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 Stiles Residence
67-433 Waialua Beach Road - Waialua
Tax Map Key 6-7-013: 034

Applicant Ken Stiles is proposing a new single-family dwelling in Waialua. 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,

[Signature]
Dean Uchida
Director

cc: Ken Stiles
Ryan Facer
Project Name: Stiles Residence

Applicable Law: Revised Ordinances of Honolulu Chapter 25

Type of Document: Draft Environmental Assessment

Island: Oahu

District: Waialua

TMK: 6-7-013:034

Permits Required: Special Management Area Use Permit, Building Permit, Individual Wastewater System Approval

Applicant or Proposing Agency: Ken Stiles
(Address, Contact Person, Telephone, E-mail) 2895 Kalakaua Avenue, Apartment.1705 Honolulu, Hawaii 96815
917-603-1392
kstiles@byrequestct.com

Approving Agency or Accepting Authority: Zack Stoddard
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
808-768-8019
zachary.stoddard@honolulu.gov

Consultant: Ryan Facer
(Address, Contact Person, Telephone, E-mail) 67-431 Waialua Beach Road Waialua, Hawaii 96791
949-228-6740
ryan.g.facer@gmail.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):

Applicant Ken Stiles is proposing a new single-family dwelling on a 20,001-square-foot lot within the R-5 Residential District in Waialua. The Applicant owns the makai half of the lot, where the new dwelling is proposed. The mauka half of the lot has a separate landowner and is developed with a single-family dwelling. The development requires approval of a Special Management Area Use Permit from the Honolulu City Council.
KEN STILES AND RICK ANGIOLLO  
(STILES RESIDENCE) 

Proposed Single-Family Dwelling  
67-433 Waialua Beach Road, Waialua, HI  
96791  
TMK: 1 6-7-013:034

APPLICANT and LANDOWNER:  
Ken Stiles and  
Rick Angiollo  
67-433 Waialua Beach Rd., Waialua, HI 96791

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

PREPARED BY:  
67-431 Waialua Beach Rd.,  
Waialua, HI 96791  
Ryan Facer  
949.228.6740  
Ryan.g.facer@gmail.com

CLASS OF ACTION:  
New construction of a single-family residence  
Cumulative Construction Cost for Proposed and Existing Dwelling over $500,000 within the Special Management Area

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

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1.0 INTRODUCTION

1.1. Project Overview

Ken Stiles and Rick Angiollo (the applicants) seek to build a single-family residence on their CPR portion of a 20,001 square foot split lot. The property is located on Waialua Beach Road, near Kaiea Place neighborhood (Figure 1 and Figure 2). The design of the small, single-family dwelling focuses on embracing elements of historic Hawaiian architecture inclusive of natural wood ohia columns and other organic finishes to blend with the existing adjacent neighborhoods. Additionally, extensive landscaping has already been cultivated to enhance plant and wildlife rejuvenation and add value to environmental and social categories for the community. Although unique and thoughtful, the intended residence will be subtle in nature so as to stand with, and not in opposition of the existing natural environment.

1.2. Purpose of the Environmental Assessment Process

This Environmental Assessment (EA) process is being conducted in accordance with Chapter 343 of the Hawai‘i Revised Statutes (HRS). This law, along with its implementing regulations, Title 11, Chapter 200, of the Hawai‘i Administrative Rules (HAR), is the basis for the environmental impact assessment process in the State of Hawai‘i. According to Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria. If, after considering comments to the Final EA, the approving agency concludes that no significant impacts would be expected to occur, then the agency will issue a Finding of No Significant Impact (FONSI), and the action will be permitted to proceed to other necessary permits. If the agency concludes that significant impacts are expected to occur as a result of the proposed action, then an Environmental Impact Statement (EIS) will be prepared.
Figure 1: Project Location and Vicinity Map
Stiles Residence
Waialua, HI
EASEMENT 77 NOTES LOCATION OF UNDERGROUND ELECTRIC AND TELECOM SERVICES

Figure 2: TMK and Adjacent Properties/Neighborhood
TMK: 6-7-013:034
Waialuā, HI
1.3. Previous Land Use Approvals

Two Building permits have previously been issued to the landowners/applicants: BP#864824 for the Stiles’ property lava rock wall and BP#869888 for the Facer Residence (Appendix 1).

1.4. Purpose and Need

The purpose of this project is to construct a respectful and responsible single-family residence that enhances the culture and community of Waialua. Care and attention have gone into detail of the design as well as introduction of dozens of indigenous types of plant life to revitalize the community and foster regeneration of natural habitat. The cost of construction of this project has been determined to be $1,200,000.00 it is anticipated that this new project will take approximately 12-14 months to complete upon issuance of all necessary agency and permit approvals.

1.5. Permits and Approvals Required

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

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

1.6. Public Involvement and Agency Coordination

The following agencies and organizations were consulted during the pre-consultation Draft Environmental Assessment Process:
- Board of Water Supply
- City & County of Honolulu Department of Planning and Permitting
- Department of Health
- Department of Land and Natural Resources
- Department of Parks and Recreation
- Department of Transportation Services, City & County and State of Hawaii
- Solid and Hazardous Waste Branch
- Hawaiian Telcom
- HECO
- Honolulu Fire Department
- State Historic Preservation Division
- Office of Planning City and County of Honolulu & State of Hawaii
- Police Department
- Pacific Islands Fish and Wildlife Services

In addition, all neighbors within 300 feet of the project site at 67-431 Waialua Beach Road will be sent, via USPS, a notification request for their input and comments. Along with a site plan of the proposed project.

All those households within 300 feet will also be notified at the same time of the public community meeting that will be held, where the project will be presented to the community board, the representatives, and open to any comments or input from the public.

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

Lastly, the proposed project will be presented to the North Shore Community Board at a public meeting in the future.
2.0 DESCRIPTION OF THE PROPOSED ACTION

2.1. Location and Property Description

The project property is located in Waialua, North Shore, island of O’ahu, Tax Map Key (TMK) (1) 6-7-013:034 (Figure 2).

This property is located on Waialua Beach Road, offset from the road by approximately 110 linear feet. The property is zoned residential R-5, state land use Urban.

2.2. Surrounding Land Uses

The property is part of Waialua Beach Colony, a small 6 parcel residential development. It is adjacent a small residential neighborhood accessed by Kaiea Place and Waialua Beach Road. Other residential homes and neighborhoods stretch to the east and west along Waialua Beach Road on either side of the project property.

2.3. Regional Land Use History

North Shore O’ahu was settled by native Hawaiians who grew taro sweet potatoes and later focused on fishing and sugar cane.

Waialua has history in the production of sugar cane and the old sugar cane mills are still standing in the community – but now serve as historic buildings where local markets and merchants sell goods. Today Waialua stands as a quiet, established community adjacent to Haleiwa

2.4. Existing Uses and Structures

Currently on the property is the Facer Residence a single-family residence to be completed in 2022. The home contains 4 bedrooms and a recreation room on roughly a 10,000 square foot CPR lot

2.5. Design Features of the Proposed Single-Family Residence

The new single-family dwelling has been thoughtfully and respectfully designed to celebrate the rich heritage of island and plantation architecture. Considerable landscaping inside the limits of the lava rock wall provide enhancement to wildlife and community; while also acting to foster sightlines of trees and native plant life as opposed to prominence of build. Multiple roof lines, open lanai space and natural wood elements will add interest and beauty to the community. Materials and finishes that coincide with Hawaiian architecture and artistry will be provided. The design will act as an integrator to landscape and community and give the essence of ‘blending’ with the local environment and presence of Waialua.
2.6. Utilities and Infrastructure

A utility easement has been granted to Hawaiian Electric Company for underground services at the corner of the Stiles and Facer CPR lot (Figure 2 & 3).

The community of Waialua surrounding areas utilize on-site disposal of wastewater. The project site currently has the Facer Residence septic tank (Figure 7). The existing detached single-family residence dwelling will be serviced by one individual wastewater system, and the new proposed detached single-family dwelling will be serviced by the second individual wastewater system sized at 1,000 gallon capacity. (Figure 8).

The individual wastewater system design plans were submitted by a licensed engineer to the Hawaii State Department of Health, Wastewater Branch, and approved as conforming to applicable provisions of Chapter 11-62 HAR (Appendix 4). The Infiltrator 1,000 gallon tank is flood proof/resistant. It has above ground sealed lids, all clean outs have above ground leak proof cups. The leach fields are designed for water to percolate and evaporate.

The system will be installed by a licensed contractor (Figures 7, and 8). The original cesspool servicing the old cottage will be filled w/native soil and abandoned as noted on the approved septic permit plans.
Figure 3: Site Plan Noting Location of Project

EASEMENT 77 NOTES
LOCATION OF
UNDERGROUND
ELECTRIC AND
TELECOM SERVICES
Figure 7: Septic Tank 1 – Facer Residence

**PARTIAL SITE PLAN**

Scale: 1" = 10'

GRAPHIC SCALE

10 0 10 20

1" = 10'

CONTRACTOR TO ENSURE LEACHFIELD & TANK ARE NOT LOCATED IN EASEMENT OR FART CPR LINE

CONTRACTOR TO LOCATE EXISTING CESSPOOL FOR COTTAGE, REMOVE LE, FILL W/ NATIVE SOIL AND ABANDON. PHOTOS OF CLOSURE TO BE TAKEN @ 5' & 20'. FROM SAME VANTAGE POINT.
Figure 8: Septic Tank 2 – Stiles Residence

ENLARGED SITE PLAN SEE

NEW 1000 GAL SEPTIC TANK
271' 18' 00'' 89.50'

NEW LEACH FIELD
2.7. Project Cost and Schedule

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

- Upon issuance of building permit – commence work
- 30-60 days commence and complete foundation
- 60-150 days commence and complete framing
- 150-240 days commence and complete roofing, rough plumbing, rough electrical, and drywall
- 240-425 days commence and complete finish carpentry, finish plumbing, finish electrical

Completion of the project should be completed in 12-14 months from commencement. The estimated cost of construction of the new single-family dwelling and all finishes is $1,200,000.00.
3.0 THE ENVIRONMENTAL SETTING – POTENTIAL IMPACTS AND MITIGATION MEASURES

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

3.1 Climate

The climate of O'ahu is relatively consistent annually with temperature changes of only about 9 degrees at sea level. Hawaii generally can be categorized into two temporal seasons: Summer and Winter. Summer months generally range between May-September and carry temperatures averaging 80 – 90 degrees. Winter generally comprises the balance of yearly months and may bring temperatures dropping to the mid 60’s with an increase in precipitation. Coastal regions of O’ahu average 20-30 inches of rainfall annually; however, rainfall can reach up to 280 inches annually in the higher elevations of the Kahana area on the windward side. The project located at 67-433 Waialua Beach Road is located in a coastal area and experiences rainfall and temperatures similar to other low lying locations (Figure 9).

Figure 9: Mean Annual Rainfall Oahu
3.1.1. Potential Impacts and Mitigation Measures:

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

The project location on Waialua Beach Road is a couple of house removed from the coastline, so no immediate impact to sand or water is present.

A statewide Sea Level Rise Vulnerability and Adaption Report was developed to help Hawai‘i prepare for the impact of sea level rise and also it intended to serve as a model for future efforts to address other climate related threats and climate change adaption priorities, ultimately leading to a Climate Adaption Plan for the State of Hawai‘i. In 2017
the State legislature passed Act 32 further solidifying Hawai‘i’s commitment to climate change mitigation and adaption and created a Hawaii Climate Change and Mitigation and Adaptation Commission to further the work of the committee. Adaption to sea level rise and action are in the works now in Hawai‘i. Hawai‘i was the first state to require 100% renewable power supply by year 2045 (Act 97, SLH 2015), Act 99 SLH 2015 and Act 176 SLH 2016 direct all public schools and universities to be net-zero by 2035.

The proposed project is not anticipated to have significant adverse effects on climate conditions in the Waialua area, based on the small scale and scope of this project. New landscaping, shrubs and trees and ground cover have already been incorporated to mitigate heat and increase soil retention and also foster wildlife enhancement and rejuvenation.

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

The proposed project is not anticipated to experience significantly adverse effects from sea level rise. As shown in Figure 11 below, sea level rise exposure area at a predicted 3.2 feet by the year 2100 does not reach the proposed project as indicated in the chart. Areas impacted by sea rise level at this increase would be indicated with blue shading on the map. In addition, the single-family dwelling will be built elevated off the ground with the first livable space sitting approximately 8 feet above grade and 17 feet above sea level (Appendix 2).
Figure 11: Hawaii Sea Level Rise Viewer and Property Address
3 foot sea rise level increase does not breach current shoreline limits
3.2. Geology and Topography

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

Waialua is located on Waialua Bay at the mouth of the Anahulu Stream on the north side of the island. The project site is part of the Waialua Beach Colony that borders Waialua Beach Road.

With the dwelling currently under construction and proposed residential dwellings, estimated building footprint coverage of the land will be approximately 32 percent. Limited concrete will be used at the entry, and driveway will be comprised of separate, sporadic paving stones to integrate with local design aesthetic of the community and home.

The project's site is currently enclosed on 3 sides by approved lava rock wall (BP#864824). Considerable vegetation, trees and indigenous plant life has been introduced to enhance all areas of wildlife rejuvenation, favorable sightlines of greenery, reduction of urban heat gain, improve soil retention and percolation, and many more benefits.

3.2.1. Potential Impacts and Mitigation Measures:

The proposed single-family dwelling along with the residence currently under construction is not expected to have an impact on the geology or topography of the surrounding lands or the site itself.

There is no grading required since the project site has been developed and divided through the CPR process. Minimal grading – if any is needed – would be limited to the building footprint (approx. 2,980 square feet) of the new single-family.

3.3. Soils

The project site is situated on land classified as Urban Residential 5 in Waialua on the North Shore of O'ahu. According to the USDA Natural Resources Conservation Service the land area is part of a classification called Jauca sand (approx. 88%) and Fill land (approx. 11%). This is typical of this area of residential Waialua along Waialua Beach Road. Appendix 3 shows the aerial view of the site and the surrounding, developed neighborhood.

The soil conditions indicate that site is ideal for the individual wastewater systems designed for the project site. The leach beds installed are in sandy soil and the permeability is rapid (percolation rate of 1 MPI "Minutes per Inch") and the erosion hazard is slight, impact on the soil will be slight.
3.3.1. Potential Impacts and Mitigation Measures

Proposed construction and the existing single-family dwelling will not have an impact on the soils of this project site. The site itself is in a well-established residential community with existing homes and structures. The site is level for building purposes, and very limited excavation or fill is required.

Impact to the soil may include some dust during construction. However, the presence of the significant landscaping and planting of grass will greatly reduce this impact. BMPs will be implemented as required to ensure dust control and debris is maintained to comply with all applicable Federal, State and City and County rules and regulations for erosion control and site management.

3.4. Flood Hazard

The proposed single-family dwelling is to be constructed in accordance with the requirements set forth by Revised Ordinances of Honolulu (ROH) Chapter 21A Flood Hazard Areas (see Appendix 2) and the dwelling under construction the same.

The project site has three base flood elevations flood zone VE 12, 14 and 16 (Figure 12) as determined by the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Map (FIRM). The flood elevations were used as a determination as to the location of the dwellings on the parcel. The proposed dwelling and the dwelling under construction are and shall be built and located on the portion of the project site classified as VE 14 and 16 (Appendix 2 – Sheet 004).

Mitigation measures taken with regards to flooding. The new single-family residence livable spaces will be built 7 feet above grade to the bottom of the first floor structural elements. The site grade sits approximately 9 feet above sea level. This places the first floor finished elevation at 17 feet above sea level as noted in building Section 2 on Sheet A-300 of Appendix 2. Additionally, the new single-family dwelling is enclosed on three sides by the new lava rock wall. Locations for breakaway timber portions were also included within the lava rock wall as directed by city comments. Presence of the wall will also serve to divert/mitigate potential flooding exposure to the new dwelling.
Figure 12: Flood Hazard Assessment Tool
3.5. Hurricane

The project site falls into the Hurricane evacuation zone. The new single-family dwelling will comply with all Federal, State and County code requirements to safeguard against hurricane exposure.

In the instances of a hurricane, residents at 67-433 Waialua Beach Road, and the surrounding areas are advised to seek shelter at Waialua High and Intermediate School at 67-160 Farrington Highway in Waialua.

3.6. Tsunami Evacuation Zone

67-433 Waialua Beach Road, Waialua is in a tsunami evacuation zone. The designated tsunami refuge area for Waialua residents and surrounding areas would be areas designated as extreme tsunami areas and are considered a guideline and should be considered the minimum safe evacuation distance. These areas are along Joseph P. Leong Highway are considered a safe zone (Pacific Disaster Center 2019).

3.7. Earthquake

67-433 Waialua Beach Road, Waialua is located in an earthquake zone. FEMA earthquake hazard maps show the project site categorized as the seismic design category, which reflects the likelihood of experiencing earthquake shaking of various intensities, as C which means strong shaking can be experienced. Damage would be negligible as the proposed dwelling will be of good design and construction. The foundation, footings, columns, framing and structural load paths were designed by a licensed Structural Engineer and comply with applicable building code requirements for life safety to the maximum extent practicable.

3.8. Flora

The project site currently has considerable foliage as previously described including, trees, grasses and plants. (Figure 5 & 6).

Care has been taken and will continue to be closely monitored to ensure the successful life and flourishing of the trees and plants on the subject property including temp irrigation.
3.9. Fauna

The project site is located in an established residential area with typical Hawaii species such as mongoose, mice, rats, domestic dogs, domestic cats and feral cats. Avifauna may include common mynas, doves, finches, cardinals, and egrets. The proposed construction of this project will not impact the area in which birds and other wildlife live. If anything, the plant life provided through landscaping should foster more natural resources and cover for wildlife to benefit.

To avoid adverse impacts on night-flying sea birds, such as the shearwaters and petrels, no night time construction activities will be undertaken. The landowners will survey the project area consistently to determine possible presence or location of nesting areas for birds. Exterior house lighting will be shielded to reduce the potential for interactions between nocturnally flying seabirds and man-made structures. Though the presence of the Hawaiian Hoary Bay has not been confirmed on the site and are uncommon on O‘ahu, the endangered species status mandates protection. Removal or pruning of trees taller than 15 feet will be avoided during the pupping season June through mid September.

3.9.1. Potential Impact and Mitigating Measures

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

3.10. Ocean/Water Resource

The project site contains no surface bodies of water or wetlands. The nearest body of water to the project site is the shoreline to the ocean, which is located approximately 200 feet to the north and is blocked by homes, walls and vegetation.

3.10.1. Potential Impact and Mitigating Measures

The proposed construction of the dwelling is not anticipated to impact the ocean or water resources as the project site is not located oceanfront and has homes, walls and vegetation between it and the project site.
4.0 PUBLIC SERVICES—POTENTIAL IMPACTS AND MITIGATION MEASURES

4.1. Access, Roadways, Easements

The project site is accessed off Waialua Beach Road along a common entry that serves the Waialua Beach Colony (WBC). This is the only access roadway to the project site.

At this time, the project site is surrounded with the existing lava rock wall and corresponding trees and landscaped vegetation. BMP requirements for dust barrier and other SWPP measures will be implemented on the project site per code. If the Department of Transportation does require any permits for transportation of oversized and/or overweight materials on State highway facilities, all necessary permits will be acquired to comply, although oversized/overweight materials are not required for the proposed project.

Easements for the WBC are noted on the site plan (Figure 2 and 3). All easements lie outside of the limits of the CPR property lines.

Although not anticipated, a street usage permit will be obtained from the Department of Transportation Services if construction related work requires the temporary closure of any traffic lane.

4.2. Noise and Air Quality

Existing noise levels in the vicinity of the project site are consistent with the surrounding residential uses. The air quality is rated as “Good” based on the air quality index data provided by the Hawaii Department of Health Environmental Health. Brief and minor adverse results to noise levels and air quality may occur during construction from the use of construction equipment. However, given the small scale of the project, these, if any adverse effects, are not expected to be substantial. No mitigation is required and all active construction hours will abide by city code requirements.
During some limited activities primarily at the beginning of the project around footing and foundation work; air quality impact could result at the site: a) fugitive dust from vehicle movement and soil excavation and b) on-site/off-site emissions from moving construction equipment. State of Hawai‘i Air Pollution Control regulations prohibit visible emissions of fugitive dust from construction activities at the property line. Most of the property will remain unaffected by the proposed action, with the existing vegetated areas remaining largely intact. In the limited work areas, a dust control program will be implemented to control dust from construction activities. Dust will be controlled through the mitigation measures of watering down loose/dry dirt, using wind screens, keeping adjacent paved roads clean, covering open-bodied trucks when and where applicable, and ensuring mitigation measures and procedures are in affect for earthwork related activities throughout the project.
Figure 33: Additional Photos of Existing Landscape and Site
4.3. Water

There is currently existing water service to the site as the Waialua Beach Colony was developed and divided into CPR lots in the past 10 years. Each CPR lot is assigned and independent water meter. Water meter for the property is noted on the plans (Figure 3).

There is currently a small, above-ground irrigation system to help water and maintain the trees and landscaping as well as the grass seed laid to help mitigate dust and disturbance to the surrounding neighborhood. Running of the system is limited only to ensure maintenance of plant life to sustain.

Plumbing practices and fixtures will be considered for sustainability and efficiency of use with the construction and fit-out of the new single-family dwelling.

4.4. Wastewater

As noted in section 2.6, a new septic tank system will be installed to service and support the new single-family dwelling as noted in Figure 8. A 1,000 gallon tank with above ground sealed lids, and clean outs have above ground leak proof cups. The leach fields are designed for water to percolate and evaporate.

4.5. Drainage

The existing site is flat and level with sloping of only fractions of an inch (Appendix 2 Sheet 003).

Percolation test results completed for the installation of the approved individual wastewater systems confirm satisfactory drainage on the project site. The site evaluation/ percolation tests done at a depth of three feet, showed percolation rate of 1 MPI.

Wastewater will flow into a single leach field which has been installed with infiltrator chambers covered in geotextile filter fabric covered in natural/native backfill. Stormwater will be channeled off of impervious surfaces and directed to pervious areas for absorption on the property itself in the ground soil.

Added landscaping, ground cover and plants will provide further absorption if unusual storm water runoff or excessive water should infiltrate the site. Stormwater runoff will be minimally affected since the majority of all impervious surfaces created by the project – such as roofs, gutters sporadic stone driveway and walkways will route runoff to pervious areas on the property.
4.6. Infrastructure Potential Impact

The project site has existed as a CPR developed community for the past 15 years. Before that, it was utilized in the vicinity of the Dole residence/property. The full set of construction plans will be submitted and routed through DPP for review and approval to achieve building permit ahead of construction.

4.7. Public Services and Facilities

The proposed project site is in the districts of Waialua Elementary School which is located at 67-020 Waialua Beach Rd., Waialua Intermediate and Waialua High School which are located at 67-160 Farrington Highway, in Waialua. O'ahu has a number of private schools, however none within the Haleiwa/Waialua area.

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

4.8. Fire and EMS

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

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

4.9. Medical

Waialua is serviced by several privately owned medical and dental clinics within adjacent Haleiwa Town approximately 5 minutes from the project site. The nearest major medical is located at Wahiawa General Hospital, 128 Lehua Street, Wahiawa.

4.10. Recreational Facilities

There are numerous recreational facilities in very close proximity to the project site. Waialua District Park sits less than a mile from the project site where there is a public swimming pool. Waialua Public Library sits a little more than a mile from the site. The Dillingham Air Field is 6 miles down Farrington Highway.
4.11. **Electrical and Telephone**

The property obtains electrical service from Hawaiian Electric Company (HECO) from the underground utilities box that sits between the Facer and Stiles CPR lots (Figure 2 Easement 77). Energy Star appliances will be installed to minimize impacts on the O'ahu power grid. Telephone service is obtained via Hawaiian Telcom. Access to these services is also through subterranean boxes on the developed lot.

4.12. **Land Type**

The City and county of Honolulu classify the site as R-5 Residential. The site has been historically a residential setting and is flanked currently by residential homes and neighborhoods.

4.13. **Site Lighting**

The site lighting design will follow the requirements set forth in HRS 205A-30.5(a), 205A-2(c)(10). The site lighting will contain no artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes which directly illuminates the shoreline and ocean waters or is directed to travel across the property boundaries toward the shoreline and ocean waters. The exterior lights will be sensibly placed for downlighting and lateral landscape lighting. However, lighting will not angle vertically so as to not disrupt or distract night-time bird flight or wildlife; and generally integrate with the surrounding community ambiance.

4.14. **Hazardous Substances and Conditions**

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

4.15. **Construction**

4.15.1. **Construction Mitigation Measures**

Dust control measures will be applied to minimize dust emissions. Dust barriers will be installed along with watering the ground to minimize loss of soil and risk of dust clouds. All construction equipment will be properly maintained to perform at maximum efficiency. The construction activity will be conducted in compliance with city code and regulations.

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

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

There is one existing detached two family dwelling on the site. Household solid waste is being generated and solid waste disposal is taking place on the site.

4.16. Solid Waste Management

During construction, mobile restroom facilities will be provided and meticulously maintained to provide resource for the construction team.

4.16.1. Potential Impacts and Mitigation Measures

The project will result in construction waste which is typical of the building process. Waste management services are to be provided by the City and County of Honolulu, Residential Refuse Collection Service. Construction wastes are expected to be minimal since the site will require no demolition of existing structures. General City recycling practices will also be maintained by the landowner to promote the collection of reusable and recyclable materials to maximize waste diversion and minimize disposal.
5.0 SOCIO-ECONOMIC CHARACTERISTICS

5.1. Potential Impacts:

It is anticipated that the Facers and Stiles will occupy the dwellings as their primary residences and will contribute to the community’s economy and enrollment in local schools. No significant impacts to any existing facilities or services provided by the State and City and County are anticipated.

5.2. Population

According to the United States Census Bureau 2020 census poll the population of Waialua is 4,062. The proposed new single-family dwelling, along with the Facer residence would constitute a total of 2 dwellings. The proposed project will not pose any significant impact on the local population.

5.3. Economy

Waialua has historically operated as a hub for sugar cane. In more recent years, the small community is comprised of a mixture of small retail, agriculture and other simple services. Haleiwa town is approximately 5 minutes from the project site and is the largest retail and commercial location on the North Shore proper. Residence of Waialua work in a variety of fields including education, agriculture, retail and life services; sometimes requiring travel to either Haleiwa Town, Mililani or other parts of the island.

5.4. Neighborhood Impacts

No impact to the neighborhood and community is anticipated. This includes local transit or emergency services, neighborhood board, area residents, businesses, emergency personnel (fire, ambulance, and police), Oahu Transit Services, etc. All appropriate entities will be kept apprised of any impacts the project may have on adjacent local street or neighborhood area network – should any occur.
6.0 LAND USE CONFORMANCE

6.1. State and Land Use Law, HRS Chapter 205

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

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

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

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

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

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

- Through the environmental assessment process, the short and long term impacts of the project shall be presented to the general public to facilitate public participation as part of the EA process to help communication, public participation in the management of development in the CZM areas.
• The proposed dwelling will provide a sense of rejuvenation in community and vegetation. Previously the residential lot has sat on an empty dirt lot. The induced landscaping and enhancement is already providing improvement to community and natural environment. The adjacent neighborhood will benefit not only from the plant life, but also from socio-economic improvements to land and home value – in turn adding more tax dollar input to state and city resources.

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

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

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

• Upon commencement of the construction of the proposed single-family dwelling, protection of the coastal resources will be considered with the site perimeter control of erosion and sediment, utilizing SWPP procedures and all BMPs.

• This draft EA has been sent to the State Historic Preservation Division of the Department of Land and Natural Resources and other government agencies for review and comment. As noted in Section 3.11, two beach-front homes were completed in the last 3 years and no items of historic value or nature were identified and it is not anticipated any will be found the project site.

• As previously described, the project site has been extensively and expertly landscape planting a variety of indigenous plant species to serve in enhancing views and foster regeneration of wildlife. The overall external aesthetic of the property site will benefit the adjacent neighborhood and community.

• Stormwater from the property will be managed with diveters and open space on the property itself for penetration into pervious areas to avoid causing coastal hazards.

• This proposed single-family dwelling is not anticipated to impact the development of marine and coastal resources. It is not anticipated to promote research, study or understanding of ocean processes or marine life.
6.3. City and County of Honolulu General Plan

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

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

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

**Population**

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

-Policy 3 Manage physical growth and development in the urban fringe and rural areas so that:

   a. An undesirable spreading of development is prevented, and b. Their population densities are consistent with the character of development and environmental qualities desired for such areas. This project will be replacing a previously existing multi-family development, which was non-conforming to current building standards. This project would create an increase to the population to the rural area of the North Shore, however it would be an increase of one dwelling unit based on the cumulative count of dwellings previously on the property.

**Natural Environment**

-Objective A To protect and preserve the natural environment.

   -Policy 1 Protect O‘ahu\'s natural environment, especially the shoreline, valleys, and ridges from incompatible development. Policy 4 Requires development projects to give
due consideration to natural features such as slope, flood and erosion hazards, water-recharge, areas distinctive land forms and existing vegetation.

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

The project site has long been held for residential use. The land is flat, level ground which has minimal stormwater runoff and erosion, therefore highly suitable for development with little impact on the natural environment.

**Transportation & Utilities**

-Objective A To create a transportation system which will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people, including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.

-Policy 11 Make public, and encourage private, improvements to major walkway systems.

The project site sits adjacent to Waialua Beach Road which also carries a bike/walking path that parallels the road. TheBus routes are consistent and prevalent along this road fostering publish publish publish transit and means of alternate ingress and egress.

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

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

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

The new single-family dwelling will have water efficient and sustainable fixtures and appliances. The installation of the new IWS will provide safe and environmentally friendly waste disposal.

**Energy**

-Objective E To establish a continuing energy information program

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

Residents of the new single-family dwelling will be provided with Energy Star appliances.

**Physical Development and Urban Design**

-Objective D to maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.
-Policy 4 Maintain rural areas as areas which are intended to provide environments supportive of lifestyle choices which are dependent on the availability of land suitable for small to moderate size agricultural pursuits, a relatively open and scenic setting, and/or a small town, country atmosphere consisting of communities which are small in size, very low density and low rise in character, and may contain a mixture of uses.

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

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

Established in the mid 1800’s, Waialua town tries to retain the feel of a rural plantation town. The characteristics of the proposed development will retain the small town feel. The proposed structure is designed with this in mind, it is designed within residential envelop limits and surrounded by vast landscaping and trees. The architecture and design carries Polynesian architectural roots and also includes native finishes such as ohia tree columns acting as structural and architectural elements. The overall project celebrates not only architectural features that honor Hawaiian tradition, but also enhance environmental features in plants and trees.

Public Safety

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

-Policy 2 Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard. Policy 7 Provide adequate fire protection and effective fire prevention programs.

The proposed single-family dwelling is surrounded on three sides by lava rock wall with timber break-away portions as directed by DPP. The dwelling itself is built approximately 8 feet above grade and 17 feet above sea level to ensure longevity for structure and occupancy against future sea rise levels.

Culture and Recreation

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

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

The State Historic Preservation Division determined no historic properties were affected.
The North Shore Sustainable Communities Plan is one of eight community-oriented plans to help guide public policy, investment and decision making over the next 25 years. Each plan addresses one of eight planning regions on O’ahu, responding to specific conditions and community values in each region.

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

The project is within the community growth boundaries (areas designated as rural in the GP) which manage future development or redevelopment and preserves areas outside of the boundary for agriculture or other resource or open space values. The project is on a lot that has historically been utilized for residential application.

The project will help maintain Waialua’s sense of quiet tranquility adjacent to agricultural preservation and defending Hawaii’s scenic and natural settings.

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

**Land Use**

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with the adopted land use policies, including the O’ahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance.

**Zoning**

The project site is zoned R-5 Residential. The LUO states the purpose of the residential district is to allow for a range of residential densities. The intent of the R-5 districts is to provide areas for urban residential development. This district would be applied extensively throughout the island of O’ahu. The new single-family dwelling along with the Facer residence adheres to the residential zoning and requirements of the LUO. All easements, setbacks and property lines and compliant with CPR designations and the design of the dwellings adhere to all conditions and laws.

To comply with the development standards set forth in ROH, Chap 21 Section.21-3.70-1 the proposed single-family dwelling is permitted under the parcel’s classification as R-5 zoning district. The building envelope sits within the height requirement of 25 feet from occupiable floor.
6.5. Findings Supporting Anticipated Determination

Determination
The applicant for the new single-family dwelling anticipates the Department of Permitting and Planning (DPP) will confirm the project poses no threat to alter the environment, adjacent neighborhood or community. It is expected that any impact will be very minimal and that the DPP will provide a statement for Finding of No Significant Impact (FONSI). This conclusion will be supported by the analysis, research and documentation found in the Draft EA.

Findings and Support

1. Irrevocably commit a natural, cultural, or historic resource:
   - No valuable nature or cultural resource would be committed, damaged or lost. The property has been fit out with extensive landscape vegetation. No adverse impact will be found for wildlife or any endangered species. As the community has historically house residential dwellings, no historic sites are present.

2. Curtail the range of beneficial uses of the environment:
   - No beneficial use of the environment will be deterred by the new single-family dwelling.

3. Conflict with the State’s environmental policies or long-term environmental goals established by law:
   - As set forth in 344 HRS, the anticipation and intent of the law are to preserve and protect natural resources and environment. The new single-family dwelling has already invested considerable effort and time to introduce a vast array of plants and trees that have already been noted to bringing wildlife (especially birds) to the area. This is in line with the State’s environmental plan and policies.

4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and the State:
   - No substantial adverse affect will be felt with the residence. It is surrounded by residential development and the thoughtful nature of landscape and design invigorate the natural and residential community.

5. Have a substantial adverse effect on public health:
   - The new single-family dwelling will improve neighborhood and community with permanent residents who contribute to local business and interactions. All elements of the construction and landscaping will add value and vitality to the public surroundings.

6. Involve adverse secondary impacts, such as population changes or effects on public facilities:
   - The single-family dwelling has a small site footprint comprising roughly 10,000
square feet. The structure itself is intended for a small family unit to reside thus not posing any threat or impact to population changes or impact on facilities.

7. Involve a substantial degradation of environmental quality:
   - As noted with the significant landscape improvement that has already noted revitalization of wildlife; no degradation to environmental quality will be impacted.

8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions:
   - The project site and intended construction are very minimal in connection with the surrounding community and environment. No construction or development beyond the current design is intended for this location.

9. Substantially affects a rare, threatened or endangered species, or its habitat:
   - No rare or endangered species are located on the project site or adjacent neighborhoods.

10. Detrimentally affects air or water quality or ambient noise levels:
    - With the presence of landscaping and grass seed present on the site, dust mitigation will be maintained. Additionally, dust screens and BMPs to manage dust will continue throughout the duration of construction activities.

11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area geologically hazardous land, estuary, fresh water, or coastal waters:
    - Although the site resides in flood plain, tsunami zone and sea level rise exposure areas; the design of the structure will be built to endure these impacts and in accordance with state and federal regulations. The occupied spaces of the single-family dwelling will be built approximately 16 feet above sea level, so in the event of catastrophic events water will be able to flow without damaging the livable spaces of the dwelling.

12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans and studies:
    - There are no public scenic vistas or view planes in connection with the project site. That said, the enhance vegetation as a result of the robust landscaping introduced to the site has already provided enhanced natural views and also fosters regeneration of wildlife to the neighborhood.

13. Require substantial energy consumption or emit substantial greenhouse gases:
    - No significant or substantial consumption of energy or emission of greenhouse gas will be required in the construction of the dwelling.
7.2 Land and Natural Resources Comments

Several groups within Land and Natural Resources were provided Draft EA Memorandum with no comments or issue with the proposed single-family dwelling including:

- Division of Aquatic Resources
- Division of Forestry & Wildlife
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- State Historic Preservation Division

The Engineering Division included comments to check National Flood Insurance Program (NFIP) and general FEMA and Flood Hazard Zone maps to understand criteria. Section 3.4 of this report highlights of the use of the State of Hawaii Department of Land and Natural Resources Flood Hazard Assessment Tool (see Figure 12). This indicates the project site situated within flood plane classifications of VE 14 and VE 16. Taking the more stringent VE 16 classification, the intended single-family residence’s 1st floor occupied space will be approximately 9 feet above grade, and 17 feet above sea level making it compliant within the designated flood plane.

7.3 Department of Transportation Comments

The Department of Transportation (DOT) advised of no issues or comments. However, they did note that due to proximity of the Dillingham Airfield, a formal filing with the Federal Aviation Administration (FAA) would be required. FAA regulation requires any project development within 20,000 linear feet of a public use or military airport to comply. The project is located approximately 19,162 feet from Dillingham Airfield. Submission of this project was filed via the FAA website on February 17, 2022.

The main objective of the required filing is to assess the size and magnitude of any potential vertical air-space obstacles or encumbrances. As the project site is a considerable distance from the airfield, and will generally be no taller than surrounding/adjacent single-family residences – it is not anticipated that the FAA will find any issue that would prevent this project from proceeding. There is a 45 day general response window for the FAA. We will update the Shoreline department on the formal response from the FAA upon receipt.
7.4 Department of Transportation Comments

The Pacific Islands Fish and Wildlife Office (PIFWO) advised due to workload restrictions they would not be able to provide specific feedback. They provided a general breakdown of wildlife protected species within the Hawaiian Island chain to be aware of in the building process. These protected species are as follows:

- Hawaiian Hoary Bat
- Band-Rumped Storm-Petrel
- Hawaiian Petrel
- Newell’s Shearwater
- Wedge-Tailed Shearwater

As a result the following best practices and protective measures will be implemented:

- All of the current trees and vegetation have been planted on the perimeters of the property with the intention to not be disturbed during the construction of the dwelling.
- Although most of the trees and vegetation on the lot have very limited lateral branchwork, care will be taken in the trimming and care of areas of plant life over 15 feet to limit work during the breeding time of Hoary, Petrel and Shearwater during March through November.
- The project site will be continually checked for presence of wildlife nesting activities and the Owner’s will be diligent in advising the construction crews of any such presence so areas can be protected and left undisturbed.
- Exterior Lighting will be designed such that fixtures and light will shine downward allowing nighttime bat and bird flight and activities to be undisturbed.
- No night work will be permitted through the duration of the project.
APPENDICES
BUILDING PERMIT
FOR THE PERFORMANCE OF WORK UNDER THE
BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES.
CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 16
(FEES AND PERMITS) OF THE REVISED ORDINANCES OF
THE CITY AND COUNTY OF HONOLULU

LOCATION

Zone: 6   Section: 7   Plat: 013   Parcel: 034
67-431 WAIALUA BEACH RD WAIALUA 96791
20,001 Sq. Ft.

Site Address (if other than primary):

PROJECT:
(BP #869888) [TMK: 67013034] FACER - NEW SINGLE FAMILY DWELLING AND RECREATION ROOM
WITH A WETBAR. [THIRD PARTY REVIEW]

TYPE OF WORK
Electrical Work: Y  New Building: Y  Other: STAIRS
Plumbing Work: Y  Solar: Y

RIGHT OF WAY WORK
Driveway: New:  Existing: Private:
Sidewalk Types:  Curbing Types:  Driveway Types:  Linear Ft. of Driveway: PRIVATE DRIV
Linear Ft. of Sidewalk:
Linear Ft. of Curbing:
Please notify the Building Inspector listed below at least 24 hours before starting work in the Right-Of-Way.

GENERAL CONTRACTOR
UNITED GENERAL CONTRACTING INC
Contact Info: 425-3330
Lic. No.: BC35569

ESCIP COORDINATOR
MK PROCESSING, MARGARET K
KALAUOKAAEA
Contact Info: (808) 386-5779
Person in charge of construction must contact the ESCIP Coordinator to schedule the pre-construction inspections of the BMPs.

DATES ISSUED
09/28/2021
Location Permit Issued Kapolei
Location Application Created Kapolei

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

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

APPENDIX 1  FAKER RESIDENCE BUILDING PERMIT

RECEIVED

$5,540.00
PERMIT FEE
Type of Payment(s):
Cash  Check X  Charge
Accepted Value of Work: $484,000

Solar Clauses

Panels to be installed per preapproved details. MM#2020-0040); (2) 4 x 6.5 panels; tank located in lanai. Roof framing is wood construction and the mounting system is a pre-manufactured type.

NOTES

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>Building Inspector</th>
<th>Electrical Inspector</th>
<th>Plumbing Inspector</th>
<th>Storm Water Quality Inspector</th>
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<tbody>
<tr>
<td>EMILIE MARABULAS</td>
<td>SHERWIN PAREL</td>
<td>NICODEMUS GANIRON</td>
<td>STERLING SEGUlRANT</td>
</tr>
<tr>
<td>(808) 768-3189</td>
<td>(808) 768-3107</td>
<td>(808) 768-8189</td>
<td>(808) 768-8134</td>
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APPLICATION NO.: A2021-02-1095  JobID: 89950781  PERMIT NO.: 869888
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8220 * Fax: (808) 768-6111

BUILDING PERMIT
FOR THE PERFORMANCE OF WORK UNDER THE
BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES
CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18
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</table>

67-431 WAIALUA BEACH RD WAIALUA 96791
20,001 Sq. Ft.

Site Address (if other than primary): 67-435 Waialua Beach rd W-1

PROJECT:

(BP #B64824) [TMK: 67013034] 67-433 WAIALUA BEACH RD // STILES RESIDENCE - NEW 6'-0" MAXIMUM HT CRM FENCE WALL @ LEFT, REAR AND MIDDLE OF PROPERTY.

$892.00

PERMIT FEE
Type of Payment(s)
Cash
Check ✔
Charge

Accepted Value of Work: $45,000

TYPE OF WORK
Fence

RIGHT OF WAY WORK

Driveway: New: ✔
Existing: X
Private:

Driveway Types: Concrete

Curb Types:

Sidewalk Types:

Linear Ft. of Sidewalk:

Linear Ft. of Curb:

Linear Ft. of Driveway:

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

GENERAL CONTRACTOR
Mac Builders LLC, Shawn McKay
Contact Info: (808) 377-0907
Lic. No.: CT-32064

NOTES

Fence Clauses

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

DATE ISSUED 05/26/2021

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

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

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

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

TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or other regulatory authority prior to commencement of construction.

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

CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE HOMEOWNERS ASSOCIATION TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

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

Building Inspector
EMILIE MARABULAS
(808) 768-3189

Electrical Inspector

Plumbing Inspector

Storm Water Quality Inspector
STERLING SEGURANT
(808) 768-8134
1.2.10 WHERE THE TERMS 'APPROVED EQUAL' 'OTHER APPROVED', EQUAL TO' ACCEPTABLE', OR
1.2.12 CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE
MANAGEMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN SUCH REGULATION
RELATING TO BUILDINGS AND ALL MEANS BECAUSE THEY ARE SPECIFICALLY NOTED BY SUCH CODES
HAVING JURISDICTION.

1.1.1 THE CONTRACTOR'S WORK AND THE WORK OF ALL SUBCONTRACTORS SHALL COMPLY WITH
CEILING PLENUM OF FLOOR BELOW TO COMPLETE WORK ON FLOOR UNDER CONSTRUCTION.

1.12.4 WHERE NOTED, EQUIVALENT PRODUCTS OF MANUFACTURERS OTHER THAN THOSE
MAY BE REQUIRED BY THE ARCHITECT, TO SHOW THE KIND AND QUALITY OF MATERIALS

1.13.2 THE CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES FOR SUPPLIES AND
CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING OF ELEVATORS OR OTHER HOISTING
EQUIPMENT.

1.15.1 THE CONTRACTOR SHALL MAINTAIN AND BEAR ALL COSTS ARISING FROM ALL
PERMITS:

1.16.1 THE CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE
NECESSARY IN THE PROCUREMENT OF THE MATERIALS, WHETHER IN THE STORES OR ON THE
SITE UNDER CONSTRUCTION.

1.17.1 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPERVISION BY A PERSON

1.18.4 WHERE NOTED, EQUIVALENT PRODUCTS OF MANUFACTURERS OTHER THAN THOSE

1.19.6 THE CONTRACTOR SHALL SUBMIT ALL SUB-CONTRACTORS' SHOP DRAWINGS, CUT SHEETS,
AND MATERIALS MUST BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING OR FABRICATION.

1.19.10 THE CONTRACTOR SHALL PROMPTLY DIRECT ALL WORK LISTED ON THE CONSTRUCTION
NOTE SHEETS AND SHOWN OR IMPLIED THEREIN.

1.20.2 THE CONTRACTOR SHALL COMPLY WITH THE SPECIFICATIONS OF THE CONTRACT.

1.22.5 THE CONTRACTOR SHALL REMOVE ANY REMAINING ELECTRICAL CONDUITS PROJECTING
FROM THE WALLS OR CEILINGS OF BUILDINGS AND BRING THE WALLS TO A LEVEL CONDITION.

1.22.10 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL HARDWARE, BRACKETS, HANGERS,
AND MOUNTING BRACKETS NECESSARY FOR THE INSTALLATION OF ALL LIGHTING FIXTURES AND
FANS.
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP OF EACH STOREY.

2. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES:

FIREBLOCKING:

GENERAL NOTES

SIMILAR LOCATIONS.

CLOSED ENDS, WITH AT LEAST 4 INCHES OF SEPARATION BETWEEN SECTIONS.

FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND FUNCTION AS DESIGNED.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FIRE-RESISTANCE-RATED FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FIRE.

DRAFTSTOPPING IN FLOORS:

ASSEMBLIES IN THE FOLLOWING LOCATIONS:

FIREBLOCKING IS NOT REQUIRED WHERE THE EXTERIOR WALL COVERING IS INSTALLED.

THE EXTERIOR WALL COVERING SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285.

THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:

1. BI-METAL LAMINATES.
2. MARBLE, MARBLE-LIKE ARTICLES, AND OTHER APPROVED COMBUSTIBLE MATERIALS.
3. WOOD-COVERED METAL SHEET.
4. ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE-BOARD.
5. ONE-HALF-INCH GYPSUM BOARD.
6. 7/8-INCH GYPSUM BOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

DRAFTSTOPPING MATERIALS:

CONSTRUCTION MATERIAL IN CONCEALED SPACES SHALL CONFORM TO THE FOLLOWING:

1. WOOD CONSTRUCTION MATERIALS IN ACCORDANCE WITH SECTION 603 AS FOLLOWS:

EXCEPTIONS:

1.1 NONBEARING PARTITIONS WHERE THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOURS.

1.11 NONBEARING PARTITIONS WHERE THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOURS.

1.111 NONBEARING PARTITIONS WHERE THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOURS.

2. COMBUSTIBLE MATERIALS IN ACCORDANCE WITH SECTION 603 AS FOLLOWS:

DRAFTSTOPPING MATERIALS:

1. IN CORRIDORS AND OTHER SIMILAR LOCATIONS, DRAFTSTOPPING MATERIALS SHALL BE REQUIRED WHERE INSTALLATION WILL NOT RESULT IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND FUNCTION AS DESIGNED.

2. DRAFTSTOPPING MATERIALS SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND FUNCTION AS DESIGNED.

3. DRAFTSTOPPING MATERIALS SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

4. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED IN WOOD STUD WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUD WALLS, WITH NOT MORE THAN 16 INCHES BETWEEN CENTERLINES OF STUDS.

5. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED BETWEEN STUD WALLS AND SUBDIVIDED SECTIONS OF WALL SPACE WHERE THE WOOD CONSTRUCTION IS COVERED BY ONE OF THE FOLLOWING MATERIALS:

6. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285.

7. DRAFTSTOPPING MATERIALS SHALL NOT BE INSTALLED IN CONCEALED SPACES WHERE THE SIZE OF THE OPENING IS NOT MORE THAN 20 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

8. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED IN CONCEALED SPACE BEYOND, SUCH THAT ANY DRAFTSTOPPING MATERIALS ARE INSULATED INSIDE THE CONCEALED SPACE.

9. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED IN CONCEALED SPACE OF STUD WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUD WALLS, WITH NOT MORE THAN 16 INCHES BETWEEN CENTERLINES OF STUDS.

10. DRAFTSTOPPING MATERIALS SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND FUNCTION AS DESIGNED.

11. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED BETWEEN STUD WALLS AND SUBDIVIDED SECTIONS OF WALL SPACE WHERE THE WOOD CONSTRUCTION IS COVERED BY ONE OF THE FOLLOWING MATERIALS:

12. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285.

13. DRAFTSTOPPING MATERIALS SHALL NOT BE INSTALLED IN CONCEALED SPACE BEYOND, SUCH THAT ANY DRAFTSTOPPING MATERIALS ARE INSULATED INSIDE THE CONCEALED SPACE.

14. DRAFTSTOPPING MATERIALS SHALL NOT BE INSTALLED IN CONCEALED SPACE WHERE THE SIZE OF THE OPENING IS NOT MORE THAN 20 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

15. DRAFTSTOPPING MATERIALS SHALL NOT BE INSTALLED IN CONCEALED SPACE OF STUD WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUD WALLS, WITH NOT MORE THAN 16 INCHES BETWEEN CENTERLINES OF STUDS.

16. MASTICS AND CAULKING MATERIALS APPLIED TO PROVIDE FLEXIBLE SEALS BETWEEN COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED.

17. IN CONSTRUCTION MATERIAL IN ACCORDANCE WITH SECTION 603 AS FOLLOWS:

18. WOOD CONSTRUCTION MATERIALS IN ACCORDANCE WITH SECTION 603 AS FOLLOWS:

19. DRAFTSTOPPING MATERIALS SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND FUNCTION AS DESIGNED.

20. AGGREGATES, COMPONENT MATERIALS AND ADMIXTURES.
TYPICAL STAIR AND RAILING NOTES:

1. PROVIDE SPORTS BALLS FOR STAIRS AND ALL RAILING SYSTEMS TO BE APPROVED BY OWNER AND ARCHITECT.
2. GUARD RAILS TO BE ABLE TO WITHSTAND A LOAD OF 200 LBS APPLIED IN ANY DIRECTION.
TYPICAL STAIR AND GUARD RAIL NOTES:
1. PROVIDE SHOP DRAWINGS FOR STAIRS AND ALL RAILING SYSTEMS TO BE APPROVED BY OWNER AND ARCHITECT.
2. GUARD RAILS TO BE ABLE TO WITHSTAND A LOAD OF 200 LBS APPLIED IN ANY DIRECTION.

1. BLOW UP PLAN AT EXTERIOR NORTH STAIR
2. DETAIL SECTION AT EXTERIOR NORTH STAIR
3. DETAIL CROSS SECTION AT STAIR
4. TREAD & RISER DETAIL SECTION AT STAIR
5. HAND RAIL DETAIL
1. ALL OPERATIONS OF WINDOWS TO BE VERIFIED WITH ELEVATIONS
2. PROVIDE SHOP DWGS TO BE REVIEWED BY CLIENT AND ARCHITECT BEFORE ORDERING ANY WINDOWS OR DOORS

WINDOW ELEVATIONS

1. ALL OPERATIONS OF WINDOW TO BE VERIFIED WITH ELEVATIONS
2. PROVIDE SHOP DWGS TO BE REVIEWED BY CLIENT AND ARCHITECT BEFORE ORDERING ANY WINDOWS OR DOORS

NANAWALL WINDOW ELEVATIONS

1. ALL OPERATIONS OF WINDOWS TO BE VERIFIED WITH ELEVATIONS
2. PROVIDE SHOP DWGS TO BE REVIEWED BY CLIENT AND ARCHITECT BEFORE ORDERING ANY WINDOWS OR DOORS
3. PROVIDE SCREENS

TYPICAL NOTE
ALL GLASS DOORS ARE TO BE TEMPERED

NANAWALL DOOR ELEVATIONS

1. ALL OPERATIONS OF DOORS TO BE VERIFIED WITH ELEVATIONS
2. PROVIDE SHOP DWGS TO BE REVIEWED BY CLIENT AND ARCHITECT BEFORE ORDERING ANY WINDOWS OR DOORS
3. PROVIDE SCREENS
I recommend the following:
- Use 2"6 for roof rafters.
- Use #8 deanch blocks where load-bearing walls occur over supports of T51 joists.
- Use CCRE-5D52.5 column caps for interior floor joists.
- Use BCCCR-5D52.5, CCRE-5D52.5, or CCRG-5D50.5 column caps for Chik jinds at the interior of the building.
- Use trusses for the roofs of the second floor covered lanai and guest bathroom, and at the first floor covered lanai.
- 6-8% floor joists are specified for the first floor. If T51 joists are used, special attention must be taken to install deanch blocks as noted above.
Dennis S Poma  
P.O. Box 30094  
Honolulu, HI 96820

Dear Sir/Madam:

Subject: Individual Wastewater System (IWS) for  
Owner/Lessee: Ken Stiles  
Project Site: 67-433 Waialua Beach Road, Waialua, HI  
TMK: 167013034  
IWS File No.: 66883 (Septic Tank) E-Filed  
Old File No.: N/A

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

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

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

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

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

Sincerely,

SINA PRUDER, P.E.  
Chief, Wastewater Branch
STILES / ANGOLLO RESIDENCE: 3 BR DWELLING + 1 BR RESERVE

INDIVIDUAL WASTEWATER SYSTEM FOR

TIMK: (1) 6-7-013-004

67-433 WALUWA BEACH RD, WAKALUNA, HI 96791
Michael V McNulty
67-335 Kaiea Pl.
Waialua, HI 96791

Dear Sir/Madam:

Subject: Individual Wastewater System (IWS) for
Owner/Lessee: Ryan Facer
Project Site: Lot 776-C Unit W2, Waialua Beach Road, Waialua, HI
TMK: 167013034
IWS File No.: 65633 (Septic Tank) E-Filed
Old File No.: N/A

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

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

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

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

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

Sincerely,

SINA PRUDER, P.E.
Chief, Wastewater Branch
APPENDIX 5
AGENCY RESPONSES AND COMMENTS

January 4, 2022

Mr. Ryan Facer
67-431 Waialua Beach Road
Waialua, Hawaii 96791

Dear Mr. Facer:


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

The existing water system is adequate to accommodate the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) 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 proposed developments shall verify with the State Department of Health in regard to wastewater disposal systems that are allowable within the “No Pass Zone”.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

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 (808) 748-5443.

Very truly yours,

[Signature]

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer
February 20, 2022

Barbara J. Lee
Special Projects & Development Specialist
Land Division
Department of Land and Natural Resources
PO Box 621
Honolulu, HI 96809-0621

Dear Ms. Lee:

Subject: Stile Residence Comments Follow Up
Owner: Ken Stiles and Rick Angiolo
Project Site: 67-433 Waialua Beach Road, Waialua, HI 96791
TMK: 1 6-7-013:034

Thank you again for the collective responses from the Land and Natural Resources departments and groups. As most groups had no comment or issue on the proposed single-family dwelling, I wanted to focus on the questions issued from the Engineering Division.

Engineering advised to check National Flood Insurance Program (NFIP) and general FEMA and Flood Hazard Zone maps to understand criteria. Section 3.4 of the original Draft EA report highlights use of the State of Hawaii Department of Land and Natural Resources Flood Hazard Assessment Tool. I’ve included this image for reference in this response as well. This indicates the project site is situated within flood plane classifications of VE 14 and VE 16. Taking the more stringent VE 16 classification, the intended single-family residence’s 1st floor will be approximately 9 feet above grade, and 17 feet above sea level making it compliant within the designated flood plane. Furthermore, there are several existing residential structures in the immediately adjacent vicinity that are insurable through NFIP, FEMA and other insurance provider criteria.

Respectfully,

[Signature]

Ryan Facer
67-431 Waialua Beach Rd.,
Waialua, HI 96791

ryan.g.facer@gmail.com
February 01, 2022

Ryan Facer  
67-431 Waialua Beach Road  
Honolulu, HI 96813

Via email: ryan.g.facer@gmail.com

Dear Sirs:

SUBJECT: Draft Environmental Assessment for Stiles Residence  
67-433 Waialua Beach Road  
Waialua, Island of Oahu, Hawaii  
TMK: (1) 6-7-013:034

Thank you for the opportunity to review and comment on the above subject. In addition to previous comments sent to you from the Department of Land and Natural Resources (DLNR) dated January 28, 2022, enclosed are comments from DLNR’s (a) Engineering Division and (b) Office of Conservation and Coastal Lands.

Should you have any questions, please feel free to contact Barbara Lee at 587-0453 or barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji  
Land Administrator

Enclosure
cc: Central Files
December 03, 2021

MEMORANDUM

FROM:  

TO:  

DLNR Agencies:  
- Div. of Aquatic Resources (via email: kendall.l.tucker@hawaii.gov)  
- Div. of Boating & Ocean Recreation  
- Engineering Division (via email: DLNR.Engr@hawaii.gov)  
- Div. of Forestry & Wildlife (via email: rubyrosa.t.terrago@hawaii.gov)  
- Div. of State Parks  
- Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)  
- Office of Conservation & Coastal Lands (via email: sharleen.k.kuba@hawaii.gov)  
- Land Division – Oahu District (via email: barry.w.cheung@hawaii.gov)  
- State Historic Preservation Division (via email: susan.a.lebo@hawaii.gov)

TO:  
FROM: Russell Y. Tsuji, Land Administrator  
SUBJECT: Draft Environmental Assessment (DEA) for Stiles Residence  
LOCATION: 67-433 Waialua Beach Road, Waialua, Island of Oahu, Hawaii  
TMK: (1) 6-7-013:034  
APPLICANT: Ryan Facer on behalf of Owners Ken Stiles and Rick Angiollo

Transmitted for your review and comment is information on the above-referenced subject. The DEA was provided as an attachment to the emailed request message from the Applicant.

Please submit any comments by January 27, 2022 to barbara.j.lee@hawaii.gov at Land Division. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Barbara Lee directly via email at the above email address. Thank you.

BRIEF COMMENTS:  
- We have no objections.  
- We have no comments.  
- We have no additional comments.  
- Comments are included/attached.

Signed:  
Print Name: Carty S. Chang, Chief Engineer  
Division: Engineering Division  
Date: Dec 13, 2021

Attachments  
Cc: Central Files
LD/Russell Y. Tsuji
Ref: Draft Environmental Assessment (DEA) for Stiles Residence
Location: 67-433 Waialua Beach Road, Waialua, Island of Oahu, Hawaii
TMK(s): (1) 6-7-013:034
Applicant: Ryan Facer on behalf of Owners Ken Stiles and Rick Angiollo

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA’s Flood Insurance Rate Maps (FIRM). The official FIRM can be accessed through FEMA’s Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT) could also be used to research flood hazard information.

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

- **Oahu**: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- **Hawaii Island**: County of Hawaii, Department of Public Works (808) 961-8327.
- **Maui/Molokai/Lanai**: County of Maui, Department of Planning (808) 270-7139.
- **Kauai**: County of Kauai, Department of Public Works (808) 241-4849.

Signed: Carty S. Chang, Chief Engineer

Date: Dec 13, 2021
MEMORANDUM

TO: DLNR Agencies:
   X Div. of Aquatic Resources (via email: kendall.l.tucker@hawaii.gov)
   Div. of Boating & Ocean Recreation
   X Engineering Division (via email: DLNR.Engr@hawaii.gov)
   X Div. of Forestry & Wildlife (via email: rubyrosa.t.terrago@hawaii.gov)
   Div. of State Parks
   X Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)
   X Office of Conservation & Coastal Lands (via email: sharleen.k.kuba@hawaii.gov)
   X Land Division – Oahu District (via email: barry.w.cheung@hawaii.gov)
   X State Historic Preservation Division (via email: susan.a.lebo@hawaii.gov)

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment (DEA) for Stiles Residence
LOCATION: 67-433 Waialua Beach Road, Waialua, Island of Oahu, Hawaii
TMK: (1) 6-7-013:034
APPLICANT: Ryan Facar on behalf of Owners Ken Stiles and Rick Angiollo

Transmitted for your review and comment is information on the above-referenced subject. The DEA was provided as an attachment to the emailed request message from the Applicant.

Please submit any comments by January 27, 2022 to barbara.j.lee@hawaii.gov at Land Division. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Barbara Lee directly via email at the above email address. Thank you.

BRIEF COMMENTS:

Does not appear to be in Conservation District

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

Signed: _______________
Print Name: Michael Cas
Division: OCE
Date: 12-13-21

Attachments
Cc: Central Files
From: Ryan Facer <ryan.g.facer@gmail.com>
Sent: Wednesday, December 1, 2021 11:06 AM
To: Tsuji, Russell Y <Russell.Y.Tsuji@hawaii.gov>; Case, Suzanne D <suzanne.case@hawaii.gov>
Subject: [EXTERNAL] Fwd: Draft EA for Stiles Residence

Hello,

Please find the attached Draft EA for your teams review and response.

Please contact me if you have any questions or concerns.

Mahalo!
Ryan Facer
November 30, 2021

Barbara Lee  
Department of Land and Natural Resources  
PO Box 621, Honolulu, HI 96809

Dear Ms. Lee:

Subject: DRAFT Environmental Assessment for Review and Comment  
Owner: Ken Stiles and Rick Angiollo  
Project Site: 67-433 Waialua Beach Road, Waialua, HI 96791  
TMK: 1 6-7-013:034

It is our pleasure to present for your consideration and comment the enclosed Draft Environmental Assessment (EA) for the proposed Single-Family Dwelling located at 67-433 Waialua Beach Road. The comprehensive Draft EA contains information on project site, adjacent neighborhood conditions, surveys, architectural plans, photos and more to help in your review.

The project site is currently located in a developed residential environment. The design of the new dwelling is sensible and intentional in blending with the community and culture of the area. It is our intent that your department will determine a Finding of No Significant Impact (FONSI) as a result of this Draft EA report.

We would like to facilitate a review of the Draft EA via WebEx video call or in person if deemed suitable for a timely review and response. It is our hope to receive a formal response from your department by January 31, 2022 and we are at your service to help in this process as noted above.

Thank you again for your consideration and hope to speak soon.

Respectfully,

[Signature]

Ryan Facer  
67-431 Waialua Beach Rd.,  
Waialua, HI 96791  
ryan.g.facer@gmail.com
Good morning Ryan:

I enjoyed the chat too:

The Department of Parks and Recreation thanks you for the opportunity to review and comment on the DEA for construction of a single family residence at 67-433 Waialua Beach Road in Wailalua.

The Department has no comment as the project will have no impact on any facility of program of the department and you are invited to remove us as a consulted party to the balance of the EIS process.

Aloha,

John Reid, Planner

Department of Parks and Recreation
Hello John,

Thanks again for the chat last week and your added info.

Please find the attached Draft EA for your teams review and response.

Please contact me if you have any questions or concerns.

Mahalo!

Ryan Facer

------- Forwarded message -------
From: Ryan Facer <Ryan.Facer@capgroup.com>
Date: Fri, Dec 17, 2021, 9:30 AM
Subject:
To: ryan facer <ryan.g.facer@gmail.com>

Ryan Facer

Global Real Estate

Capital Group

(949) 975-4467  DIRECT
(949) 228-6740  MOBILE
6455 Irvine Center Drive
Irvine, CA 92618 mail stop: Y-1C

Ryan.Facer@capgroup.com  thecapitalgroup.com
Your privacy and security are important to us. See our privacy policy (Canada, Europe & Asia, United States).
Sent from my iPhone

Begin forwarded message:

From: ryan.g.facer@gmail.com
Date: February 25, 2022 at 11:14:16 AM HST
To: "Torres, Natasha P" <Natasha.P.Torres@hawaii.gov>
Cc: "Nikaido, Blayne H" <blayne.h.nikaido@hawaii.gov>, "Fujioka, Robyn YF" <robyn.yf.fujioka@hawaii.gov>
Subject: Re: STP 8.3337 67-433 Waialua Beach Road(21-123)

Hello All,
Thank you for your response and finding of no issue from HDOT.

In addition, I am providing the attached in connection with the FAA requirement noted in your formal response. We have informed the FAA of the planned project and are awaiting their reply. We don’t anticipate any issues as the project location is at the far limits of the 20,000 linear foot proximity; and there are several 3 story developments closer to the airfield than the project location.

Thanks again!
Ryan

Sent from my iPhone

On Jan 26, 2022, at 1:24 PM, Torres, Natasha P <Natasha.P.Torres@hawaii.gov> wrote:

Aloha,
Please see attached for your viewing and handling. No hard copy will be transmitted.

Kindly, confirm receipt of the email.

Thank you,
Natasha Torres
Statewide Transportation Planning Office
Hawai‘i Department of Transportation
Phone: (808) 831-7973 | Fax: (808) 831-7995
February 20, 2022

Blayne Nikaido  
HDOT Statewide Transportation Planning Office  
Department of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Dear Mr. Nikaido:

Subject: Stile Residence Comments Follow Up  
Owner: Ken Stiles and Rick Angiollo  
Project Site: 67-433 Waialua Beach Road, Waialua, HI 96791  
TMK: 1 6-7-013:034

Thank you again for the response from HDOT of no issue or comment. Also thank you for the note regarding Federal Aviation Administration (FAA) requirements for any proposed project within 20,000 linear feet of a public use or military airport. Although the project lies within the far limits of this requirement (19,162 feet from Dillingham Airfield), we have submitted the project for consideration with the FAA as requested. Submission of this was filed via the FAA website on February 17, 2022. A snapshot of the wepage confirmation is noted below for reference.

The main objective of the required filing is to assess the size and magnitude of any potential vertical airspace obstacles or encumbrances. As the project site is a considerable distance from the airfield, and will generally be no taller than surrounding/adjacent single-family residences – it is not anticipated that the FAA will find any issue that would prevent this project from proceeding. There is a 45 day general response window for the FAA. We will update the Shoreline department in their review of the SMA Major application on the formal response from the FAA upon receipt.

Respectfully,

Ryan Facer  
67-431 Waialua Beach Rd.,  
Waialua, HI 96791  
ryan.g.facer@gmail.com
My Cases in WORK IN PROGRESS Status

Please refer to the assigned ASN on all inquiries to the FAA.

<table>
<thead>
<tr>
<th>All Cases</th>
<th>Filter by Case Status</th>
<th>Cases Requiring Action</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Draft (0)</td>
<td>Accepted (0)</td>
</tr>
<tr>
<td></td>
<td>Interim (0)</td>
<td>Deteriorated (0)</td>
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<td>Waiting (0)</td>
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Records 1 to 1 of 1

View Folder ▼ Create Folder Manage Folders Transfer Cases

Transfer Cases - Desk Reference Guide V_2018.2.0

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<th>Project Name</th>
<th>Structure Name</th>
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<th>Date Determined</th>
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<td>□ 2022-MWP-3228-OE</td>
<td>KEN 5-0069699128-22</td>
<td>Utilities Residence Work In Progress</td>
<td>02/17/2022</td>
<td>Waikiki</td>
<td>HI</td>
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</tr>
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</table>

Move To ▼ Archive

Records 1 to 1 of 1

Draft: Cases that have been saved by the user but have not been submitted to the FAA.

Accepted: Cases that have been submitted to the FAA.

Add Letter: Cases that have been reviewed by the FAA and require additional information from the user.

Work in Progress: Cases that are being evaluated by the FAA.

Interim: Cases that have been reviewed by the FAA and require resolution from the user.

Deteriorated: Cases that have a completed aeronautical study and an FAA determination.

Terminated: Cases that are no longer valid.

Please allow the FAA a minimum of 45 days to complete a study.

Case Transfer:

- Use the check box(es) to select the case(s) you want to transfer.
- Select the "Transfer Cases button" to open the "Manage Transfer Cases" screen.

Note: Drafts and cases in Add and Terminated status can not be transferred.

Click here to contact the appropriate representative.
Ryan Facer (RGGF)

From: Ryan Facer <ryan.g.facer@gmail.com>
Sent: Friday, February 4, 2022 11:09 AM
To: Ryan Facer (RGGF)
Subject: Fwd: Draft EA for Stiles Residence

--------- Forwarded message -------
From: Ryan Facer <ryan.g.facer@gmail.com>
Date: Wed, Dec 1, 2021, 10:54 AM
Subject: Re: Draft EA for Stiles Residence
To: Liu, Rouen <rouen.liu@hawaiianelectric.com>

Thank you for the quick response!

All existing electrical easements servicing the community will remain accessible as required.

Thanks again and take care

Ryan Facer

On Wed, Dec 1, 2021, 9:44 AM Liu, Rouen <rouen.liu@hawaiianelectric.com> wrote:

Dear Mr. Facer,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should Hawaiian Electric have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. Please be sure the contractor submits the service request in a timely fashion relative to when they expect energizing of electrical service. As the proposed Stiles Residence project comes to fruition, please continue to keep us informed.

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

Thank you,

Rouen Liu
From: Ryan Facer <ryan.g.facer@gmail.com>
Sent: Tuesday, November 30, 2021 7:14 PM
To: Liu, Rouen <rouen.liu@hawaiianelectric.com>
Subject: Draft EA for Stiles Residence

[This email is coming from an EXTERNAL source. Please use caution when opening attachments or links in suspicious email.]

Hello,

Please find the attached Draft EA for your teams review and response.

Please contact me if you have any questions or concerns.

Mahalo!

Ryan Facer

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, copying, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender immediately by reply e-mail and destroy the original message and all copies.
January 31, 2022

Mr. Dean Uchida, Director
Department of Planning and Permitting
City and County of Honolulu
One Main Plaza Building
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Uchida:

SUBJECT: Chapter 6E-42 Historic Preservation Review – Building Permit Application – A2022-02-0245
67-433 Waialua Beach Rd., Waialua – New single-family dwelling and rec. room, wet bar
Owner Name: Ken Stiles and Rick Angiollo
Kamananui Ahupua’a, Waialua District, Island of O’ahu
TMK: (1) 6-7-013-034

This letter provides the State Historic Preservation Division’s (SHPD’s) review of this subject permit application for the proposed construction of a new single-family dwelling, a recreation room, a new leach field, a new 1000-gallon septic tank and a wet bar at 67-433 Waialua Beach Road. The SHPD received this permit application via HICRIS on January 24, 2022, which included a building permit application, a Draft Environmental Assessment, construction plans, plat maps and photos of the project area. The subject parcel totals 20,001 sq. ft. Subsurface disturbance will include excavation to a maximum depth of 6 ft. below grade.

A review of SHPD records indicates that no archaeological inventory survey has been conducted for this parcel. Our Geographical Information Systems (GIS) database indicates there are no historic properties within the project area or nearby. The USDA (Foote et al. 1972) identifies the soils within the project parcel as fill land slopes (Fd). Low potential exists for the project to encounter intact subsurface historic properties in the previously disturbed project footprint.

Based on the information provided, SHPD’s determination is no historic properties affected for the current project. Pursuant to HAR §13-284-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD’s written concurrence and historic preservation review ends. The HRS 6E historic preservation review process is ended. The permit issuance process may proceed.

Please attach to permit: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 692-8015.

Please contact Susan A. Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov or at (808) 321-9000 for matters regarding this letter.

Aloha, Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Perry Tamayo, ptamayo@hono.gov
Ryan Facer, ryan@facer.com
Ryan Facer (RGGF)

From: ryan.g.facer@gmail.com
Sent: Friday, February 25, 2022 1:53 PM
To: Ryan Facer (RGGF)
Subject: Fwd: 01EPIF00-2022-TA-0099 Technical Assistance for the DEA of a Single-Family Dwelling at 67-433 Waialua Beach Road, O'ahu

Sent from my iPhone

Begin forwarded message:

From: ryan.g.facer@gmail.com
Date: February 25, 2022 at 11:50:51 AM HST
To: "Sachs, Elyse M" <elyse_sachs@fws.gov>
Subject: Re: 01EPIF00-2022-TA-0099 Technical Assistance for the DEA of a Single-Family Dwelling at 67-433 Waialua Beach Road, O'ahu

Hello Elyse,
Thanks for the response. I have been gathering your teams info along with other government agency information.

I’m including the attached reply to the information PIFWO provided.

Thank you!
Ryan

Sent from my iPhone

On Dec 17, 2021, at 2:02 PM, Sachs, Elyse M <elyse_sachs@fws.gov> wrote:

Dear Mr. Facer,

Attached you will find the FWS Pacific Islands Fish and Wildlife Office’s response to your technical assistance request for the above named project.

We thank you for your efforts to conserve listed species and native habitats. Please contact me should you have any questions pertaining to this response or require further guidance. When referring to this project, please include this reference number: 01EPIF00-2022-TA-0099.

Thanks,
Elyse Sachs
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawaii 96850
Office: 808-792-9420
Email: elyse_sachs@fws.gov
February 20, 2022

Jiny Kim
Acting Island Team Manager
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, HI 96850

Dear Jiny:

Subject: Stile Residence Comments Follow Up
Owner: Ken Stiles and Rick Angiolo
Project Site: 67-433 Waialua Beach Road, Waialua, HI 96791
TMK: 1 6-7-013:034

Thank you for your team’s response and indicating the Pacific Islands Fish and Wildlife Office (PIFWO) workload restrictions. Thank you also for including a comprehensive list of wildlife to be mindful of including:

- Hawaiian Hoary Bat
- Band-Rumped Storm-Petrel
- Hawaiian Petrel
- Newell’s Shearwater
- Wedge-Tailed Shearwater

As a result, the following best practices and protective measures will be implemented for the project:

- All of the current trees and vegetation have been planted on the perimeters of the property with the intention to not be disturbed during the construction of the dwelling
- Although most of the trees and vegetation on the lot have very limited lateral branch-work, care will be taken in the trimming and care of areas of plant life over 15 feet to limit work during the breeding time of Hoary, Petrel and Shearwater March through November
- The project site will be continually checked for presence of wildlife nesting activities and the Owner’s will be diligent in advising the construction crews of any such presence so areas can be protected and left undisturbed
- Exterior Lighting will be designed such that fixtures and light will shine downward allowing nighttime bat and bird flight activities to be undisturbed
- No night work will be permitted through the duration of the project
Respectfully,

Ryan Facer

67-431 Waialua Beach Rd.,
Waialua, HI 96791

ryan.g.facer@gmail.com
Mr. Ryan Facer  
67-431 Waialua Beach Road  
Waialua, HI 96731  

Subject: Technical Assistance for the Draft Environmental Assessment of a Single-Family Dwelling at 67-433 Waialua Beach Road, O‘ahu  

Dear Mr. Facer:  

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

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

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

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

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

Sincerely,

Acting Island Team Manager
Pacific Islands Fish and Wildlife Office

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

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

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

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name or Hawaiian Name</th>
<th>Federal Status</th>
<th>Locations</th>
<th>May Occur In Project Area</th>
</tr>
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<tbody>
<tr>
<td><em>Abutilon menziesii</em></td>
<td>ko'oloa'ula</td>
<td>E</td>
<td>O, L, M, H</td>
<td></td>
</tr>
<tr>
<td><em>Achyranthes splendens</em> var. rotundata</td>
<td>'ewa hina hina</td>
<td>E</td>
<td>O</td>
<td></td>
</tr>
<tr>
<td><em>Bonamia menziesii</em></td>
<td>no common name</td>
<td>E</td>
<td>K, O, L, M, H</td>
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</tr>
<tr>
<td><em>Canavalia pubescens</em></td>
<td>'äwikiwiki</td>
<td>E</td>
<td>Ni, K, L, M</td>
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</tr>
<tr>
<td><em>Colubrina oppositifolia</em></td>
<td>kaula</td>
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<td>O, M, H</td>
<td></td>
</tr>
<tr>
<td><em>Cyperus trachysanthos</em></td>
<td>pu'uka'a</td>
<td>E</td>
<td>K, O</td>
<td></td>
</tr>
<tr>
<td><em>Gouania hillebrandii</em></td>
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<td>Mo, M</td>
<td></td>
</tr>
<tr>
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<td>ma'o hau hele</td>
<td>E</td>
<td>O, Mo, L, M, H</td>
<td></td>
</tr>
<tr>
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<td>Hilo ischaemum</td>
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<td></td>
</tr>
<tr>
<td><em>Isodendrion pyrifolium</em></td>
<td>wahine noho kula</td>
<td>E</td>
<td>O, H</td>
<td></td>
</tr>
<tr>
<td><em>Marsilea villosa</em></td>
<td>'ihi'ihi</td>
<td>E</td>
<td>Ni, O, Mo</td>
<td></td>
</tr>
<tr>
<td><em>Mezoneuron kavaiense</em></td>
<td>uhiuhi</td>
<td>E</td>
<td>O, H</td>
<td></td>
</tr>
<tr>
<td><em>Nothocestrum breviflorum</em></td>
<td>'aiea</td>
<td>E</td>
<td>H</td>
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<tr>
<td><em>Panicum fauriei var. carteri</em></td>
<td>Carter's panicgrass</td>
<td>E</td>
<td>Molokini Islet (O), Mo</td>
<td></td>
</tr>
<tr>
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<td>lau'ehu</td>
<td>E</td>
<td>K</td>
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<td><em>Peucedanum sandwicensc</em></td>
<td>makou</td>
<td>E</td>
<td>K, O, Mo, M</td>
<td></td>
</tr>
<tr>
<td><em>Pleomele (Chrysodracon) hawaiiensis</em></td>
<td>halapepe</td>
<td>E</td>
<td>H</td>
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<tr>
<td><em>Portulaca sclerocarpa</em></td>
<td>'ihi</td>
<td>E</td>
<td>L, H</td>
<td></td>
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<td><em>Portulaca villosa</em></td>
<td>'ihi</td>
<td>E</td>
<td>Le, Ka, Ni, O, Mo, M, L, H, Nihoa</td>
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</tr>
<tr>
<td><em>Pritchardia affinis</em> (maideniana)*</td>
<td>loulu</td>
<td>E</td>
<td>H</td>
<td></td>
</tr>
<tr>
<td><em>Pseudognaphalium sandwicensium var. molokaiense</em></td>
<td>'ena'ena</td>
<td>E</td>
<td>Mo, M</td>
<td></td>
</tr>
<tr>
<td><em>Scaevola coriacea</em></td>
<td>dwarf naupaka</td>
<td>E</td>
<td>Mo, M</td>
<td></td>
</tr>
<tr>
<td><em>Schenkia (Centaurium) sebaeoides</em></td>
<td>'āwiwi</td>
<td>E</td>
<td>K, O, Mo, L, M</td>
<td></td>
</tr>
<tr>
<td><em>Sesbania tomentosa</em></td>
<td>'ōhai</td>
<td>E</td>
<td>Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa</td>
<td></td>
</tr>
<tr>
<td><em>Tetramolopium rockii</em></td>
<td>no common name</td>
<td>T</td>
<td>Mo</td>
<td></td>
</tr>
<tr>
<td><em>Vigna o-wahuenis</em></td>
<td>no common name</td>
<td>E</td>
<td>Mo, M, L, H, Ka</td>
<td></td>
</tr>
</tbody>
</table>

Location key: O=O'ahu, K=Kaua'i, M=Maui, H=island of Hawai'i, L=Lāna'i, Mo=Moloka'i, Ka=Kaho'olawe, Ni=Ni'ihau, Le=Lehua