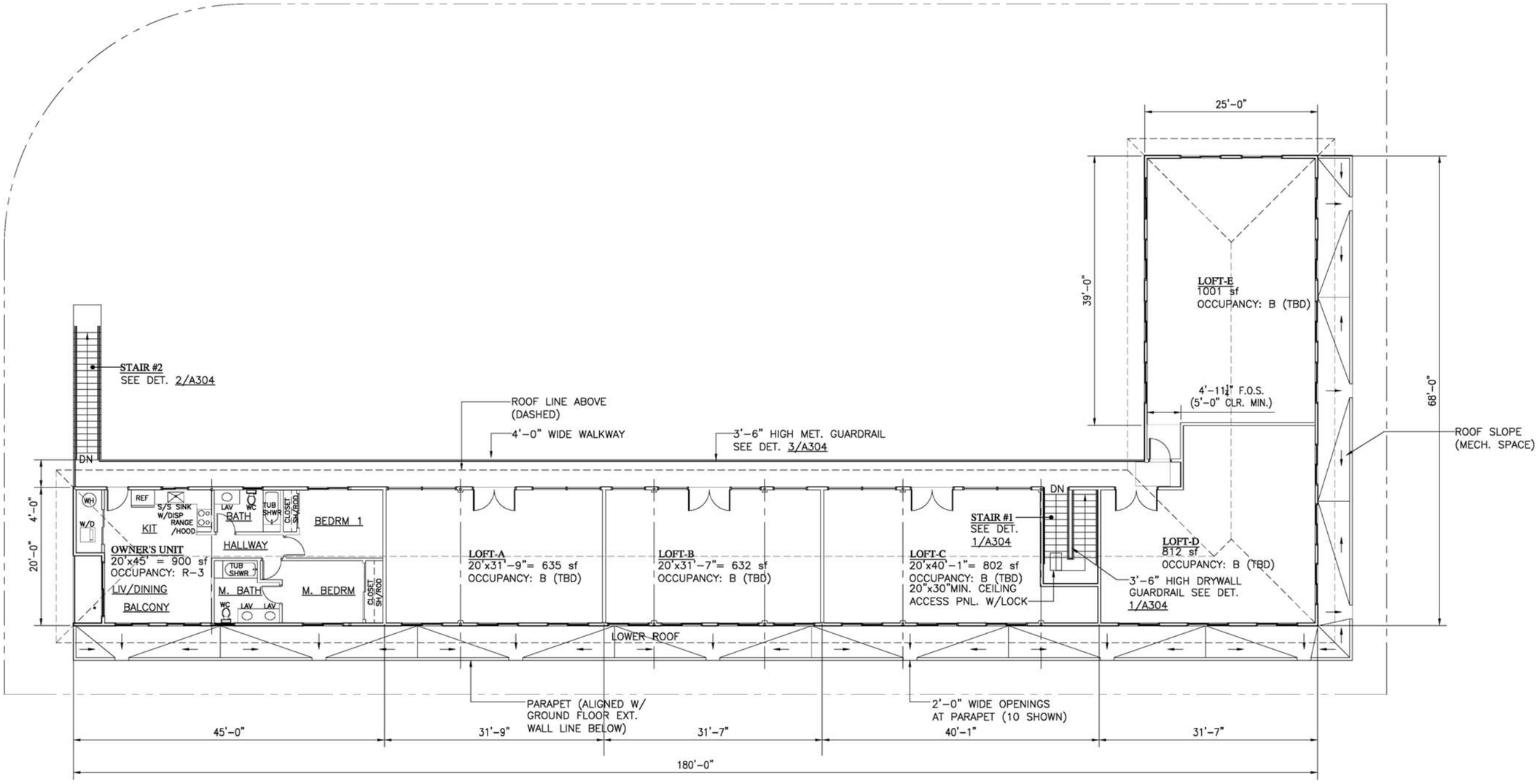
Bicycle Parking:

Short-term: 9,116 sf/2,000 = 4.6 →5 spaces required
Long-term: 1 space required





SITE/GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"



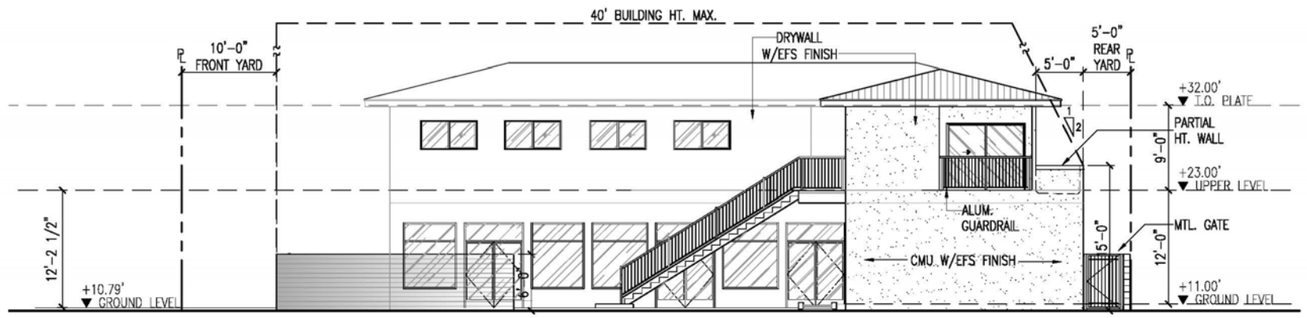
N

SECOND FLOOR

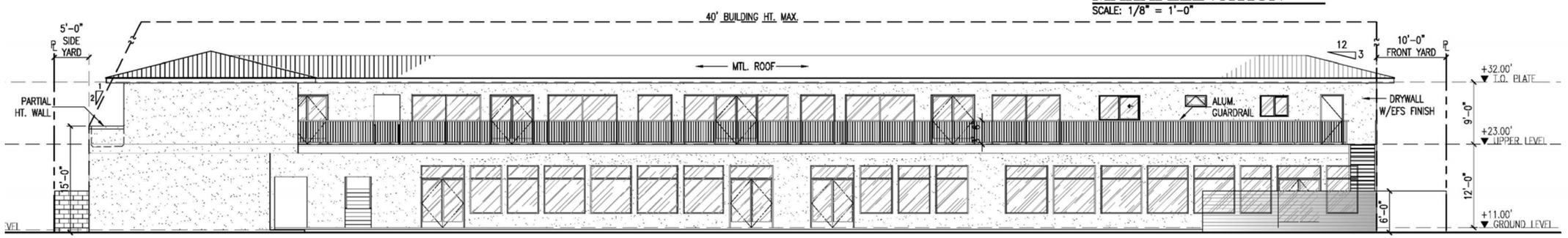
SC. 1/8"=1'-0"

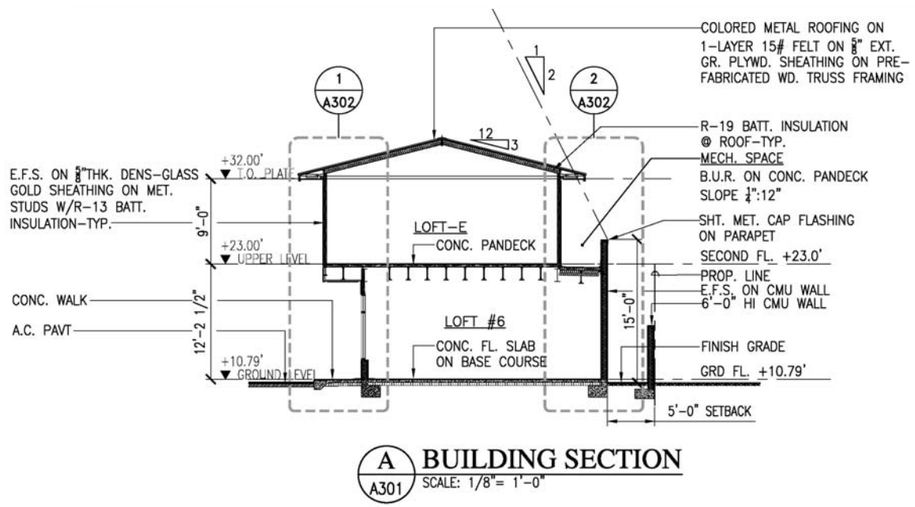
0 8' 16' 32'

SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



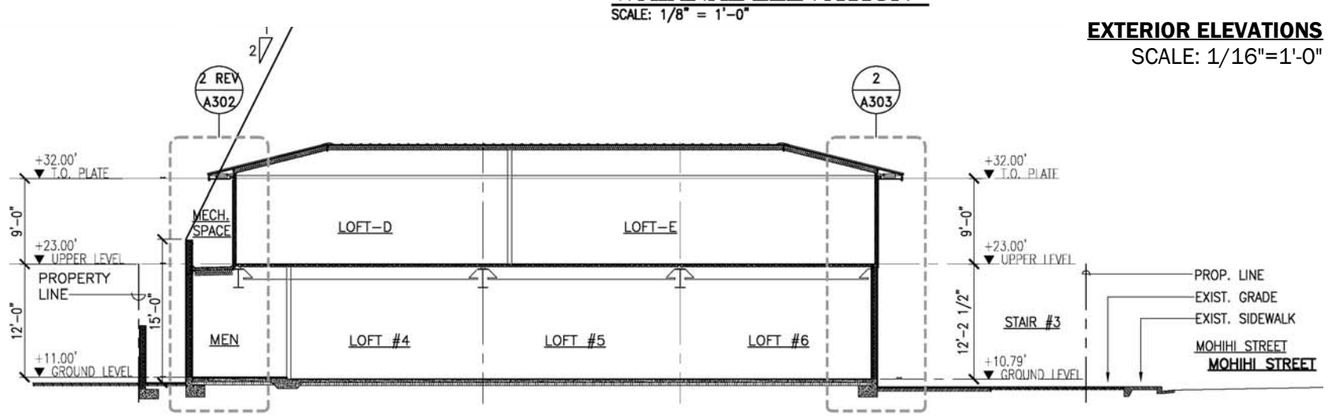
MAKAI ELEVATION
SCALE: 1/8" = 1'-0"





A A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

WAIANAE ELEVATION
SCALE: 1/8" = 1'-0"

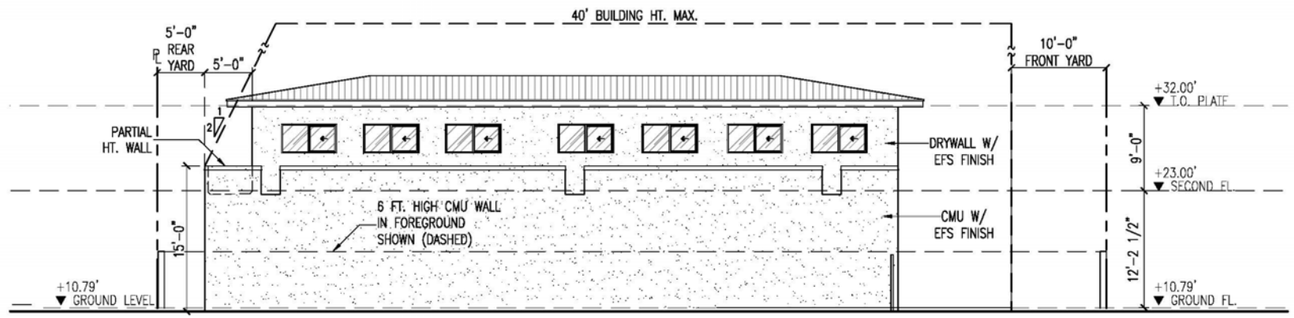


D A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

EXTERIOR ELEVATIONS
SCALE: 1/16"=1'-0"

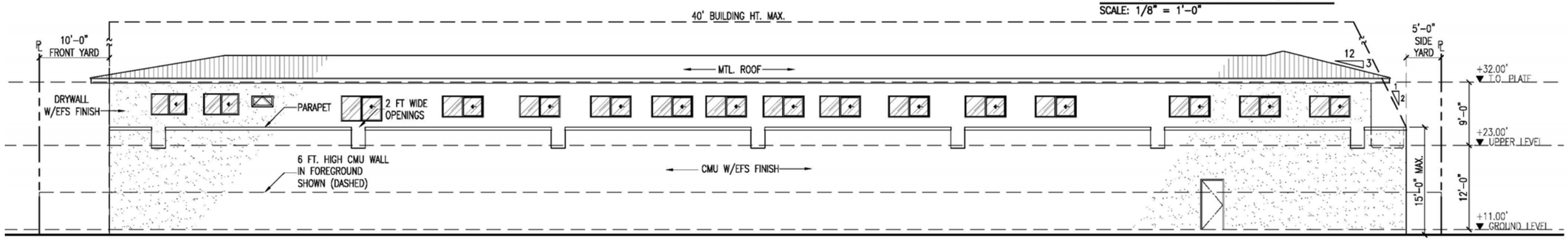
0 8' 16' 32'

BUILDING SECTIONS
SCALE: 1/16"=1'-0"



MAUKA ELEVATION

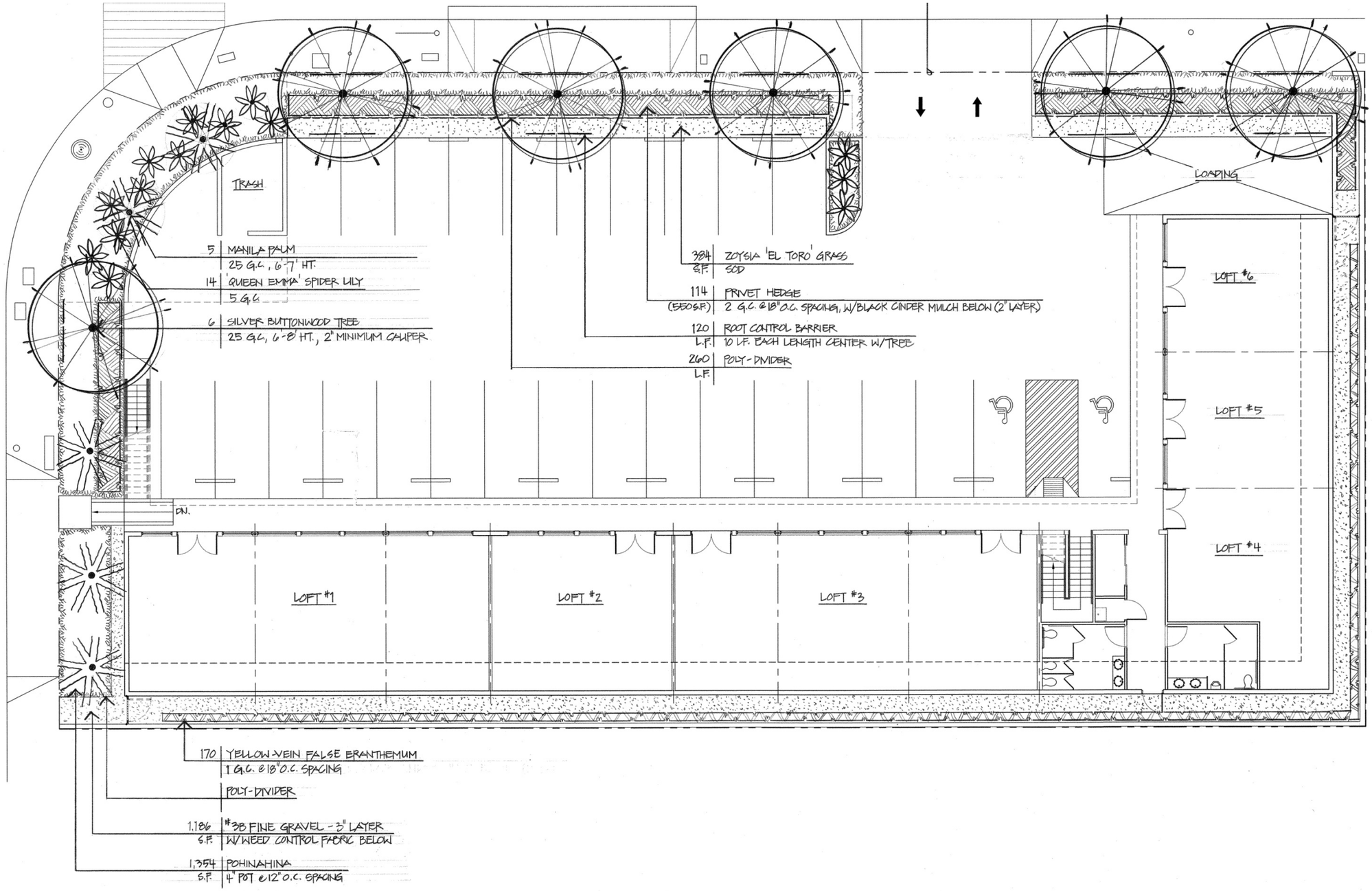
SCALE: 1/8" = 1'-0"



HONOLULU ELEVATION

0 8' 16' 32'

EXTERIOR ELEVATIONS
SCALE: 1/16"=1'-0"



LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

APPENDIX II

Site Photographs

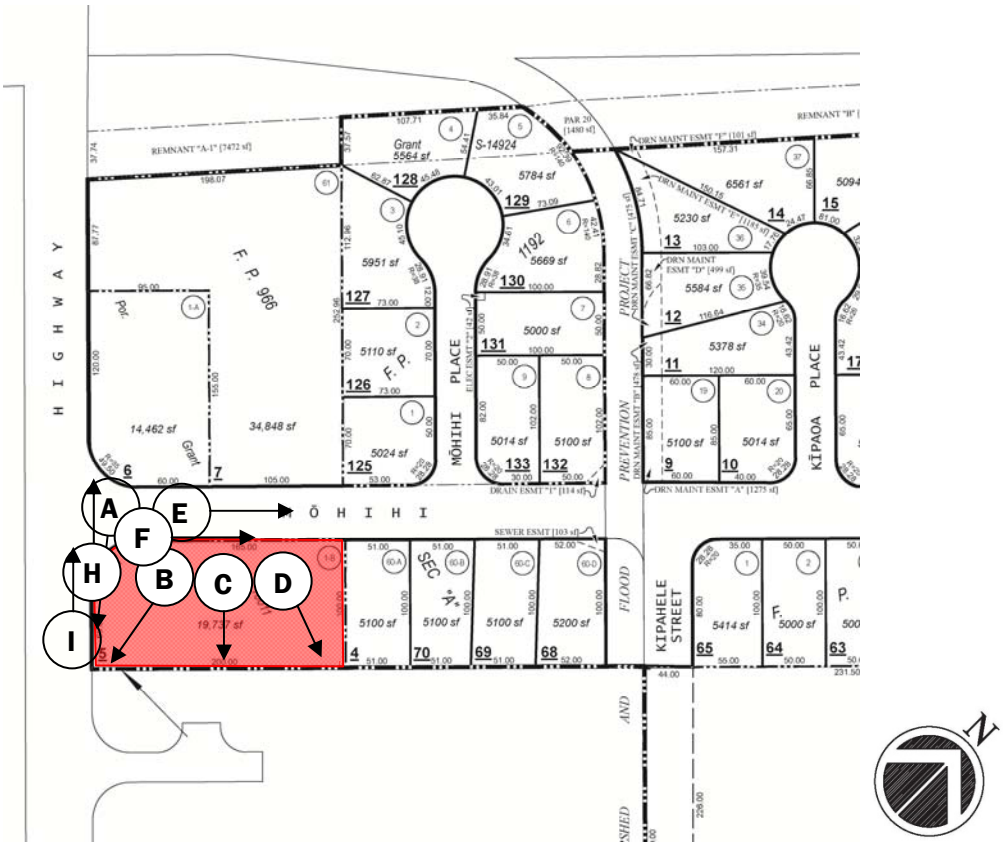


Photo A - Makai view of Farrington Highway and Mōhihi Street intersection

Photo B - View of adjacent dwellings to the south

Photo C - View of adjacent dwellings to the southeast

Photo D - View east from within project site

Photo E - View down Mōhihi Street

Photo F - Mauka view from corner of Farringon Highway and Mōhihi Street

Photo G - Mauka view from Farrington Highway

Photo H - View of Island Recycling across Mōhihi Street

Photo I - View northwest along Farrington Highway

APPENDIX III

Agency Correspondence

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i 96850

In Reply Refer To:
01EPIF00-2020-TA-0378

July 15, 2020

Mr. Dennis Silva, Jr.
Hawaii Planning LLC
1031 Nu'uanu Avenue, #2306
Honolulu, Hawai'i 96817

Subject: Response to your Request for Technical Assistance for Nānākuli Commercial Building TMK: 8-7-035: 005

Dear Mr. Silva:

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 you are representing a federal action agency, please use the official species list on our web-site for your section 7 consultation. 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

Digitally signed by Aaron Nadig
Date: 2020.07.15 09:21:56 -10'00'

Island Team Manager
Pacific islands Fish and Wildlife Office

Mr. Dennis Silva, Jr. 3

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

Scientific Name	Common Name / Hawaiian Name	Federal Status	May Occur In Project Area
Mammals			
Lasiurus cinereus semotus	Hawaiian hoary bat/ ʻōpeʻapeʻa	E	☒
Reptiles			
Chelonia mydas	Green sea turtle/honu - Central North Pacific DPS	T	☐
Erectmochelys imbricata	Hawksbill sea turtle/ Honu ʻea	E	☐
Birds			
Anas wyvilliana	Hawaiian duck/ koloa	E	☐
Branta sandvicensis	Hawaiian goose/ nēnē	T	☐
Fulica alai	Hawaiian coot/ ʻalae kea	E	☐
Gallinula galeata sandvicensis	Hawaiian gallinule/ ʻalae ʻula	E	☐
Himantopus mexicanus knudseni	Hawaiian stilt/ Aeʻo	E	☒
Oceanodroma castro	Band-rumped storm-petrel/ ʻakēʻakē	E	☐
Pterodroma sandwichensis	Hawaiian petrel/ ʻuaʻu	E	☐
Puffinus auricularis newelli	Newell's shearwater/ ʻaʻo	T	☐
Ardenna pacificus	Wedge-tailed Shearwater/ ʻuaʻu kani	MBTA	☐
Gygis alba	White Tern/ manu-o-kū	MBTA	☐
Buteo solitarius	Hawaiian hawk/ ʻio	MBTA	☐
Insects			
Manduca blackburni	Blackburn's sphinx moth	E	☐
Megalagrion pacificum	Pacific Hawaiian Damselfly	E	☐
M. xanthomelas	Orangeblack Hawaiian Damselfly	E	☐
M. nigrohamatum nigrolineatum	Blackline Hawaiian Damselfly	E	☐

Plants				
Scientific Name	**Common Name or Hawaiian Name**	**Federal Status**	**Locations**	**May Occur In Project Area**
Abutilon menziesii	Koʻoloaʻula	E	O, L, M, H	☐
Achyranthes splendens var. *rotundata*	ʻEwa hinahina	E	O	☐
Bonamia menziesii	No common name	E	K, O, L, M, H	☐
Canavalia pubescens	ʻĀwikiwiki	E	Ni, K, L, M	☐
Colubrina oppositifolia	Kauila	E	O, M, H	☐
Cyperus trachysanthos	Puʻukaʻa	E	K, O	☐
Gouania hillebrandii	No common name	E	Mo, M	☐
Hibiscus brackenridgei	Maʻo hau hele	E	O, Mo, L, M, H	☐
Ischaemum byrone	Hilo ischaemum	E	K, O, Mo, M, H	☐
Isodendrion pyrifolium	Wahine noho kula	E	O, H	☐
Marsilea villosa	ʻIhiʻihi	E	Ni, O, Mo	☐
Mezoneuron kavaiense	Uhiuhi	E	O, H	☐
Nothocestrum breviflorum	ʻAiea	E	H	☐
Panicum fauriei var. *carteri*	Carter's panicgrass	E	Molokini Islet (O), Mo	☐
Panicum niihauense	Lauʻehu	E	K	☐
Peucedanum sandwicense	Makou	E	K, O, Mo, M	☐
Pleomele (Chrysodracon) hawaiiensis	Halapepe	E	H	☐
Portulaca sclerocarpa	ʻIhi	E	L, H	☐
Portulaca villosa	ʻIhi	E	Le, Ka, Ni, O, Mo, M, L, H, Nihoa	☐
Pritchardia affinis (maideniana)	Loulu	E	H	☐
Pseudognaphalium sandwicensium var. *molokaiense*	ʻEnaʻena	E	Mo, M	☐
Scaevola coriacea	Dwarf naupaka	E	Mo, M	☐
Schenkia (*Centaurium*) *sebaeoides*	ʻĀwiwi	E	K, O, Mo, L, M	☐
Sesbania tomentosa	ʻŌhai	E	Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa	☐
Tetramolopium rockii	No common name	T	Mo	☐
Vigna o-wahuensis	No common name	E	Mo, M, L, H, Ka	☐

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

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
DIR 0635
HWY-PS 2.3224

July 21, 2020

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

Dear Mr. Silva:

Subject: Pre-Environmental Assessment Consultation
Nanakuli Commercial Building, Special Management Area
Nanakuli, Oahu, Hawaii
Tax Map Key: (1) 8-7-035: 005

Thank you for your letter dated July 3, 2020. Hawaii Planning LLC, on behalf of the landowners Kyung Chul Shin and Soon Ae Shin, is in the process of preparing a Chapter 343, Hawaii Revised Statutes (HRS), Draft Environmental Assessment (DEA) for the subject project. The applicant proposes a new 2-story Commercial Building within the B-1 Neighborhood Business zoning district. The project is within the Special Management Area which triggers the requirement of an Environmental Assessment.

The proposed project site is located at the southeast corner of the Farrington Highway (State Route 93) and Mohihi Street (City and County of Honolulu jurisdiction) intersection. Based on the Site Plan provided, access to the site will be off Mohihi Street at an existing driveway location, and a proposed new driveway located further away from Farrington Highway. The Hawaii Department of Transportation (HDOT) has reviewed the material provided and has the following recommendations:

1. No direct access to Farrington Highway shall be permitted and the existing driveway to Farrington Highway shall be closed. The applicant shall provide a 15-foot setback along Farrington Highway to allow for future channelization and/or other improvements.

2. A Permit to Perform Work Upon State Highways and a Traffic Management Plan are required for any work within the State Highway Right-of-Way (ROW). The work could include closing the existing driveway, and utility connections. All improvements within the ROW, would be designed and constructed in accordance with HDOT standards, at no cost to the State. Construction plans prepared by a Hawaii licensed engineer shall be submitted for review and approval prior to applying for a permit to perform work.

3. No additional discharge of surface water run-off onto our State highway ROW is permitted. This includes the use of existing State drainage culverts and channels. All additional storm water runoff from the project site shall be managed and mitigated onsite.

4. We recommend the include a traffic impact discussion to include the following:

   a. Jurisdiction of roadways in the vicinity.
   b. Location of existing and proposed site access driveways.
   c. Observations regarding existing traffic conditions in the vicinity of the site, include bicycle and pedestrian routes and location of transit stops.
   d. Project description, including pipeline and other infrastructure that may be removed or constructed within the HDOT ROW, operations and construction activities, hours of operation, and estimated number of vehicle trips to/from the site during peak traffic hours.
   e. Assessment of the project's potential direct, secondary and cumulative impacts to State roadways (level of service safety).
   f. Verify the largest design vehicle turning path to make the right-turn from Farrington Highway into Mohihi Street without intruding into another lane.
   g. If the qualitative traffic assessment suggests a potential for adverse impact to State highways, include a traffic impact assessment report prepared by a licensed Professional Engineer.

5. The Farrington Highway and Mohihi Street intersection is signalized with an exclusive left-turn lane to Mohihi Street. After the project is occupied, a traffic engineer should be hired to determine if the traffic signal timing needs to be adjusted. If required, a revised signal timing request needs to be submitted for HDOT review and acceptance.

If you have any questions, please contact Jeyan Thirugnanam, Systems Planning Engineer, Highways Division, Planning Branch at (808) 587-6336 or by email at jeyan.thirugnanam@hawaii.gov. Please reference file review number PS 2020-106.

Sincerely,

JADE T. BUTAY
Director of Transportation

OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

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

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

DTS 202007160846LI

July 22, 2020

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

Dear Mr. Silva:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment Nanakuli Commercial Building, Special Management Area, Nanakuli, Oahu, Hawaii; Tax Map Key: (1) 8-7-035: 005

The Office of Planning (OP) is in receipt of your Environmental Assessment (EA) pre-consultation request, received July 8, 2020, for the proposed commercial building project at Nanakuli, Oahu.

According to the pre-consultation request, the applicant proposes to build a new two-story commercial building within the B-1 Neighborhood Business zoning district. The project site is located within the Special Management Area (SMA) designated by the City and County of Honolulu.

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 for the proposed project within the SMA.

2. The Hawaii Coastal Zone Management (CZM) Law, HRS Chapter 205A, requires all state and county agencies to enforce the CZM objectives and policies. To best inform their decisions, the subject EA should include an assessment with mitigation measures if needed, as to how the proposed commercial building 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 compliance with the requirements of Revised Ordinances of Honolulu Chapter 25, SMA, for the proposed 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 effects 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/slr-hawaii/ particularly identifies a 3.2-foot sea level rise exposure area across the main Hawaiian Islands, including Oahu, which may occur in the mid to latter half of the 21st century. The EA should provide a map of 3.2-foot sea level rise exposure area in relation to the property area, and consider site-specific mitigation measures to respond to the potential impacts of 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 evaluative tools 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. http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_stormwater_impact_assessments_guidance.pdf

    - 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. http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

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

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

BOARD OF WATER SUPPLY

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

July 24, 2020

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
KAY C. MATSUI
RAY C. SOON
MAX J. SWORD

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

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

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

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

Dear Mr. Silva:

Subject: Your Letter Dated July 3, 2020 Requesting Comments on the Draft Environmental Assessment Pre-Consultation for a Nanakuli Commercial Building – Tax Map Key: 8-7-035: 005

Thank you for your letter regarding the proposed two-story commercial building.

The existing water system is adequate to accommodate the proposed commercial 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,

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

DEPARTMENT OF FACILITY MAINTENANCE

CITY AND COUNTY OF HONOLULU

1000 Ulu`ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

KIRK CALDWELL
MAYOR

ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 20-353

July 16, 2020

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

Dear Mr. Silva, Jr.:

Subject: Pre-Assessment Consultation for Draft Environmental Assessment
Nanakuli Commercial Building, Special Management Area
TMK: 8-7-035:005

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

- During construction and upon completion of the project; any damages/deficiencies to the roadways on Mohihi Street 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,

Ross S. Sasamura, P.E.
Director and Chief Engineer

HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR

MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

July 14, 2020

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

Dear Mr. Silva:

Subject: Preassessment Consultation for Draft Environmental Assessment
Nanakuli Commercial Building, Special Management Area
Tax Map Key: 8-7-035: 005
Nanakuli, Hawaii 96792

In response to your letter dated July 3, 2020, 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 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 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 from a water supply on a

fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; 2012 Edition, Section 18.3.1, as amended.)

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

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

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

Sincerely,

JASON SAMALA
Assistant Chief

JS/AA:gl

KIRK CALDWELL
MAYOR

SUSAN BALLARD
CHIEF

JOHN D. McCARTHY
CLYDE K. HO
DEPUTY CHIEFS

OUR REFERENCE EO-DK

July 16, 2020

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

Dear Mr. Silva:

This is in response to your letter of July 3, 2020, requesting comments on the Pre-Consultation, Draft Environmental Assessment, for the proposed commercial building project located within the Special Management Area, B-1 Neighborhood Business Zoning District, in Nanakuli.

The Honolulu Police Department does not have any concerns at this time.

If there are any questions, please call Major Craig Uehira of District 8 (Waianae, Kapolei) at 723-8400.

Thank you for the opportunity to review this project.

Sincerely,

ALLAN T. NAGATA
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha

OFFICE OF CLIMATE CHANGE, SUSTAINABILITY AND RESILIENCY
CITY AND COUNTY OF HONOLULU
925 DILLINGHAM BOULEVARD, SUITE 257 • HONOLULU, HAWAI'I 96817
PHONE: (808) 768-2277 • EMAIL: resilientoahu@honolulu.gov • INTERNET: www.resilientoahu.org

KIRK CALDWELL
MAYOR

JOSHUA W. STANBRO
EXECUTIVE DIRECTOR &
CHIEF RESILIENCE OFFICE

July 15, 2020

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

Dear Mr. Silva:

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Nānākuli Commercial Building, Special Management Area
Tax Map Key: 8-7-035: 005

Thank you for the opportunity to comment on the proposed two-story commercial building at the corner of Farrington Highway and Mohihi Street, 87-1818 Farrington Highway, Nānākuli, Hawai'i, 96792.

There are several City and County of Honolulu (City) resources that should be evaluated and referenced in the Draft Environmental Assessment. Mayor's Directive 18-2[1] describes climate change and sea level rise data and guidance from the City Climate Change Commission. This information and other climate change and coastal data is now compiled and more readily accessible at the City's Climate Ready O'ahu Web Explorer.[2]

The subject property's Flood Insurance Rate Map Zone is D. D Zone is an area of undetermined risk, not "no risk." The property is proximate to both Zone AE areas and Zone VE, the coastal high hazard zone. The DEA should address the proximate and undetermined flood risk and supplement with any additional information that may be available. Additionally, the NOAA National Storm Surge Hazards Map[3] is a "national depiction of storm surge flooding vulnerability [that] helps people living in hurricane-

1 Mayor's Directive 18-2, City and County of Honolulu Actions to Address Climate Change and Sea Level Rise. <resilientoahu.org/s/MayorsDirective18-02.pdf>
2 City and County of Honolulu, Climate Ready O'ahu Web Explorer <bit.ly/climatereadyoahumap>
3 NOAA National Weather Service, National Hurricane Center Storm Surge Unit, National Storm Surge Hazards Map.
<https://noaa.maps.arcgis.com/apps/MapSeries/index.html?appid=d9ed7904dbec441a9c4dd7b277935fad&entry=3>

prone coastal areas… to evaluate their risk to the storm surge hazard." This resource shows that, depending on the approach of a tropical cyclone, the subject property could be impacted by storm surge from a tropical storm.

Lastly, the web explorer also provides community heat data and shows a high heat index for the subject property and surrounding area. The DEA should address this information, consider Mayor's Directive 20-14[4], and ensure that it is fully compliant with the minimum tree planting/canopy requirements for the property's street frontages and number of parking spaces (e.g., Revised Ordinances of Honolulu Sect. 21-4.70 and/or other relevant sections). The provided site plan does not depict any tree plantings as part of the project.

Should you have any further questions regarding this information, please contact Matthew Gonser at matthew.gonser@honolulu.gov or 768-2276.

Sincerely,

Joshua Stanbro
Executive Director and
Chief Resilience Officer

4 Mayor's Directive 20-14, City and County of Honolulu Actions to Address Increasing Temperatures and the Urban Canopy. <https://cchdocs01.cchnl.hnl/docushare/dsweb/Get/Document-3140866/Mayor_s%20Directive%2020-14.pdf>

NANAKULI-MAILI NEIGHBORHOOD BOARD NO. 36

NEIGHBORHOOD COMMISSION, 925 DILLINGHAM BOULEVARD SUITE 160, HONOLULU, HAWAII 96817
TEL: (808) 768-3710; FAX: (808) 768-3711; INTERNET: http://www.honolulu.gov/nco

NANAKULI NEIGHBORHOOD BOARD NO. 36
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 15, 2020
KAPOLEI HALE – CONFERENCE ROOM

CALL TO ORDER: Chair Patty Kahanamoku-Teruya called the meeting to order at 7:00 p.m. **A quorum was established with eight (8) members present**. Note: This nine (9) member Board requires five (5) members to establish quorum and to take official board action. Opening Pule was done by Garcia.

Board Members Present: Elizabeth Dixon, Rod DuPont, Diamond Garcia, Marc Kahala-Earley, Patty Kahanamoku-Teruya, Richard Medeiros, Germaine Meyers and Cynthia Rezentes.

Board Members Absent: Leslie McKeague.

Guests: Dennis Silva (Hawaii Planning LLC); Victor Flint (United States Navy); Louis Galdeira (Councilmember Kymberly Pine's Representative); Josh Stanbro (Mayor Kirk Caldwell's Representative); Patrice Tanna (Senator Maile Shimabukuro's Representative); James Manaku, Jo Jordan, William Clark, Naomi Hanohano, Katherine Kamada and David Corona (Residents); Casey Ishitani (Neighborhood Assistant). **Name was not included if not legible on the attendance sheet.**

CITY/STATE MONTHLY REPORTS
Honolulu Fire Department (HFD): A representative was not present. No report was given.

Honolulu Police Department (HPD): A representative was not present. No report was given.

Mayor Kirk Caldwell's Representative: Chief Resilience Officer & Executive Director Josh Stanbro reported the following.

- Lualualei Naval Road: The Board raised concerns regarding homeless individuals' tents overlapping onto the road. They also reported numerous stray dogs and suspect behavior. The Office of Housing (HOU) responded that Kealahou West Oahu (KWO) is the State contracted outreach provider to the reported area. Their outreach branch can be reached by calling (808) 371-5461. KWO has informed HOU that most of the homeless individuals in the area of Naval Road waiting for availability in Villages of Maili. KWO has also been working with the Navy and can confirm that the Navy will be enforcing in the area during September 2020.
- Restrooms: Meyers raised concerns regarding restrooms at Nanakuli Beach Park being closed. A request that the restrooms that are attached to the multipurpose room be opened. The Department of Parks and Recreation responded that under the Mayor Caldwell's Directive, only stand-alone comfort stations are open to the public during park non-closure hours.
- PVT Landfill: PVT Landfill requested a pause on the new permit application.
- Maili: Maili flood control projects will proceed on Tuesday, December 15, 2020.

Questions, comments and concerns followed. Homelessness: Garcia inquired which group would be sweeping homeless individuals on Lualualei Naval Road and Stanbro responded that it would be the United States Navy. Resident James Manaku raised concerns regarding the lack of services for homeless individuals, stating that they require comfort stations as they have been defecating on residents' properties.

Chair read a letter received by PVT Landfill Company representative of future business and the outcome of Senate Bill 2386, PVT cannot continue with its relocation plans, estimated 5 years or operation and will eliminate certain job positions, increase disposal fees as they begin the process of closing certain landfill services and selective in receiving C&D waste disposal services. They will no longer accept asbestos 2021, liquid waste, hours may be cut for consideration.

Councilmember Kymberly Pine: Louis Galdeira of Councilmember Pine's office reported the following.

- Newsletter: Councilmember Pine's monthly newsletter was emailed to members.
- Contact: Residents may contact Councilmember Pine's office with inquiries at (808) 768-5089.

Board of Water Supply (BWS): A representative was not present. A report was provided to the Chair and emailed to all members.

RESIDENTS/COMMUNITY CONCERNS

Nanakuli Commercial Center: Resident Manaku raised concerns regarding the Nanakuli Community Center project by Hawaii Planning LLC.

Solar Farm: Resident David Corona raised concerns regarding the possible development of a solar farm on property on Department of Hawaiian Homelands, in Nanakuli Ranch.

Census 2020: Chair Kahanamoku-Teruya raised that residents can still take part in the 2020 Census.

Self Help Housing: Chair Kahanamoku-Teruya reported that a new 88 lot self-help housing project is in development behind the Nanakuli Sack N Save. It will take at least 3 years meanwhile owners are cleaning the homeless population off their property and will be placing a fence. More details will become available as it's still in the preliminary stages.

Nanakuli Ranch: Meyers reported that she will update the Board regarding Nanakuli Ranch issues at the next meeting regarding the proposed DHHL Energy Solar proposal.

MILITARY MONTHLY REPORTS

United States Navy Representative: Navy representative Victor Flint reported the following.

- RIMPAC: RIMPAC concluded on Monday, August 31, 2020.
- Vintage Aircraft Flyover: A vintage aircraft flyover occurred on Saturday, August 29, 2020 and Sunday, August 30, 2020 to commemorate the end of World War Two.
- Red Hill Fuel Storage: Updates regarding Red Hill Fuel Storage can be found at https://www.cnic.navy.mil/regions/cnrh/om/red-hill-tank.html.
- West Loch Assessment: The public comment deadline regarding the West Loch munitions placement was Tuesday, September 8, 2020.

Questions, comments and concerns followed.

1. PVT Landfill: Meyers inquired why the Navy uses PVT Landfill for military dredging refuse and Flint responded that it is the only property available for refuse. Meyers requested an update on future disposal as PVT Landfill may not be able to take refuse in the future.
2. Homelessness: Garcia inquired about the Navy's efforts to remove homeless individuals from Federal land. Flint responded that the Navy attempted to provide outreach for shelters but several individuals were resistant and may be subject to removal.

United States Army Representative: A representative was not present. No report was given.

BOARD BUSINESS

Approval of Tuesday, August 18, 2020 Regular Meeting Minutes: Meyers submitted corrections including spelling errors for "adopted" and Board members "Kahala-Earley", "Meyers" and "Garcia".

- Page 1: The Board requested to add Josh Stanbro (Mayor Caldwell's Representative) and Keahi Renaud (Senator Maile Shimabukuro's Representative).
- Page 2: Rezentes raised that the Motion regarding Meeting Date/Time/Place should include "to give Board latitude to find venue large enough depending on subject matter". Meyers raised that the Motion for Recess Schedule should not include "June 2021".
- Page 3: Meyers raised that the Education Committee should read Kahala-Earley, Garcia, McKeague and Meyers.

Garcia Moved and Rezentes Seconded to Adopt the Tuesday, August 18, 2020 Regular Meeting Minutes as Amended. The Motion was ADOPTED BY UNANIMOUS CONSENT, 8-0-0 (**Aye**: Dixon, DuPont, Garcia, Kahala-Earley, Kahanamoku-Teruya, Medeiros, Meyers and Rezentes; **Nay**: None; **Abstain**: None).

Approval of Tuesday, September 15, 2020 Regular Meeting Agenda: Chair Kahanamoku-Teruya inquired if the Board would adopt the Agenda, with one correction to item New Business: A. Should read: Nanakuli Commercial Center and NOT Community Center.

Medeiros Moved and Dixon Seconded to Adopt the Tuesday, September 15, 2020 Regular Meeting Agenda. The Motion was ADOPTED BY UNANIMOUS CONSENT, 8-0-0 (**Aye**: Dixon, DuPont, Garcia, Kahala-Earley, Kahanamoku-Teruya, Medeiros, Meyers and Rezentes; **Nay**: None; **Abstain**: None).

Treasurer's Report: Earley reported the remaining budget was $636.50. Report was filed.

Board Member Attendance at Community Meetings / Public Hearings: No members participated.

OLD BUSINESS

Discussion on Candidate Forum: Chair Kahanamoku-Teruya inquired if there was further discussion regarding the proposed candidate forum. Hearing none, the item was closed.

NEW BUSINESS

Nanakuli Commercial Center – TMK: 8-7-035:005 SMA, Mohihi Street: Dennis Silva Jr. of Hawaii Planning LLC distributed the proposed development plans for a commercial property. The property will be 45 acres with B1 commercial license. The property is not expected to be affected by sea level rise.

Questions, comments and concerns followed.

1. Flood Zone: Rezentes inquired if the property has mitigation for flooding and Silva responded that it has yet to be determined.
2. Commercial Interests: Medeiros inquired if there have been any businesses expressing interest in the property and Silva replied that it will be a combination of retail and office space. Meyers inquired if the businesses will be local and Silva responded that he will get back to the Board.
3. Parking: Chair Kahanamoku-Teruya inquired regarding parking and Silva responded that there will be 25 stalls and one (1) handicap parking stall.

Further updates will be provided to the Board, at this time no action was taken to the Nanakuli Commercial Center, informational only.

Board Support for Park Capital Improvement Program (CIP) Resolution for Kalanianaole Beach Park: Chair Kahanamoku-Teruya distributed a CIP Resolution for Kalanianaole Beach Park. The CIP allocated one (1) million dollars for projects and the Resolution requests that the funds be used for repairs to existing plumbing, improvements to ball courts and construction of walking paths. Rezentes raised that the Resolution should include a priorities tier list. Chair Kahanamoku-Teruya suggested repairs to comfort stations. Medeiros suggested general plumbing maintenance and landscaping to mitigate flooding. Kahala-Earley suggested upgraded water fountains. DuPont suggested upgrades to park lighting. Meyers suggested repairs to park benches. Garcia suggested repainting the parking stalls. A list of priorities was discussed and adopted to be provided to our Councilmember and other agencies to the allocation of the 1 million-dollar CIP project for Kalanianoale Beach Park.

Medeiros Moved and Kahala-Earley Seconded to Adopt the Resolution for Park CIP at Kalanianaole Beach Park. The Motion was ADOPTED BY UNANIMOUS CONSENT, 8-0-0 (**Aye**: Dixon, DuPont, Garcia, Kahala-Earley, Kahanamoku-Teruya, Medeiros, Meyers and Rezentes; **Nay**: None; **Abstain**: None).

STATE ELECTED OFFICIALS

Governor David Ige's Representative: A representative was not present. No report was given.

Senator Maile Shimabukuro: Patrice Tanna of Senator Shimabukuro's office reported the following.

- Rent Relief and Housing Assistance Program: Applications for assistance are currently being accepted for rent payments due between Saturday, August 1, 2020 and Monday, December 28, 2020.
- Board Meetings: Senator Shimabukuro will meet with State of Hawaii departments regarding future Nanakuli Board No. 36 meetings at schools or libraries during the pandemic.

Questions, comments and concerns followed.

1. PVT Landfill: Meyers raised concerns regarding refuse disposal in case of storms if PVT Landfill will not be operational.
2. Homelessness: Meyers inquired about equity between districts regarding the mitigation of homelessness.

Representative Stacelynn Eli: A representative was not present. Representative's report was emailed to members by the Chair.

Representative Cedric Gates: A representative was not present. Representative's report was provided to members by email by the Chair.

COMMITTEE REPORTS
Education, Health and Public Safety and Parks and Recreation: No report was given.

Hawaiian Affairs: No report was given.

Housing Committee: No report was given.

Planning Zoning Committee: No report was given.

Transportation Committee/OMPO: No report was given.

ANNOUNCEMENTS

- The Next Nanakuli/Maili Board No. 36 meeting is scheduled for Tuesday, October 20, 2020 at 7:00 p.m.
- View this meeting on Olelo Channel 49 at 9:00 p.m. on the 4th Tuesday each month, and at 6:00 a.m. on the 1st and 3rd Sunday of each month. View online at: http://olelo.granicus.com/ViewPublisher.php?view_id=30
- Mederios announced the following: The Census 2020: The Census deadline has been extended to Monday, September 28, 2020. Council of Native Hawaiian Advancement: Changes to the Household Hardship Relief Program for the Council of Native Hawaiian Advancement will be held in a briefing on Wednesday, September 23, 2020. He added to inform the Board that the Convention will be planned on October virtual with special gust on the panel.
- Covid Kokua: Applications are still being accepted for Covid Kokua at CovidKokua@hawaii.gov.

ADJOURNMENT – The meeting adjourned at 8:20 p.m.

Submitted by: Casey Ishitani, Neighborhood Assistant
Reviewed by: Jackson Coley, Public Relations
Final Review: Chair Patty Kahanamoku-Teruya