DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

RICK BLANGIARDI
MAYOR

DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

July 13, 2022 2021/ED-23(CK)

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

Dear Ms. Evans:

SUBJECT:	Chapter 25, Revised Ordinances of Honolulu Final Environmental Assessment (EA)
Project:	126 South Kalaheo Single-Family Residence
Applicant:	Brandon Wey
Agent:	PBR Hawaii (Vincent Shigekuni)
Location:	126 South Kalaheo Avenue - Kailua
Tax Map Key:	4-3-012: 030
Determination	Finding of No Significant Impact (FONSI)

We have reviewed the Final EA for the subject Project, which was received on June 13, 2022. Based on the requirements of Chapter 343, Hawaii Revised Statutes, we have determined that preparation of an Environmental Impact Statement is not required, and hereby issue a FONSI.

With this letter, the Department of Planning and Permitting hereby transmits this FONSI for the 126 South Kalaheo Single-Family Residence Project for publication in the July 23, 2022 edition of *The Environmental Notice*. We have uploaded an electronic copy of the Final EA, Publication Form, and FONSI to your online submittal site.

The Final EA includes copies of public comments received and the corresponding responses from the Applicant that were received during the 30-day public comment period on the Draft EA and Anticipated FONSI.

Should you have any questions, please contact Christi Keller of our Zoning Regulations and Permits Branch at (808) 768-8087 or via email at c.keller@honolulu.gov.

Very truly yours,

Dean Uchida
Director

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

Project Name: 126 South Kalaheo Single-Family Residence

Applicable Law: Chapter 25, Revised Ordinance of Honolulu, Special Management Area (SMA)

Type of Document: Final Environmental Assessment (EA) and Finding of No Significant Impact

Island: Oahu

District: Council District 3; Koolau Poko Sustainable Communities Plan Area

TMK: (1) 4-3-012: 030

Permits Required: SMA Use Permit; Building Permits; Development Permits; Solar Photovoltaic Permit; Street Usage Permit, Occupancy Permit; Community Noise Permit; Individual Wastewater System Permit; Board of Water Supply Plan Approval; Hawaiian Electric Company Plan Approval

Applicant or Proposing Agency: Brandon Wey
Contact: Brandon Wey
vshigekuni@pbrhawaii.com
(808) 308-6402
616 Kaumaka Place
Honolulu, Hawaii 96825

Approving Agency or Accepting Authority: City and County of Honolulu
Department of Planning and Permitting
Contact: Christi Keller
c.keller@honolulu.gov
(808) 768-8087
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Consultant: PBR Hawaii
Contact: Vincent Shigekuni
vshigekuni@pbrhawaii.com
(808) 521-5631
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Project Summary: The Project proposes the development of a two-story, single-family detached dwelling unit with a garage and accessory structures on a 37,180-square-foot shoreline lot within the R-10 Residential District and SMA in Kailua, Oahu (Project). The site was previously developed with a single-family dwelling, but is currently vacant and occupied with scattered vegetation and remnants from the previous residence. The property is located within Flood Zone X, and is not within the 3.2-foot Sea Level Rise Exposure Area. The closest structure to the Pacific Ocean is proposed to be set back approximately 80 feet from the certified shoreline.

Reasons Supporting Determination: Please refer to the analysis in the Final EA

WEY PRIVATE RESIDENCE

Final Environmental Assessment/ Finding of No Significant Impact

APPLICANT:

BRANDON WEY

APPROVING AGENCY:

CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PLANNING & PERMITTING

PREPARED BY:

PBR HAWAII
& ASSOCIATES, INC.

June 2022

TABLE OF CONTENTS

1.0 GENERAL INTRODUCTION 1
1.1 PROJECT SUMMARY 1
1.2 LOCATION 2
1.3 SURROUNDING LAND USES 2
1.4 IDENTIFICATION OF APPLICANT & RECORDED FEE OWNER 2
1.5 IDENTIFICATION OF APPROVING AGENCY 2
1.6 IDENTIFICATION OF ENVIRONMENTAL CONSULTANT & AGENT 2
1.7 COMPLIANCE WITH STATE OF HAWAI‘I AND CITY AND COUNTY OF HONOLULU ENVIRONMENTAL LAWS 3
1.8 IDENTIFICATION OF AGENCIES CONSULTED IN MAKING ASSESSMENT 3
1.8.1 Early Consultation 3
1.8.2 Draft EA Public Review Period 5

2.0 DESCRIPTION OF THE PROPOSED ACTION 11
2.1 GENERAL DESCRIPTION 11
2.1.1 Background and Need for the Project 11
2.1.2 Project Objectives 11
2.1.3 Narrative Description of the Project 11
2.1.4 Relation of Parcel to Special Management Area 13
2.1.5 Location Map 13
2.1.6 Land Use Approvals Required 13
2.2 TECHNICAL CHARACTERISTICS 13
2.2.1 Use Characteristics 13
2.2.2 Physical Characteristics 13
2.2.3 Construction Characteristics 13
2.2.4 Utility Requirements 14
2.2.5 Liquid Waste Disposal 14
2.2.6 Solid Waste Disposal 14
2.2.7 Access to Site 14
2.3 ECONOMIC AND SOCIAL CHARACTERISTICS 14
2.4 ENVIRONMENTAL CHARACTERISTICS 14
2.4.1 Soils 14
2.4.2 Topography 14
2.4.3 Surface Runoff, Drainage and Erosion Hazard 14
2.4.4 Federal FIRM Zone 15
2.4.5 Other Information Pertinent to the Special Management Area - Green Design Elements 15

3.0 AFFECTED ENVIRONMENT - DESCRIPTION OF THE NATURAL ENVIRONMENT, PROJECT IMPACTS, AND MITIGATION MEASURES 17
3.1 CLIMATE 17
3.2 TOPOGRAPHY 18
3.3 SOILS 18
3.3.1 Natural Resources Conservation Service (NRCS) 18
3.3.2 Land Study Bureau Detailed Land Classification 18
3.3.3 Agricultural Lands of Importance to the State of Hawai‘i (ALISH) 18
3.4 HYDROLOGY 19

3.4.1 Surface Water 19
3.4.2 Ground Water 19
3.4.3 Wetlands 19
3.5 NATURAL HAZARDS....20
3.5.1 Flooding....24
3.5.2 Tsunami and Coastal Hazards....24
3.5.3 Hurricanes....24
3.5.4 Earthquake & Volcanic Hazards....25
3.5.5 Climate Change & Sea Level Rise....25
3.6 FLORA & FAUNA....32

4.0 AFFECTED ENVIRONMENT - DESCRIPTION OF THE HUMAN ENVIRONMENT, PROJECT IMPACTS, AND MITIGATION MEASURES....35

4.1 ARCHAEOLOGICAL AND CULTURAL RESOURCES....35
4.1.1 Cultural Resources....35
4.1.2 Archaeological Resources....38
4.2 TRANSPORTATION....39
4.2.1 Access to Site and Traffic....39
4.2.2 Public Transportation....40
4.2.3 Bicycle and Pedestrian Facilities 41
4.3 NOISE....41
4.4 AIR QUALITY....41
4.5 VISUAL RESOURCES....42
4.6 SOCIAL & ECONOMIC CHARACTERISTICS....45
4.7 INFRASTRUCTURE AND UTILITY REQUIREMENTS 47
4.7.1 Water System....47
4.7.2 Liquid Waste Disposal....48
4.7.3 Drainage System....49
4.7.4 Electrical and Telecommunications Systems....49
4.7.5 Solid Waste Disposal....50
4.8 PUBLIC SERVICES AND FACILITIES....50
4.8.1 Police Protection....51
4.8.2 Fire Protection 51
4.8.3 Health Care Services....51
4.8.4 Recreational Facilities....52
4.8.5 Schools....52

5.0 LAND USE CONFORMANCE 55

5.1 STATE OF HAWAIʻI....55
5.1.1 State Land Use Law, Chapter 205, Hawaiʻi Revised Statutes 55
5.1.2 Coastal Zone Management Act, Chapter 205A, Hawaiʻi Revised Statutes 55
5.1.3 Hawaiʻi State Planning Act, Chapter 226, Hawaiʻi Revised Statutes 59
5.1.3.1 Hawaiʻi State Plan, Part I: Overall Theme, Goals, Objectives and Policies 59
5.1.3.2 Hawaiʻi State Plan, Part II: Planning Coordination and Implementation 74
5.1.3.3 Hawaiʻi State Plan, Part III: *Priority Guidelines*....75
5.1.4 State Environmental Policy, Chapter 344, Hawaiʻi Revised Statutes 81
5.2 CITY AND COUNTY OF HONOLULU....84

5.2.1 O‘ahu General Plan....84
5.2.2 Ko‘olau Poko Sustainable Communities Plan....85
5.2.3 Land Use Ordinance....85
5.2.4 Special Management Area....87
5.3 LIST OF REQUIRED PERMITS AND APPROVALS....91

6.0 ALTERNATIVES....93
6.1 NO ACTION....93
6.2 ALTERNATIVES....93

7.0 FINDINGS, SUPPORTING REASONS, AND DETERMINATION....97
7.1 PROBABLE IMPACT, INCLUDING CUMULATIVE IMPACTS....97
7.2 SIGNIFICANCE CRITERIA....97
7.3 DETERMINATION....100

8.0 REFERENCES....101

LIST OF FIGURES

Figure 1: Regional Location Map 7
Figure 2: Tax Map Key 8
Figure 3: Special Management Area 9
Figure 4: Surrounding Land Uses 10
Figure 5: Topography 21
Figure 6: Natural Resources Conservation Service Soil Survey 22
Figure 7: Wetlands Map 23
Figure 8: Flood Insurance Rate Map 28
Figure 9: Tsunami Evacuation Zone 29
Figure 10: Storm Surge 30
Figure 11: Sea Level Rise 31
Figure 12: Visual Analysis 44
Figure 13: Public Services 53

LIST OF TABLES

Table 1: Pre-Assessment Consultation 4
Table 2: Draft EA Distribution and Comments 5
Table 3: Typical Traffic on South Kalāheo Road Fronting the Property on Mondays Westbound 39
Table 4: Typical Traffic on South Kalāheo Road Fronting the Property on Mondays Eastbound 39
Table 5: Coastal Zone Management Act, Chapter 205A, HRS 55
Table 6: Hawai‘i State Plan, Chapter 226, HRS – Part I 59
Table 7: Hawai‘i State Plan, Chapter 226, HRS – Part III 75
Table 8: State Environmental Policy, Chapter 344, HRS 81
Table 9: Development Standards for the R-10 Residential District 86
Table 10: Required Permits and Approvals 92

LIST OF APPENDICES

Appendix A: Pre-Assessment Consultation Comments and Responses
Appendix B: Conceptual Site Plan
Appendix C: Conceptual Building Elevations and Sections
Appendix D: Conceptual Floor Plans
Appendix E: Certified Shoreline Survey
Appendix F: Topographic Map
Appendix G: Demolition Plan
Appendix H: Conceptual Grading Plans
Appendix I: Conceptual Landscape Plan
Appendix J: Kailua Neighborhood Board No. 31 August 2021 Minutes
Appendix K: Archaeological Field Inspection and Background Literature Research
Appendix L: Draft EA Comments and Responses

LIST OF ACRONYMS

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

A	
ALISH	Agricultural Lands of Importance to the State of Hawai‘i
AM	Morning
B	
BMPs	Best Management Practices
BWS	City and County of Honolulu, Board of Water Supply
C	
CATV	Cable TV
CGB	Community Growth Boundary
CGG	University of Hawai‘i Coastal Geology Group
CZM	Coastal Zone Management
D	
dba	Doing business as
DBEDT	State of Hawai‘i, Department of Business, Economic Development & Tourism
DHS	State of Hawai‘i, Department of Human Services
DLNR	State of Hawai‘i, Department of Land and Natural Resources
DOH	State of Hawai‘i, Department of Health
DPP	City and County of Honolulu, Department of Planning and Permitting
E	
EA	Environmental Assessment
EIS	Environmental Impact Statement
ENV	City and County of Honolulu, Department of Environmental Services
ERP	Environmental Review Program (formerly “OEQC”)
F	
FEMA	Federal Emergency Management Agency
FHAT	Flood Hazard Assessment Tool
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
G	
GPD	Gallons per day
H	
H-POWER	Honolulu Program of Waste Energy Recovery
HAR	Hawai‘i Administrative Rules
HECO	Hawaiian Electric Company, Inc.
HFD	Honolulu Fire Department
HDOT	State of Hawai‘i, Department of Transportation
HICRIS	Hawaii Cultural Resource Information System
HPD	Honolulu Police Department
HRS	Hawai‘i Revised Statutes
I	
IWS	Individual Wastewater System

K	
KPSCP	Koʻolau Poko Sustainable Communities Plan
L	
LED	Light Emitting Diode
LID	Low-Impact Development
LSB	Land Study Bureau
LUC	State of Hawaiʻi, Land Use Commission
LUO	Land Use Ordinance
M	
MEOWs	Maximum Envelopes of Water
MOMs	Maximum of Maximums
N	
NFIP	National Flood Insurance Program
NHC	National Hurricane Center
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System Permit
NRCS	Natural Resources Conservation Service
NWS	National Weather Service
O	
OEQC	Office of Environmental Quality Control
OCCL	State of Hawaiʻi Department of Land and Natural Resources Office of Conservation and Coastal Lands
P	
PM	Afternoon
R	
R-10	Residential Zoning District (City and County of Honolulu)
ROH	Revised Ordinances of Honolulu
S	
SFP	State Functional Plan
SHPD	State Historic Preservation Division
SLOSH	Seas, Lake, and Overland Surges from Hurricanes
SLR	Sea Level Rise
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
T	
TMK	Tax Map Key
U	
USFWS	U.S. Fish and Wildlife Service

1.0 GENERAL INTRODUCTION

This Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) submitted under Revised Ordinances of Honolulu (ROH), Chapter 25 in support of a Special Management Area (SMA) Use Permit application for the 126 South Kalāheo Avenue Single-Family Residence Replacement (“Wey Private Residence”).

1.1 PROJECT SUMMARY

Project Name:	Wey Private Residence Replacement
Location:	126 South Kalāheo Avenue, Kailua, O‘ahu 96734 (Figure 1)
Judicial District:	Ko‘olaupoko
Tax Map Key (TMK):	(1) 4-3-012:030 (Figure 2)
Applicant:	Brandon Wey
Recorded Fee Owner:	Brandon Wey
Previous/Existing Use:	Single-Family Residence/currently vacant
Proposed Action:	To replace a demolished single-family residence with a new one
Lot/Project Area:	Approximately 37,180 square feet
Land Use Designations:	• State Land Use: *Urban (no uses proposed in the Conservation District)* • Ko‘olau Poko Sustainable Communities Plan: Low-Density Residential • County Zoning: Residential (R-10)
Special Management Area:	The Property is located entirely within the Special Management Area (Figure 3) but development will occur outside of the Shoreline Setback area
Permits/Approvals Required:	• Chapter 343, HRS Compliance • National Pollutant Discharge Elimination System (NPDES) Permit (if necessary) • Dust Control Plan • Air Pollution Control Permit (if necessary) • Noise Permit (if necessary) • Sewer Connection Application • Special Management Area Use Permit – Major • Grading Permit (if necessary) • Trenching Permit (if necessary) • Occupancy Permit • Building Permit (electrical, plumbing, civil)

	• Solar Photovoltaic Permit • Solar Hot Water Variance • Street Usage Permit
EA Approving Agency:	City and County of Honolulu Department of Planning and Permitting (DPP)
Anticipated Determination:	Finding of No Significant Impact (FONSI)

1.2 LOCATION

The Property is located at 126 South Kalāheo Avenue in Kailua, Oʻahu, State of Hawaiʻi (Figure 1). The proposed use is consistent with both: 1) the underlying zoning (R-10 Residential); and 2) the underlying Koʻolau Poko Sustainable Communities Plan Land Use Map ("Low Density Residential").

1.3 SURROUNDING LAND USES

In the general vicinity, the Property is surrounded by residential-zoned lots. *Makai* of South Kalāheo Avenue are shoreline lots. The *makai* side of the Property is setback from the ocean and bordered to the west and east by single-family residences. The Property's *mauka* boundary abuts South Kalāheo Avenue, and *mauka* of South Kalāheo Avenue are residential-zoned lands (Figure 4).

1.4 IDENTIFICATION OF APPLICANT & RECORDED FEE OWNER

Utilizing the Tax Map Key (TMK) system, the land under the Property is identified as TMK (1) 4-3-012:030, which is owned by Brandon Wey (Figure 2).

Contact: Brandon Wey
616 Kaumaka Place
Honolulu, HI 96825
Phone: (808) 308-6402

1.5 IDENTIFICATION OF APPROVING AGENCY

The City and County of Honolulu, Department of Planning and Permitting (DPP) is the approving agency.

Contact: Christi Keller
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813
Phone: (808) 768-8000

1.6 IDENTIFICATION OF ENVIRONMENTAL CONSULTANT & AGENT

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

Contact: Vincent Shigekuni
PBR HAWAII
1001 Bishop Street, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631

1.7 COMPLIANCE WITH STATE OF HAWAIʻI AND CITY AND COUNTY OF HONOLULU ENVIRONMENTAL LAWS

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

1.8 IDENTIFICATION OF AGENCIES CONSULTED IN MAKING ASSESSMENT

1.8.1 Early Consultation

A pre-Assessment consultation was conducted from June 18, 2021, to July 15, 2021, prior to the preparation of the Draft EA. The purpose of the pre-Assessment consultation was to consult with agencies, organizations, and individuals with technical expertise or an interest in, or will be affected by, the proposed Wey Private Residence. This process is part of the scoping process for the Draft EA. Comments and input received during this period were used to identify environmental issues and concerns to be addressed in the Draft EA.

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

Table 1: Pre-Assessment Consultation

Agencies/Organizations/Individuals	Pre-Assessment Consultation Letter Sent	Pre-Assessment Comment Received
STATE		
Office of Environmental Quality Control (OEQC) (now "Environmental Review Program" (ERP))	X	
Department of Accounting and General Services	X	
Department of Agriculture	X	
Department of Business, Economic Development & Tourism (DBEDT)	X	
DBEDT – Hawaiʻi State Energy Office/Strategic Industries Division	X	
DBEDT - Office of Planning & Sustainable Development	X	7/8/21
Department of Defense	X	
Department of Hawaiian Home Lands	X	
Department of Health (DOH)	X	
DOH – Environmental Health Administration	X	
Department of Human Services	X	7/2/21
Department of Labor and Industrial Relations	X	
Department of Land and Natural Resources (DLNR)	X	7/19/21
DLNR – Historic Preservation Division	X	7/1/21
DLNR – Office of Conservation and Coastal Lands		7/12/21
Department of Transportation	X	7/6/21
Hawaiʻi Housing Finance and Development Corporation	X	
Office of Hawaiian Affairs	X	
FEDERAL		
U.S. Army Corps of Engineers, Honolulu District	X	
U.S. Fish and Wildlife Service	X	7/1/21
Federal Emergency Management Agency, Region IX	X	
COUNTY		
Board of Water Supply	X	7/22/21
Department of Community Services	X	7/6/21
Department of Customer Services	X	
Department of Design and Construction	X	7/16/21
Department of Environmental Services	X	
Department of Facility Maintenance	X	7/2/21
Department of Parks and Recreation	X	
Department of Planning and Permitting	X	7/15/21
Department of Transportation Services	X	
Fire Department	X	7/15/21
Police Department	X	7/2/21

Agencies/Organizations/Individuals	Pre-Assessment Consultation Letter Sent	Pre-Assessment Comment Received
ELECTED OFFICIALS		
State Senator Chris Lee	X	
State Representative Patrick Branco	X	
City Councilmember Esther Kiaʻāina	X	
Neighborhood Board No. 31 Chair Bill Hicks	X	
UTILITIES		
Hawaiian Electric Company, Inc.	X	
Spectrum	X	
Hawaiian Telcom	X	

1.8.2 Draft EA Public Review Period

The Draft EA was published in the State of Hawaiʻi Environmental Review Program (ERP) *The Environmental Notice* on December 8, 2021, initiating a 30-day public review period that ended on January 7, 2022.

As part of the Draft EA public review process, the following agencies, organizations, and individuals were sent either a hard copy of the Draft EA or a letter including a link to the online digital copy of the Draft EA. Those who provided written comments (either by hard copy or electronically) are indicated in Table 2 below. Copies of the written comments and responses are reproduced in Appendix L.

Table 2: Draft EA Distribution and Comments

Agencies/Organizations/Individuals	Request for Comments Sent	Draft EA Comments Received
STATE		
DBEDT - Office of Planning & Sustainable Development	X	1/6/22
Department of Education (DOE), State Main Library	X	
DOE – Kailua Library	X	
Department of Health (DOH), Clean Water Branch	X	1/7/22
DOH – Wastewater Branch	X	
Department of Land and Natural Resources (DLNR)	X	
DLNR – Division of Forestry and Wildlife	X	
DLNR – Historic Preservation Division	X	
Office of Hawaiian Affairs	X	1/5/22
University of Hawaii, School of Ocean and Earth Science and Technology	X	
FEDERAL		
U.S. Army Corps of Engineers, Honolulu District	X	
U.S. Fish and Wildlife Service	X	
National Oceanic and Atmospheric Administration	X	

Agencies/Organizations/Individuals	Request for Comments Sent	Draft EA Comments Received
COUNTY		
Board of Water Supply	X	
Department of Environmental Services	X	
Department of Planning and Permitting (DPP)	X	1/6/22
DPP Planning Division	X	
DPP Site Development Division, Civil Engineering Branch	X	
DPP Site Development Division, Subdivision Branch	X	
DPP Site Development Division, Wastewater Branch	X	
Office of Climate Change, Sustainability, and Resiliency	X	
ELECTED OFFICIALS		
Neighborhood Board No. 31 Chair Bill Hicks	X	

Legend

Project Site

Figure 1
Regional Location

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

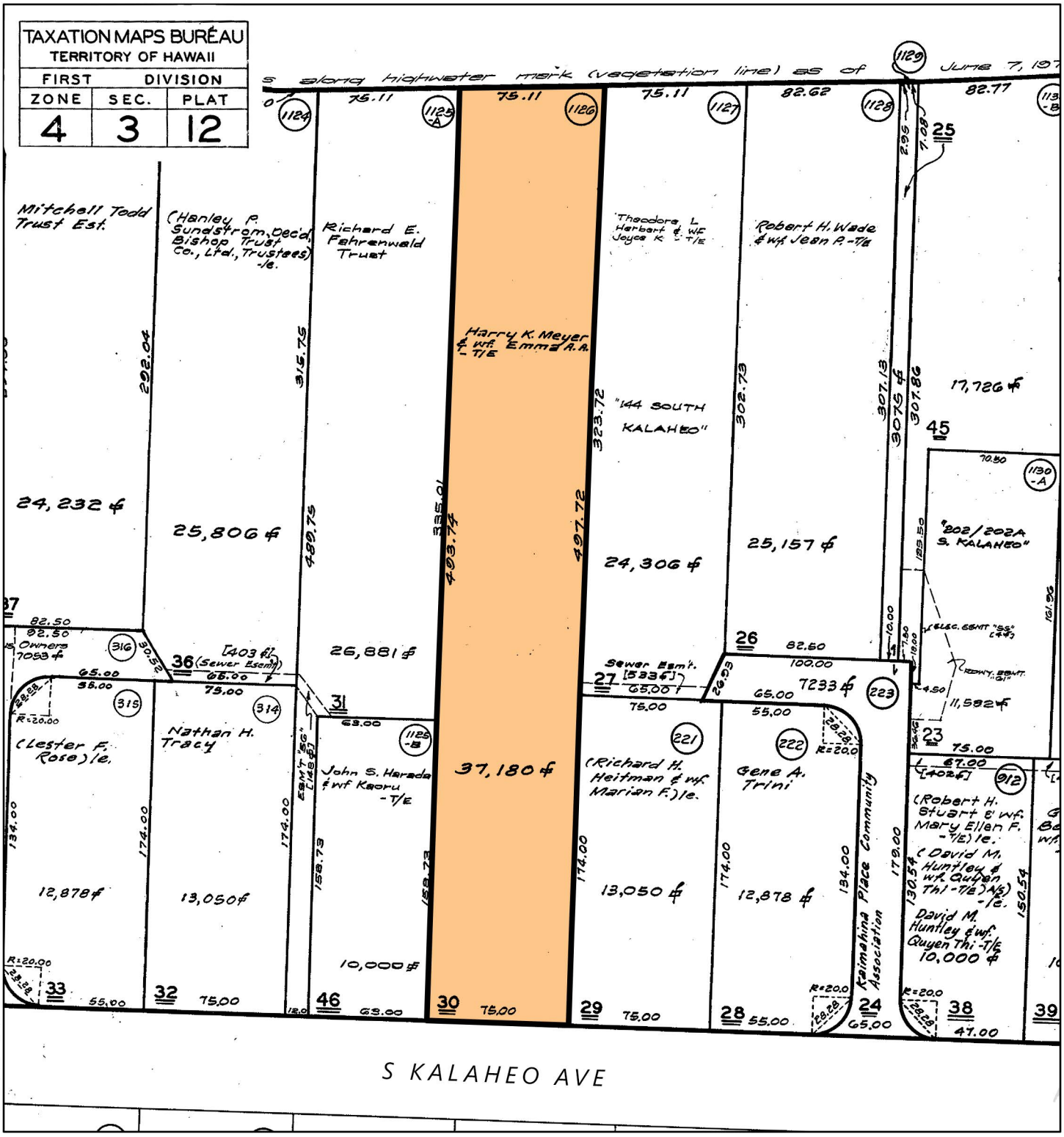
North

Linear Scale (feet)

0 150 300 600

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2020. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Document Path: Q:\Oahu\126 S Kalaheo Ave\PSD

Legend

Project Site

Figure 2
Tax Map Key

Wey Private Residence

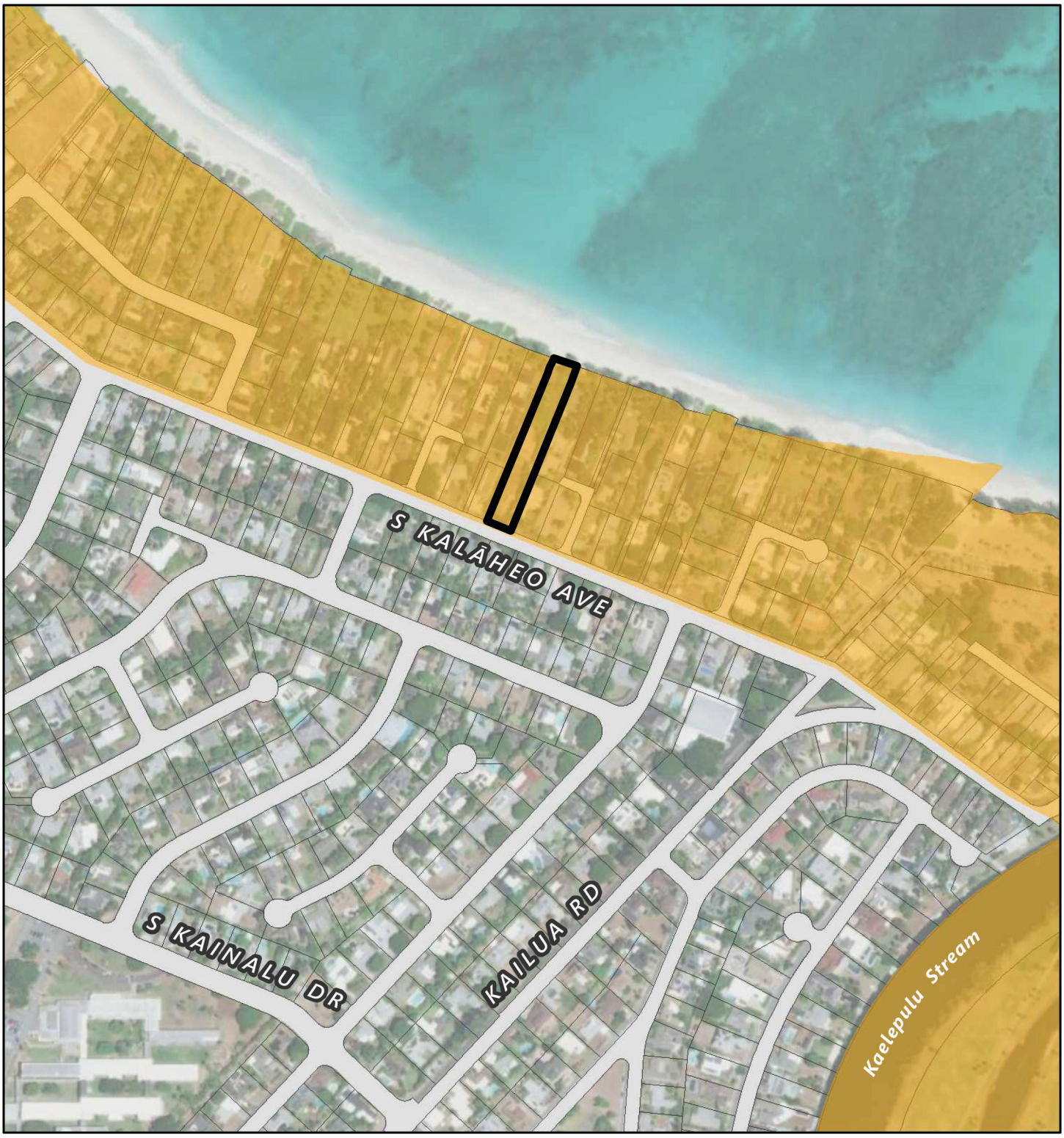
TMK 4-3-012:030 Island of O'ahu

North

(Not to Scale)

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

Project Site

Special Management Area

Figure 3
Special Management Area

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

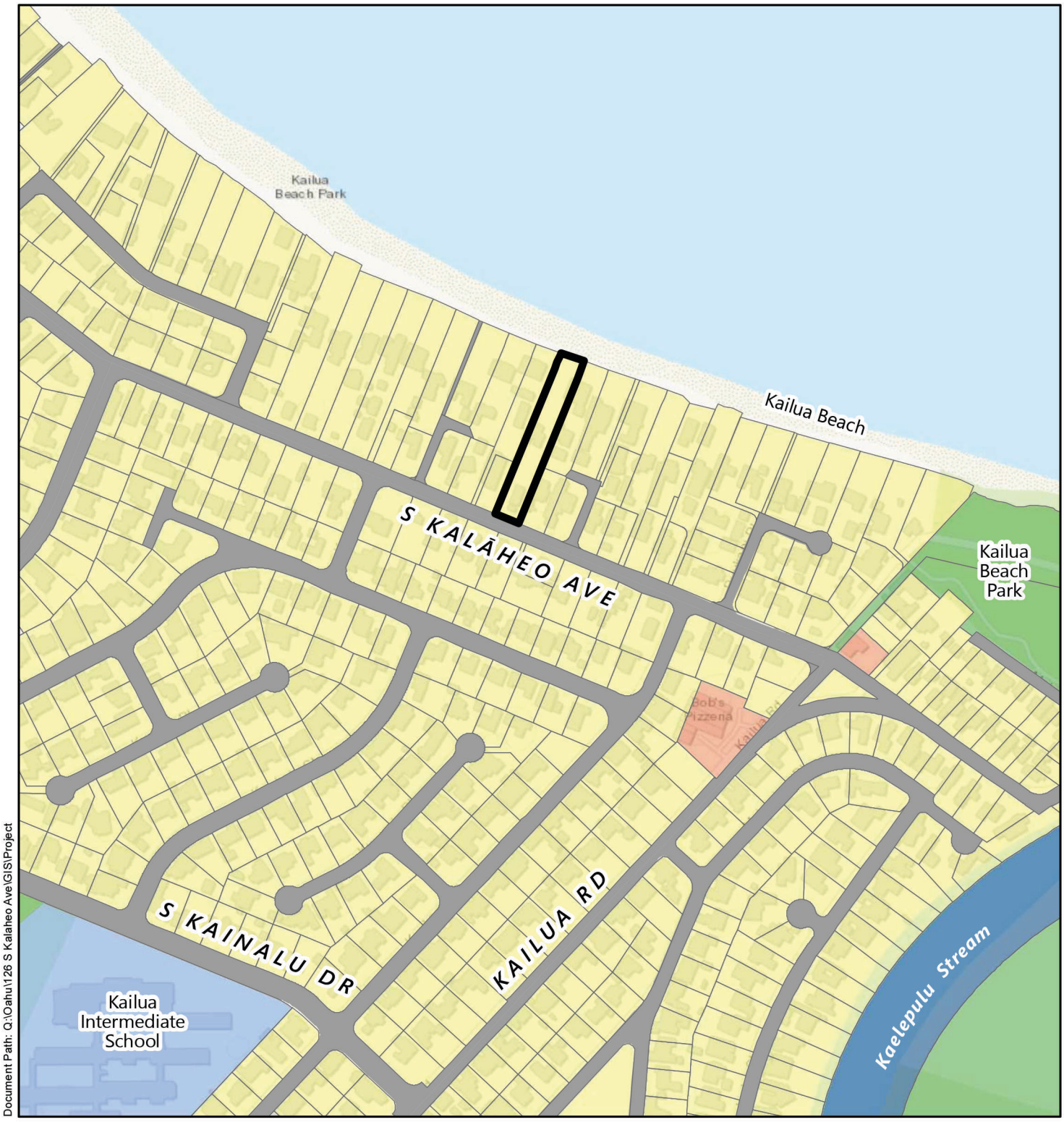
North

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2018 & 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

Project Site

Land Use

- Residential
- Park
- Commercial
- School
- Stream

Figure 4
Surrounding Land Uses

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

North

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2020. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

2.0 DESCRIPTION OF THE PROPOSED ACTION

This section provides background information and a general description of the Wey Private Residence ("Project").

2.1 GENERAL DESCRIPTION

2.1.1 Background and Need for the Project

The demolished residence was built in 1972. The Property's current appearance is one of an overgrown lot (refer to Figure 12). There are no residential structures, garages, swimming pools, lanais, stairways or shoreline hardening structures. There are remnants of building foundations, driveways, a gate and a fountain, but those remnants will be removed to build the replacement residence.

2.1.2 Project Objectives

The objective of the Project is to replace a demolished residence with a single-family residence that: maintains the original land use plan (long lots connecting Kalāheo Avenue to Kailua Beach); observes the development standards for R-10 zoning; exceeds the minimum shoreline setback (Appendix E); provides the family with a living environment of indoor and outdoor spaces, configured as pavilions; and incorporates green design elements. (Appendix B)

2.1.3 Narrative Description of the Project

The house is designed to be organized as a series of pavilions with intervening and substantially sized, garden courts. The primary functions of domestic living are assigned to different pavilions, e.g.: on the ground level, the primary living/entertainment space is located in the pavilion closest to the beach, the kitchen and dining space, along with smaller sitting areas has been located in the second pavilion. The third pavilion houses the main entrance, contains a bar, a home theater and space for parlor and arcade games. The fourth pavilion is oriented 90 degrees to the first three and fronts the automobile court. The narrow side of this building faces the street so that the garage doors face the court, 90 degrees to the view from the street. The wall closest to the street is over 100 feet from the property line. (Appendix B)

The second floor of the single-family residence is dedicated to the accommodation of up to nine bedrooms. Above the garage, there are four bedrooms, each two share a bathroom. This pavilion is connected to the rest of the house via an open-air bridge. That bridge forms the northern boundary of the auto court and separates it from the first garden court. After crossing the width of the property, the bridge turns and passes under a trellis structure that serves as a gateway to the main entrance of the house. This pathway on the second floor parallels the last portion of a walkway that started at the street moved along the edge of the auto court and leads to the front door. On both levels, this marks the beginning of an enclosed, two-story gallery that ties the remaining three pavilions together, terminating in a grand view of the ocean and the curve of the shoreline to your left and right (Appendix C). The height of the second story will not exceed 25 feet.

Proceeding down the gallery, one alternatively passes through two story lanai spaces that are part of each pavilion, across which the second-floor walkways bridge to connect the upper floor bedrooms with the rest of the house. Between the pavilions, the galleries open to the garden courts that separate the pavilions (visually from the second floor and literally at ground level through oversized glass doors). The master bedroom suite is located in the pavilion closest to the ocean. Smaller bedrooms (two in each pavilion) occupy the second floor of the next two pavilions extending back from the beach. The gallery passes through the pavilions at a location shifted to one side (but not all the way) of the property width. This divides each pavilion into two unequal portions: the larger to house primary spaces, and a smaller side for service spaces: stairs, elevators and utility rooms.

The entire second floor appears to float over the Property. This is achieved by enclosing the entire second floor of the pavilions in a light colored, panelized cladding system, into which punched, and strip windows are placed. By contrast the first floor is almost entirely enclosed by operable glass door systems that literally disappear when opened. Dark colored concrete walls located in the center portion of each of the four sides of the pavilions on the larger side of the gallery, support the second floor. By keeping them in the center, the corners of each pavilion can be left visually if not always literally open. This directs views from inside the main living spaces along longer oblique lines to the shoreline and garden courts, and further reinforces the floating appearance of the second floor.

At the ground level, the intention here is to create a continuous living environment of indoor and outdoor spaces. This is accomplished through the extensive use of movable glass walls, as described above and the use of similar flooring materials for both interior and exterior spaces. It is also intended to extend planting material into the interior spaces, especially into the two-story lanai spaces. These spaces connect each pavilion to the gallery and are essential in the transition between the gardens to the house interiors. Trellises at the level of the second-floor roof filter the sunlight in approaching the interior limits of these spaces. Beyond that, skylights over those trellises offer weather protection before the solid roofs at the center of the space. From these spaces, active with residents and guests moving from one part of the house to another, one moves to more private areas that enclose one to greater degrees.

The overall experience of the house will be created equally through the landscape and architectural elements, creating a whole greater than the sum of the parts: 1) landscape (planting and paving, water and sky - the natural world); and 2) architecture (a sophisticated, technological, cultural artifact and the first means by which we sought to conquer nature). The design intent is not “building in landscape” or “landscape around building”. It will be one environment made of the combination of growing and non-growing elements. Elements under foot, sheltering elements, fragrant elements, soft and hard surfaces. The architectural aspect of the environment, is highly rational, orthogonal and Euclidian, as expressed through a modernist/minimalist aesthetic and most prominently manifested through the grided, panelized skin of the second floor. The ground level maintains that minimalist aesthetic, but the materials are more primitive and rawer, more affected by weather, and show the impact of time. They merge with the living landscape, which is allowed to take over in places. The materials of the ground level area also allowed to encroach on the pristine realm of the second floor, as an expression of the impermanence and imperfection of rational human constructs.

During the pre-Assessment consultation process, the Office of State Planning recommended:

> *"…that the EA specifically discuss the compliance with the requirements of …shoreline setbacks under ROH Chapter 23…Please note that shoreline hardening structures, including seawalls and revetments, are prohibited at sites with beaches pursuant to HRS 205A-2(c)(9)(B) and HRS 205A-46(a)(9), as amended, enacted by Act 16, Session Laws of Hawaii 2020."*

In addition, the DPP wrote that all "development must be located outside of the shoreline setback area..." It should be noted that no development (Appendix B) is proposed within the shoreline setback area. The replacement residence is set back more than 60 feet from the shoreline and no shoreline hardening structures, including seawalls and revetments are proposed as part of the Project.

2.1.4 Relation of Parcel to Special Management Area

The parcel is located entirely within Special Management Area (SMA), but no action is proposed within the Shoreline Setback.

2.1.5 Location Map

A regional location map is provided on Figure 1.

2.1.6 Land Use Approvals Required

In the City and County of Honolulu, management of lands within the SMA is regulated through ROH, Chapter 25. Permit review guidelines in ROH, Chapter 25 used by DPP, and the City Council are derived from Section 205A-26 HRS. Act 16 (SB2060, SD2, HD2), adopted on September 15, 2020, amended HRS Chapter 205A. The proposed Wey Private Residence requires a SMA Use Permit – Major.

2.2 TECHNICAL CHARACTERISTICS

2.2.1 Use Characteristics

The proposed use is residential which is consistent with surrounding land uses (refer to Figure 4).

2.2.2 Physical Characteristics

The physical characteristics of the Property are shown on Appendix F, Topographic Map, which shows property lines, lot size, spot elevations and remaining existing structures (primarily a driveway, and concrete foundations for prior structures).

2.2.3 Construction Characteristics

Construction of the project will include: demolition and removal of the existing driveway and concrete foundations for prior structures (Appendix G); and, clearing, grubbing, grading and filling of the site (Appendix H). Refer to 2.1.3 above for a description of the new structure height and design.

2.2.4 Utility Requirements

The projected average daily demand for water is estimated at 500 GPD (not including irrigation for landscaping).

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

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

The Applicant has not decided whether gas will be utilized on the Property.

2.2.5 Liquid Waste Disposal

The Applicant intends to connect the proposed residence to the municipal sewer system.

2.2.6 Solid Waste Disposal

The Applicant intends to rely on regular solid waste collection by the City and County of Honolulu.

2.2.7 Access to Site

The roadway providing access to the Property is South Kalāheo Avenue.

2.3 ECONOMIC AND SOCIAL CHARACTERISTICS

Construction of the Wey Private Residence is anticipated to start after approval of the SMA Use Permit and building permit applications and is expected be completed in 18 to 24 months. Without completing the schematic design process, the Project is estimated to cost approximately 12 million dollars.

2.4 ENVIRONMENTAL CHARACTERISTICS

2.4.1 Soils

Soils are discussed in Section 3.3 below.

2.4.2 Topography

The Property is located along a large sand dune fronting Kailua Bay. It is not located on/in a mountain, headlands, valley, stream, channel, spring or marsh). Topography is further discussed in Section 3.2 and shown on Figure 5.

2.4.3 Surface Runoff, Drainage and Erosion Hazard

These topics are addressed in the following sections:3.4.1, 3.4.3, 3.5.1, and 0.

2.4.4 Federal FIRM Zone

These topics are addressed in the following sections: 3.5.1, 3.5.2, 3.5.3, and 3.5.5.

2.4.5 Other Information Pertinent to the Special Management Area - Green Design Elements

In addition to high performance, insulated glass, the design of the Wey Private Residence will include other passive solar design strategies: The single-family residence will be configured to keep each of the floor areas relatively shallow so that all spaces have access to natural daylighting and cross ventilation; Within the limits dictated by the configuration and orientation of the Property, the building will be arranged to maximize exposure to the sun where it is most easily controlled with shading devices, such as trellises mounted to the exterior walls of the buildings. One of the design features under consideration is to utilize a ventilated rainscreen system which effectively shades the wall surfaces of the entire second floor from direct solar radiation (there is a thin layer of air between the exposed exterior wall panel and the insulation material, which is outboard of the rest of the wall construction).

Other design elements under serious consideration include utilizing extensive areas of roof planting, to capture and filter rainwater, to protect the roof from direct solar heat gain, and to mitigate heat island effect. High performance, non-fiberglass, mineral wool insulation is being considered for both the roofs and exterior walls. Photovoltaic panels will be installed to supplement electrical power requirements, and batteries will be included to store energy. An extensive amount of permeable paving will be used to reduce storm water run-off. Installed landscaping will include a significant number of larger trees to shade the building from low angle sun (as well as screen the building when viewed from the street or the neighboring properties).

The use of volatile organic compounds will be avoided in any interior sealants, paints or finishes. Higher performance exterior finishes, when utilized, will be shop-applied under controlled conditions. When possible, construction materials will be locally sourced (this is a challenge in Hawai‘i, but at minimum, if items can be at least fabricated locally, that will help reduce the overall carbon foot print of the single-family residence). Concrete will be the primary structural material up to the level of the second floor (extending to the roof in some instances) and can be locally produced.

The overall dimensions and configuration of three of the four pavilions are nearly identical, with variations created by specific functional requirements. This will enable formwork to be reused, with each pavilion being built in sequence. The house will be cooled mechanically but it is hoped that this system will not need to be used frequently, as the house is located on a property well exposed to trade winds and has been configured to take advantage of those winds for natural ventilation.

(This page intentionally left blank.)

3.0 AFFECTED ENVIRONMENT - DESCRIPTION OF THE NATURAL ENVIRONMENT, PROJECT IMPACTS, AND MITIGATION MEASURES

This section describes the existing conditions of the physical or natural environment, potential impacts of the Wey Private Residence to the environment, and mitigation measures to minimize impacts. Per DPP's "Content Guide for Preparing an Environmental Assessment Required With an Application for a Special Management Area Use Permit", the following topics can be found in the following sections of this EA.

Topic #	Topic	Sections of the EA	Figure #
A	A brief description of the subject site in relation to surrounding area and the description of the surrounding area.	1.1, 1.2, 1.3, 5.2.1, 5.2.2, and 5.2.3	1, 4, and 13
B	Project site in relation to publicly owned or used beaches, parks and recreation areas; rare, threatened, or endangered species and their habitats; wildlife; wetlands…	4.8.4, 3.6, and 3.4.3	1, 4, 7, and 13
C	Relation to historic, cultural, and archaeological resources.	4.1.1 and 4.1.2	
D	Coastal views from surrounding public viewpoints and from the nearest coastal highway across the site to the ocean or to coastal landform.	4.5	
E	Quality of receiving waters and ground water (including potable water) resources.	3.4.1, 3.4.2, and 3.4.3	
F	Evaluation of Project vulnerability to SLR (i.e., 3.2 feet and 6 feet), active and passive flooding, wave action, storm surge, coastal erosion, potential economic impacts, and possible mitigation or adaption measures,	3.5.1, 3.5.2, 3.5.3, and 3.5.5	8, 9, 10, and 11
G	Include suitable and adequate location and site maps.		1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 13

Per DPP's "Content Guide for Preparing an Environmental Assessment Required With an Application for a Special Management Area Use Permit", mitigation measures, if any, are included after every topic in sections 3.0 and 4.0.

3.1 CLIMATE

The Property is located on the eastern (windward) side of O‘ahu, which sees stronger winds and rains than the rest of the island, but where temperatures are consistent year-round. Data from the Western Regional Climate Center shows that within nearby Kāne‘ohe, the average annual maximum temperature is 82.7 degrees with an average minimum temperature of 71.2 degrees. Average annual precipitation in Kāne‘ohe is 31.4 inches.

Project Impacts and Mitigation Measures

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

3.2 TOPOGRAPHY

The Property gently slopes from *mauka* to *makai* with an elevation change of approximately two feet.

Project Impacts and Mitigation Measures

The proposed Project will be built upon graded land where a residence once stood (and a lawn exists). By replacing the demolished residence, with another residence, the proposed Wey Private Residence will have a negligible effect on the topography of the Property (Figure 5). Best Management Practices (BMPs) will be implemented to prevent pollution of the shoreline.

3.3 SOILS

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

3.3.1 Natural Resources Conservation Service (NRCS)

The *Natural Resource Conservation Service, Soil Survey for the Island of O‘ahu* (Figure 6), classifies the soil underlying the Property as primarily Jaucas sand, 0 to 15 percent slopes (JaC) soils are well drained with medium runoff and a moderate erosion hazard. The *makai* portion of the Property is classified as Beaches (BS).

3.3.2 Land Study Bureau Detailed Land Classification

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

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

The Agricultural Lands of Importance to the State of Hawai‘i (ALISH) system classifies important agricultural lands as Prime, Unique, or Other Agricultural Land. The land under the Property is not classified as Prime, Unique, or Other Agricultural Land of importance to the State (as is all of Kailua town and Enchanted Lakes).

Project Impacts and Mitigation Measures

Construction of the Wey Private Residence will not have a deleterious effect on the soil in the Property. The Property has been previously modified to accommodate the development of a (now demolished) residence on the Property. As such, the proposed development has no capacity to impact the availability of agricultural land for cultivation.

3.4 HYDROLOGY

3.4.1 Surface Water

The Property does not contain or abut any perennial or intermittent streams. There are no existing surface drainage systems at the Property. The site gently slopes from *mauka* to *makai* with an elevation change of approximately two feet.

3.4.2 Ground Water

Watersheds capture rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually to the ocean. The Property is located within the Kailua Watershed, which covers approximately 20 square miles (12,800 acres). The Property consists of 37,180 square feet (.85 acre) and represents only .00006668 percent of the Kailua Watershed (Oceanit Laboratories, Inc., 2016). Additionally, the Property is well *makai* of Underground Injection Control Line (which runs *mauka* of Kalaniana‘ole and Kamehameha Highways in this area).

3.4.3 Wetlands

No wetlands occur directly on the Property. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory indicates that the nearest wetlands are located in Ka‘elepulu Stream, Kawai Nui Marsh and Hāmākua Wetland, as well as the ocean *makai* of the Property. Figure 7 shows the designated wetlands, “Estuarine and Marine Wetland (M2USN)” and “Estuarine and Marine Deepwater (M1UBL and M1RF1L)” in the immediate vicinity. According to the State Department of Health’s (DOH) Water Quality Standards Map, the ocean fronting Kailua Bay is Marine Classified “Class A”. Hawai‘i Administrative Rules Chapter 11-54-3(c)(2) states in part:

> *“It is the objective of class A waters that their use for recreational purposes and aesthetic enjoyment be protected. Any other use shall be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters…”*

According to a press release posted on February 26, 2021, the DOH noted:

> *“The City is authorized to discharge up to 15.25 million gallons a day of wastewater from the Kailua Regional Wastewater Treatment Plant to Kailua Bay, subject to discharge limitations set forth in the state issued, National Pollutant Discharge Elimination System permit, Permit No. HI0021296. Discharge limitations are set by the DOH to protect human and environmental health and minimize risk to the public. The City is legally obligated to comply with the terms, requirements, and provisions of the issued NPDES permit.”*

Project Impacts and Mitigation Measures

The proposed Project will be built upon graded land where a previous single-family residence once existed. By replacing the demolished residence, the Wey Private Residence will have a negligible effect on the topography and hydrology of the Property. Low-Impact Development (LID) features may also be incorporated to reduce the volume of surface water runoff and improve water quality by decreasing the amount of sedimentation and pollutants.

During grading and construction, there is always the potential for soil erosion and runoff, and the generation of fugitive dust. All construction activities will comply with all applicable federal, state, and county regulations and rules for erosion, sedimentation, and dust control. Contractors will use BMPs to minimize erosion during construction and planting, including watering loose soils during construction, and planting groundcover over areas where construction has been completed. Additionally, BMPs for stormwater management will be implemented to minimize impacts of the Wey Private Residence to the area's hydrology and existing drainage facilities, while maintaining on-site infiltration and preventing polluted runoff from storm events. Per comments from State Department of Health (DOH) Clean Air Branch, all airborne, visible fugitive dust generated by the project will be controlled using reasonable measures and all construction activities will comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. These measures will address any direct impacts from construction and avoid any secondary or cumulative impacts from erosion or fugitive dust caused by construction. Following construction, exposed soils will have been built over, paved over or landscaped to control erosion.(Appendix I)

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

Construction and permanent post-construction BMPs and LID measures will be designed, implemented, and maintained in compliance with the Administrative Rules, Title 20, DPP, Chapter 3 – Rules Relating to Water Quality, effective December 24, 2018. Per DPP's comments received during the Draft EA public review period, compliance with the Rules will be verified during the building permit review period. Onsite drainage system improvements will be designed in accordance with DPP's Storm Drainage Standards, dated August 2017. See also the discussion in section 4.7.3 (Drainage System) below.

3.5 NATURAL HAZARDS

During the pre-Assessment consultation process, the State of Hawai'i Department of Land and Natural Resources Office of Conservation and Coastal Lands (OCCL) wrote: "The OCCL suggests that you include a thorough discussion on coastal hazards, climate change, sea level rise, and associated impacts in the development of the EA." Similarly, during the pre-Assessment consultation process, the DPP wrote that the Draft EA should include a site-specific Coastal Hazards Study, including sea level rise, storm surge and cumulative effects. Sea level rise is addressed in section 3.5.5 below. Storm surge is discussed in section 3.5.2 below. Natural hazards like flooding, tsunami inundation (and other coastal hazards), hurricanes, earthquakes, and volcanic eruptions have historically impacted the Hawaiian Islands. Climate change will also impact the Islands, as will the related sea level rise.

Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

Project Site

2-ft. Contours

- 4 Ft.
- 6 Ft.
- 8 Ft.
- 10 Ft.
- 12 Ft.

Figure 5
Topography

Wey Private Residence

TMK 4-3-012:030

Island of O'ahu

North

Linear Scale (feet)

0 20 40 80

PBR HAWAII & ASSOCIATES, INC.

Source: State of Hawaii, 2019. City & County of Honolulu, 2020.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

Project Site

Soil Type

BS: Beaches

JaC: Jaucas Sand, 0-15% Slopes

Figure 6
Natural Resources Conservation Service Soil Survey

Wey Private Residence

TMK 4-3-012:030

Island of O'ahu

North

Linear Scale (feet)

0 20 40 80

PBR HAWAII & ASSOCIATES, INC.

Source: USDA NRCS, 2020. City & County of Honolulu, 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Figure 7
Wetlands Map

Wey Private Residence

July 19, 2021

Project Site

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

3.5.1 Flooding

During the pre-Assessment consultation process, the Department of Land and Natural Resources (DLNR) wrote:

> *The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.*
>
> *The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).*

Similarly, during the pre-Assessment consultation process, the DPP wrote that the Draft EA "should identify the subject property's Flood Zone, as mapped by the Federal Emergency Management Agency…" According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), the Property is located within flood Zone X which is defined by the FEMA as "areas determined to be outside the 0.2% annual chance floodplain." (Figure 8).

3.5.2 Tsunami and Coastal Hazards

Since the early 1800s, approximately 50 tsunamis have inundated Hawai‘i's shores. Seven historical events have caused major damage. The most recent tsunami to impact O‘ahu occurred on March 11, 2011, causing damage at several locations around the island, especially the North Shore.

The City and County of Honolulu uses three tsunami evacuation designations. The first is the Tsunami Evacuation Zone where evacuation is required for any tsunami warning. The second is the Extreme Tsunami Evacuation Zone where additional areas must be evacuated only during an extreme tsunami event generated from earthquakes of Magnitude 9+ on the Richter scale. Remaining areas are identified as safe areas that are anticipated to be outside of the inundated areas due to tsunami events. The Property, as well as residences further inland (up to Kuuala Street), are located inside the Tsunami Evacuation Zone (Figure 9).

3.5.3 Hurricanes

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

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

The National Oceanic and Atmospheric Administration (NOAA), specifically the National Weather Service's (NWS) National Hurricane Center (NHC), utilizes the hydrodynamic Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model to simulate storm surge in 27 basins along the U.S. East and Gulf Coasts. This information is provided to federal, state, and local partners to assist in a range of planning processes, risk assessment studies, and decision making. Based on climatology, tens of thousands of hypothetical hurricanes are simulated in each basin, and the potential storm surges are calculated. Storm surge composites—maximum envelopes of water (MEOWs) and maximum of maximums (MOMs)—are created to assess and visualize storm surge risk under varying conditions (Zachry, 2015). According to the National Hurricane Storm Surge Hazard Maps (Figure 10), the coastal area along the Property may be subject to flooding inundation of greater than three feet above ground level during a Category 1 hurricane event (NOAA, n.d.). This is consistent with the rest of the beach frontage between Oneawa Canal and Kaʻelepulu Stream. Inland flooding in the area is projected for Category 3 hurricane events. This national depiction of storm surge flooding vulnerability helps residents living in hurricane-prone coast areas in the United States to evaluate their risk to the storm surge hazard. These maps make it clear that storm surge is not just a beachfront problem with the risk of storm surge extending inland from the immediate coastline in some areas (NOAA, n.d.).

3.5.4 Earthquake & Volcanic Hazards

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

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

3.5.5 Climate Change & Sea Level Rise

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

In 2018, the City and County of Honolulu ("City") Mayor issued Directive 18-2 with the purpose of establishing policies to address, minimize risks from, and adapt to the impacts of climate change and sea level rise. This directive establishes the policy for each City department and agency to "*consider the need for both climate change mitigation and adaptation as pressing and urgent matters, to take a proactive approach in both reducing greenhouse gas emissions and adapting to impacts caused by sea level rise, and to align programs wherever possible to help protect and*

prepare the infrastructure, assets, and citizens of the City for the physical and economic impacts of climate change."

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

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

During the pre-Assessment consultation process, the State of Hawai'i Office of Planning & Sustainable Development commented:

> *"Sea level rise increases the risk of flooding, storm surges, and coastal erosion […] The EA should provide a map of 3.2-foot sea level rise exposure area in relation to the property area, and consider site-specific mitigation measures, including setbacks from the shoreline erosion during the life of the proposed structure, to respond to the potential impacts of 3.2-foot sea level rise on the proposed development."*

No portion of the Property would be located inside the 3.2-foot SLR-XA as modeled by the University of Hawai'i CGG (Figure 11). According to NOAA's Digital Coast Sea Level Rise Viewer, no portion of the Property is expected to be affected sea level rise inundation until a 6-foot SLR-XA (NOAA, n.d.).

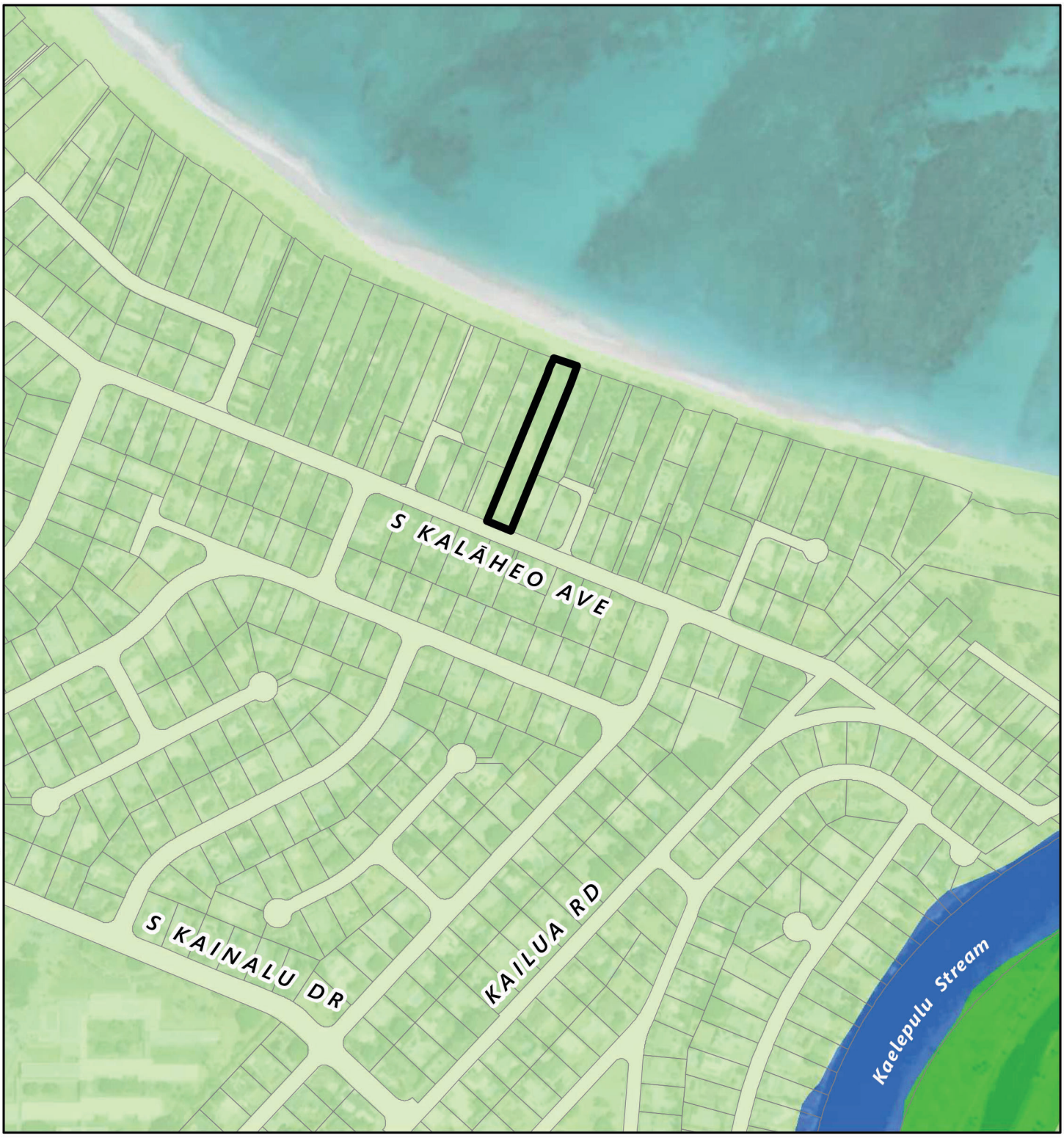
Project Impacts and Mitigation Measures

During the Draft EA public review period, the State of Hawai'i Office of Planning & Sustainable Development commented:

> *"The Final EA should discuss and consider site-specific mitigation measures, including design elevation and setbacks from the shoreline during the life of the proposed residence, to mitigate potential impacts of storm surge inundation during hurricane events."*

The proposed Wey Private Residence is not anticipated to have any impact or any deleterious effects on natural hazard conditions and no unique mitigation measures or shoreline hardening structures are planned, other than observing the International Building Code in the design of the facility (to address the potential impacts from hurricanes and earthquakes). As an extra measure of caution, the proposed residence will be setback from the certified shoreline by a minimum of

60 feet, and all bedrooms will be on the second floor, approximately 64.5 feet above mean sea level (AMSL) and 11 feet above the first floor finish



Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

Project Site

Flood Zone

X: Outside 0.2% Annual Chance Floodplain

XS: 0.2% Annual Chance Flood

Floodway

Figure 8
Flood Insurance Rate Map

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

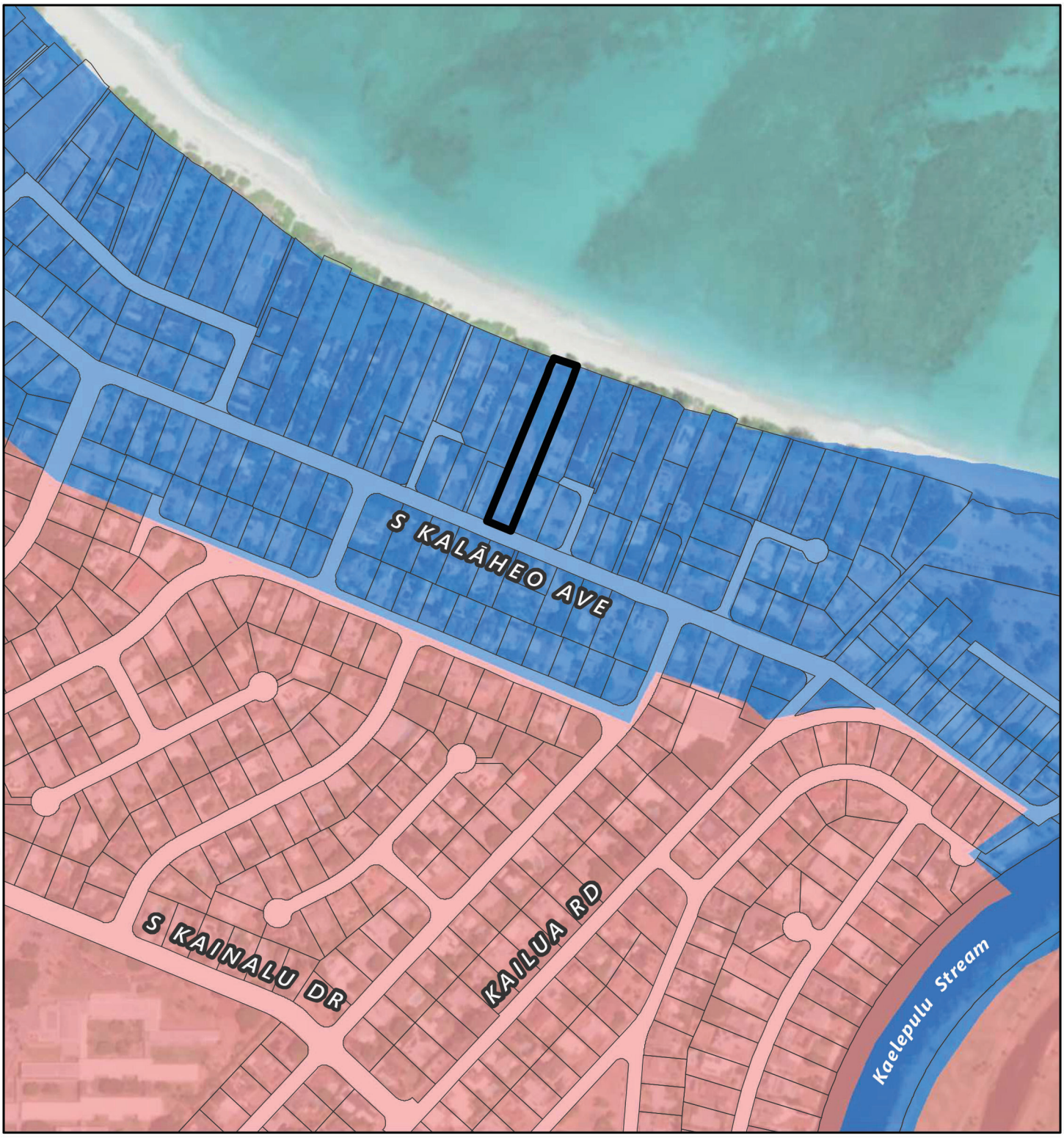
North

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: FEMA, 2021. City & County of Honolulu, 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

- Project Site
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone

Figure 9
Tsunami Evacuation Zone

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

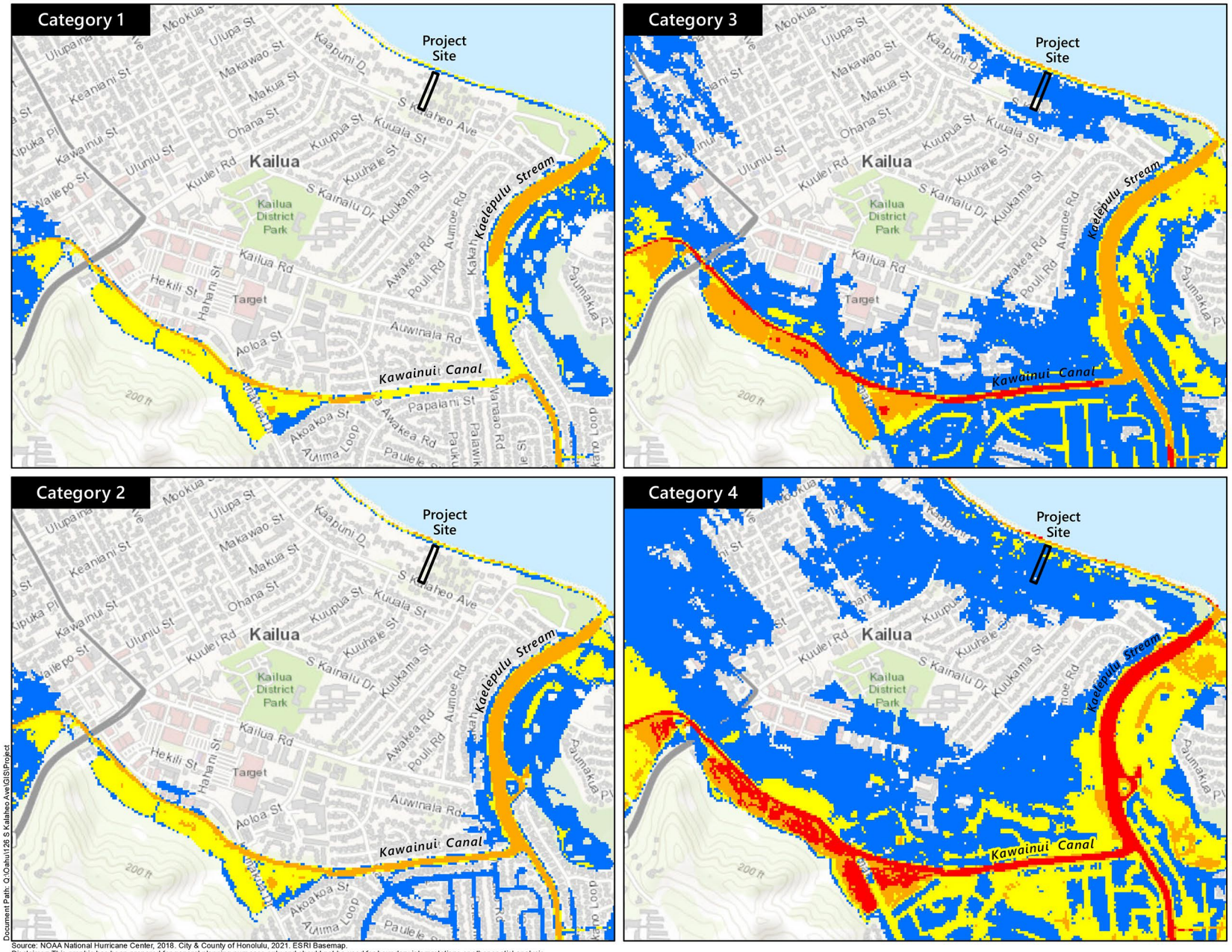
North

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2010, 2015 & 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Legend

Project Site

Storm Surge Inundation Height *
(High Tide Scenario)

- Up to 3 Feet above Ground
- Greater than 3 Feet above Ground
- Greater than 6 Feet above Ground
- Greater than 9 Feet above Ground

* Not accounting for erosion, subsidence, sea-level change or future construction.

Saffir-Simpson Hurricane Wind Scale

Hurricane Category	Wind Speed (miles per hour)
1	74-95
2	96-110
3	111-129
4	130-156

Figure 10
Storm Surge Map

Wey Private Residence

TMK 4-3-012:030 — Island of O'ahu

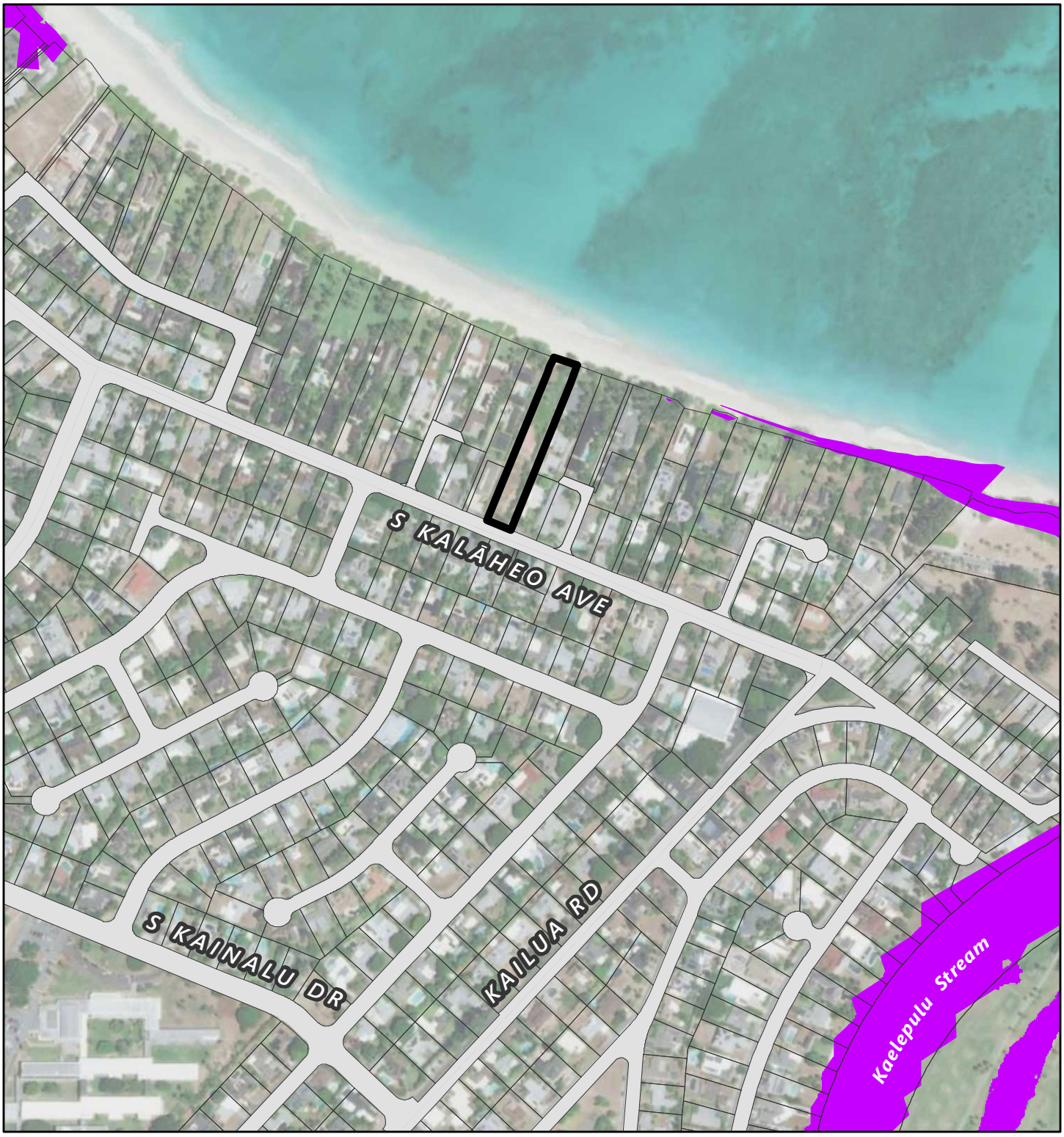
North

Linear Scale (feet): 0 300 600 1,200

PBR HAWAII & ASSOCIATES, INC.

Document Path: Q:\Oahu\126-S Kalaheo Ave\GIS\Project

Source: NOAA National Hurricane Center, 2018. City & County of Honolulu, 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

Project Site

3.2-ft Sea Level Rise Exposure Area

Figure 11
Sea Level Rise

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

North

Linear Scale (feet)

0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: SOEST, UH CGG, PacIOOS, Tetra Tech, Inc., 2017. City & County of Honolulu, 2021. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

3.6 FLORA & FAUNA

The Property has been subject to human utilization since its construction in 1972. Other than coconut trees, ki and naupaka, most of the existing vegetation consists of mostly weedy species, African Tulip (*Spathodea campanulate*), Sea Grape (*Coccoloba uvifera*), Spider Lily (*Crinum asiaticum*), Hibiscus (*Hibiscus Ap.*), Ironwood (*Casurina*), Hala (*Pandanus tectorius*), Beach Morning Glory (*Ipomoea pescaprae*), Papaya Tree (*Carica papaya*), other ornamental plants, shrubs and trees, and weedy species (Gordon, 2021).

During the pre-Assessment consultation process, the USFWS provided a list of protected animal species most likely to occur within the vicinity of the Property:

- Hawaiian hoary bat or *ʻōpeʻapeʻa* (*Lasiurus cinereus semotus*);
- Hawaiian Green Sea Turtle or *honu (Chelonia mydas)*;
- Hawksbill sea turtle or *honu ʻea (Eretmochelys imbricata);*
- Hawaiian duck or *koloa (Anas wyvilliana);*
- Hawaiian goose or *nēnē (Branta sandvicensis);*
- Hawaiian coot or *ʻalae ʻula (Gallinula galeata sandvicensis);*
- Hawaiian stilt or *aeʻo (Himantopus mexicanus knudseni);*
- Band-rumped storm-petrel or ʻ*akēʻakē* (*Oceanodroma castro*);
- Hawaiian petrel or *ʻuaʻu* (*Pterodroma sandwichensis*);
- Newell's shearwater or *ʻaʻo* (*Puffinus auricularis newelli*);
- Wedge-tailed shearwater or *ʻuaʻu kani (Ardenna pacificus);*
- Hawaiian hawk or ʻ*io (Buteo solitarius);*
- White tern or *manu-o-kū (Gygis alba);*
- Blackburn's sphinx moth *(Manduca blackburni);*
- Pacific Hawaiian damselfly *(Megalagrion pacifcum);*
- Orangeblack Hawaiian damselfly *(Megalagrion xanthomelas);*
- Blackline Hawaiian damselfly *(Megalagrion nigrohamatum nigrolineatum).*

Another protected animal species that may occur near the Property includes the Hawaiian Monk Seal or *ʻīlio holo i kauaua (Neomonachus schauinslandi)*. During a site visit on July 10, 2021, none of the above species were observed. It is presumed that species common to residential areas, located near overgrown lots periodically transit the Property, including house cats, mongoose, rats, mice, geckos, mynahs, sparrows, doves, pigeons, etc. Subsequently, on October 7, 2021, several wedge-tailed shearwater nests were reported in the *makai* portion the Property. On May 12, 2022, several wedge-tailed shearwaters were observed in the *makai* portion the Property. These birds have neither Threatened or Endangered Species status but are protected under the Migratory Bird Treaty Act (MBTA). As such, habitat loss is not regulated. Rather, the MBTA prohbits the take—including killing, capturing, selling, trading, and transport—of protected migratory bird species

without prior authorization from the U.S. Fish and Wildlife Service.[1] The DLNR, Division of Forestry and Wildlife was contacted to report the nests. According to:

https://storymaps.arcgis.com/stories/f40af74badd0471d82e18ce763e74703

The two breeding colonies closest to the Property are located at the heavily utilized Kailua Beach Park (approximately 30 breeding pairs), and Popoiʻa Island (commonly referred to as "Flat Island") with a range of approximately 595 to 1,635 chicks counted. Regionally, larger breeding colonies are located at Moku Manu (approximately 2,000 breeding pairs), Marine Corps Base Hawaiʻi (approximately 708 to 912 breeding pairs), Mokulua Nui (with a range of approximately 2,986 to 9,876 chicks counted), and Mokulua Iki (with a range of approximately 1,794 to 6,726 chicks counted). There are other large breeding colonies elsewhere on Oʻahu.

According to the USFWS, the key threats to shearwaters are: light pollution (artificial light at night can disorient chicks leaving their nest to make their first flight out to sea); development; and, predators (cats, dogs, mongoose, and ants). All of which are found in the shoreline residential areas of Kailua Beach, as opposed to the larger breeding colonies described above. However, according to recent studies, wedge-tailed shearwaters are able to tolerate some amount of human activity in the areas immediately surrounding their nests, as long as burrow collapse of the nest does not occur. (Idle JL, 2021).

The Property does not contain any other known habitats for threatened, or endangered flora or faunal species.

Project Impacts and Mitigation Measures

Presently, the Property is vacant, is not lighted, and does not emit light pollution. Since the Property is not presently occupied, there are no pet cats or dogs to disrupt any shearwaters. According to the USFWS, the shearwaters are only present during March through December, so it is highly likely that the shearwaters reported in October 2021 and May 2022 will no longer be present on the site between December 2022 and March 2023 when site preparation and construction is expected to occur. During the archaeological inventory survey and construction, care will be taken to ensure that workers and construction equipment do not disturb any existing shearwater nests. Once the proposed Wey Private Residence is constructed, it is likely that the Property will be less attractive to species of concern for nesting, such as the Wedge-tailed shearwater. To minimize the potential impact that artificial lighting may have on avian and marine species, the exterior lighting and lamp posts associated with the proposed single-family residence will be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas and lessen possible seabird strikes. Construction will be limited to daytime hours. In addition, the Applicant will observe regulations contained in HAR 13-124-3 related to prohibited activities towards wildlife.

[1] The most recent update to the MBTA in 2020 identifies species belonging to biological families referred to in treaties the MBTA implements but are not protected because their presence in the United States or U.S. territories is solely the result of intentional or unintentional human-assisted introductions. It reflects the most current scientific information on taxonomy and natural distribution.

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

4.0 AFFECTED ENVIRONMENT - DESCRIPTION OF THE HUMAN ENVIRONMENT, PROJECT IMPACTS, AND MITIGATION MEASURES

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

4.1 ARCHAEOLOGICAL AND CULTURAL RESOURCES

4.1.1 Cultural Resources

ASM Affiliates prepared an archaeological field inspection and literature research for the Property. It is summarized below and attached to this EA as Appendix K.

The subject parcel is situated within Kailua Ahupuaʻa, a land unit of the District of Koʻolaupoko on the island of Oʻahu. The plot is centrally located along the northeastern border of Kailua Ahupuaʻa and Kailua Bay, lying directly adjacent to the beachfront. Koʻolaupoko can be literally translated into "short windward", referring to the district's geographic location on the east (windward) side of Oʻahu, and that it is smaller than the Koʻolauloa ("long windward") District which neighbors to the north. The translation of Kailua is "two seas", likely referring to the large ponds of Kaʻelepulu and Kawainui within the *ahupuaʻa*. According to oral traditions, a channel running underneath the hills separating the two ponds represented a romantic union between the male Kawainui Marsh and female Kaʻelepulu Pond, granting great *mana*, or "spiritual power" to the Kailua Ahupuaʻa.

Kailua Ahupuaʻa was known by the Hawaiian people as a "fat land", where food was bountiful and of great quality. A one-and-a-half-mile continuous terrace system stretching *mauka* (inland) from the edge of Kawainui Marsh provided vast quantities of taro, along with more terraces surrounding Kaʻelepulu Pond and its subsidiary streams. Kaʻelepulu was used as a fishpond, and contained "fat mullet, awa, ahole, and oopu… the fish were tender and always fat" and may have been as large as 216 acres. Kawainui was also used as a fishpond and "was the site of the Makalei tree, a famous mythological tree which had the power of attracting fish" and was overseen by the goddess Haumea. The fish were so plentiful and tame in Kawainui Pond that one who entered the water would be swarmed by them and could easily catch them using just their hands. Cleaning of the ponds was tiresome work, overseen by the *aliʻi* (elite) who directed the workers. Men, women, and children from across Koʻolaupoko and neighboring Waimānalo were brought to the Kawainui and Kaʻelepulu to pull the algae from the ponds, creating circles in the water out of the pulled vegetation. Any fish trapped in these circles would be theirs to keep.

The *ahupuaʻa* of Kailua did not stop at the beach, but continued roughly a mile offshore to the coral reefs of Kailua Bay, making Kailua the largest *ahupuaʻa* in the District of Koʻolaupoko. In addition to numerous avian resources, mollusks and other saltwater resources were collected from this reef, adding to the already abundant food resources in Kailua. High-quality basalt for tool-making was also accessible within the *ahupuaʻa* from a quarry just south of Kawainui.

With such abundance, the area became a popular destination for *aliʻi* from across the islands.

The plain of ʻĀlele was home to a significant recreational area and contained a celebrated race course as well as Pāmoa, a 240-foot-long house constructed by Kakuhihewa. Aside from governmental roles, Pāmoa was also a space for practice with weaponry, astrology, astronomy, instruction in royal songs and singing, and outside areas were reserved for running, cliff jumping, bowling, sliding, and boxing.

A lone mountain known as Olomana stands apart from the Koʻolau range in Kailua Valley, just southwest of Kaʻelepulu Pond and roughly 3 miles south of the project area. Oral traditions dictate how Olomana and Mahinui (the hills separating Kailua and Kāneʻohe Ahupuaʻa) were formed:

. . . Olomana was a noted warrior, famous for his great strength and his enourmous height [. . .] being twelve yards to the shoulders, and thirteen in height. He was a very brave man and was much feared. No chief or warrior dared to face him.

The ruler of Oʻahu, ʻĀhuapau, employed a young warrior, Palila, to travel Oʻahu in a circuit, knowning that he would encounter Olomana upon reaching Kailua and, hopefully Palila would be defeated. Palila was raised in the temple of Alanapō, where the men are "richly endowed with supernatural powers and very great warriors. ʻĀhuapau initially tried to mislead Palila into believing the journey to be safe, though did inform Palila of the true intent of the mission before he left. Upon encountering Olomana, Palila jumped upon his shoulders and after a brief encounter "struck him (Olomana), cutting him in two; one portion flew toward the sea, being Mahinui, and the other portion remained where he stood, being the present hill of Olomana".

During the Great *Māhele*, the *ahupuaʻa* of Kailua was originally claimed by Kauikeaouli then later given to his wife, Hakaleleponi Kalama. A total of eighteen *konohiki* were awarded *ʻili* in Kailua which diminished Kalama's land awards tremendously. A total of 132 *kuleana* claims were made for Kailua. The project area is situated on *LCAw*. 4452:12, which was awarded to Queen Kalama in June 1852. No other *LCAw*. are located in the vicinity of the project area.

Project Impacts and Mitigation Measures

The proposed replacement single-family residence will be one of many residences that front Kailua Bay. While residential use of the Property has long been established, the names of the places, the *moʻolelo*, and historical figures of the Kailua Ahupuaʻa have been documented through the work of ASM Affiliates and other historians and archaeologists. The proposed replacement single-family residence will be setback a minimum of 60 feet from the shoreline and will not impede lateral access along the shoreline, boating, diving, sailing, snorkeling, board surfing, bodysurfing, and swimming, and especially the Hawaiian cultural practices of fishing or *limu* gathering.

During the Draft EA public review period, the Office of Hawaiian Affairs recommended "to complete some level of cultural outreach for this particular project and to document their findings on possible impacts to cultural resources or practices. OHA recommends minimally reaching out to Kumu Mapuana de Silva of the Hālau Mōhala ʻIlima." Kumu de Silva provided the following comments.

> *"Based on the information you sent us we have two responses to share with you:*
>
> *1. We have no specific knowledge of any specific cultural sites in the area of your concern/interest.*
>
> - *We know that the entire coastline of Kailua Bay is part of the Alele plain, ke kula o Alele, which is mentioned in a number of chants and moolelo for Kailua.*

- *We know that the section of shoreline towards Mokapu was called Oneawa and was famous for its awa fish.*
- *We know that that stretch of beach is said to have been a popular canoe landing spot where Alapai, for example, came to shore to invade Oahu.*
- *We know that one section of beach, again we are not clear where, is called Ahulili.*
- *We know that Hiiaka, in passing through Kailua, observes the canoe fleets in the bay off the shoreline, that they look like a koa forest in the ocean, and that Wahineomao, as usual, does not believe Hiiaka when she makes this observation.*
- *We know that the royal house of Kakuhihewa may have been located near the shore in the area of what is now Kainalu and Kapaa streets.*
- *We know that the area figures fairly prominently in the moolelo of Kamaakamahiai, and somewhat in the moolelo of Lonoikamakahiki.*
- *And, although this is the limit of our knowledge of the area, it is not to say that there are no cultural sites in the area, it could be that we just don't know about them at this time.*

2. *What we do know about is the presence of iwi kupuna in this area.*
   - *Hawaiians lived and buried their dead here.*
   - *Evidence of this is abundantly clear in the SHPD, AIS, and Burial Treatment records for iwi kupuna discoveries in the Kalaheo Avenue corridor.*
   - *One disconcerting example is that of the many iwi kupuna disturbed during the construction of St. Anthony's Church, located on the corner of Kalaheo Avenue and Makawao Street, where we are still, today, addressing iwi kupuna issues in the nearby area that resulted from the unregulated grading of that property.*
   - *We personally have been involved in the discovery, preservation in place, and reinterment, of more than two dozen iwi kupuna along that stretch of Kalaheo Avenue, and our experience tells us that any ground disturbance in this area is very likely to result in the further discovery of iwi kupuna.*
   - *If this should happen in your project area, we and our organization, Kailua Kau a Hooilo, will do what we have been doing in Kailua for the last 15 years: file for cultural descendancy with the State Historic Preservation Division and become actively engaged in the process of determining whether preservation in place or relocation is in the best interest of our ancestors."*[2]

As noted by OHA during the Draft EA public review period, a Cultural Impact Assessment (CIA) was not prepared with the Draft EA. However, the Draft EA is in compliance with *Ka Pa'akai v. Land Use Commission*, 94 Haw. 31 (2000) for the following reasons. The Draft EA identifies the valued cultural, historical, and natural resources in and within the vicinity of the Project site. Section 4.1 of the Draft EA, entitled Cultural Resources, bases its conclusions on detailed source documents. Moreover, an archeological field inspection and literature research report was completed for the Project in October 2021 and was included in the Draft EA as

[2] Per Kumu Mapuana de Silva's request, these comments are presented "verbatim" and have not been edited, including the presence or absence of diacritical marks.

Appendix K (and summarized in Section 4.1.2 below). In addition to identifying any valued cultural, historical, and natural resources onsite and in the vicinity of the Project site, the archeological field inspection and literature research report discusses the extent to which those resources are likely to be affected by the Project as well as potential actions that may be taken to protect any cultural, historical, and natural resources, including coordinating with SHPD to prepare an archaeological monitoring plan or archaeological inventory survey. As explained in more detail below, after consultation with SHPD, it was agreed that an Archaeological Inventory Survey (AIS) be prepared prior to permit approvals.

4.1.2 Archaeological Resources

On October 11, 2021, ASM Affiliates conducted a surface reconnaissance of the subject property, which is accessed from a short driveway leading from South Kalāheo Avenue.

Exposed sand deposits and primarily invasive vegetation cover the unpaved portions of the property including the perimeter, between the two foundations, and in the northeastern portions of the parcel towards the beach. Three large, exposed sand deposits were identified (Appendix K, Figures 15 and 16). The exposed sands are located (1) at the northeast end of the property roughly 10 meters from the sand dunes and beach access, (2) directly north of the primary residence foundation, and (3) between the two foundations. Various invasive trees and shrubs line the perimeter and other open spaces of the property, including buffalo grass and *koa haole*. The fountain in the center of the driveway is overgrown with *Passiflora foetida*. The north end of the property contains palms as well as *naupaka* growing on the sand dunes. Ground-nesting shearwater birds and their nests were also identified throughout the subject parcel. Cautious investigation of the back dirt created by their burrows indicates that sands continue below the surface of the property, but no archaeological material was observed.

No historic properties of any kind were observed on the surface of the subject parcel. However, the sand dunes at the edge of the parcel (as well as the sand deposits located throughout the parcel) are consistent with contexts elsehwere in the vicinity where human burials have been encountered. While no above-ground resources were identified and no sub-surface testing was undertaken, it is likely, based on the previous archaeology documented above, that subsurface deposits, including human burials, may be present, despite the already developed nature of the property.

Project Impacts and Mitigation Measures

Any future development/demolition plans for the subject property that will involve subsurface disturbance as part of a county permit may require historic preservation review under HRS Chapter 6E by the DLNR State Historic Preservation Division (SHPD). During the pre-Assessment consultation process, the SHPD wrote:

> *'The State of Hawaii Historic Preservation Division is in the process of moving to an online submission system. The Hawaii Cultural Resource Information System (HICRIS) will be the only way for SHPD to accept and process submittals. We are not accepting submissions currently, while we migrate the data from our existing systems to HICRIS. The transition period is from November 28 to December 16, 2020."*

During the pre-Assessment consultation process, the DPP wrote that DPP has created a generic request letter that consultants/property owners may use for projects that will eventually require DPP approval. DPP also noted that the letter may be completed by a consultant or property owner

and submitted to SHPD directly via their online system to initiate requests before permit applications are submitted to the DPP. ASM Affiliates submitted the Project to HICRIS on December 9, 2021. As of this publication, SHPD has yet to provide any formal feedback via HICRIS. However, based on conversations with SHPD, and given the prior archaeological studies conducted relative to the Kailua accretion berm, an AIS, with subsurface testing that targets areas of proposed subsurface disturbance, will be conducted prior to permit approvals. This is consistent with recommendations from the Office of Hawaiian Affairs during the Draft EA public review period that subsurface testing be conducted within the proposed building footprint.

During the Draft EA public review period, DPP requested the Final EA identify standard stop-work requirements in State law that may apply if unknown human burials or unknown archaeological resources are encountered. The Applicant and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. The construction documents will include a provision that if undocumented historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal or artifacts are inadvertently encountered during construction activities, work will cease immediately in the vicinity of the find and the find will be protected. The contractor(s) will immediately contact the State Historic Preservation Division, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

4.2 TRANSPORTATION

4.2.1 Access to Site and Traffic

The roadway providing access to the Property is South Kalāheo Avenue. This street is an east-west, two-way, two-lane road which connects to Kailua Road and Lihiwai Road at the eastern-most end, and to Kuʻulei Road to the west. Westward of Kuʻulei Road, this road is aligned more north-south and is referred to as North Kalāheo Avenue, connecting eventually to Mōkapu Boulevard and Kāneʻohe Bay Drive. In the vicinity of the Property, there are no sidewalks, gutters or curbs, but the road travel way is painted (and signed) to indicate that portion of the travel way is for bicycles.

Google Maps rates traffic by four levels from “Fast” to “Slow”. According to Google Maps, typical traffic on Wednesdays (westbound or eastbound) is shown on the tables below:

Table 3: Typical Traffic on South Kalāheo Road Fronting the Property on Mondays Westbound

Time	Fast	Moderately Fast	Moderately Slow	Slow
6:00 AM	X			
8:00 AM	X			
10:00 AM	X			
12:00 PM	X			
2:00 PM	X			
4:00 PM		X		
6:00 PM	X			

Table 4: Typical Traffic on South Kalāheo Road Fronting the Property on Mondays Eastbound

Time	Fast	Moderately Fast	Moderately Slow	Slow

6:00 AM	X			
8:00 AM	X			
10:00 AM	X			
12:00 PM	X			
2:00 PM	X			
4:00 PM	X			
6:00 PM	X			

As shown above, traffic on South Kalāheo Avenue fronting the Property is fast in the eastbound direction during the times of the day indicated above, and mostly fast (except around 4:00 PM, when it is rated moderately fast) in the westbound direction.

Project Impacts and Mitigation Measures

Access to the site will be via single driveway apron connection to South Kalāheo Avenue per City and County of Honolulu standards (12-foot minimum/25-foot maximum width). The proposed Project involves replacement of a demolished residence, and the inclusion of for a garage for six cars. It is anticipated that after the replacement residence is built, there will be a negligible impact on traffic along South Kalāheo Avenue.

During the pre-Assessment consultation process, the City and County of Honolulu Department of Facility Maintenance wrote:

> *"During construction and upon completion of the project; any damages/deficiencies along the roadway on S. Kalaheo Avenue shall be repaired to City standards and accepted by the City at no cost to the City and County of Honolulu."*

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

> *"The subject property is approximately one mile away from the end of State Route 61 (Pali Highway/Kailua Road), which is the nearest roadway under HDOT jurisdiction…*
>
> *Based on the project description and location HDOT does not anticipate any significant adverse impact to State roadways…"*

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

> *"The Honolulu Police Department (HPD) has reviewed the project plans and anticipates short-term impacts to traffic in the area as South Kalaheo Avenue is a heavily traversed road. The HPD recommends that adequate notification be made to area residents due to the ingress and egress of construction vehicles, equipment, and deliveries during the construction phase of the project."*

4.2.2 Public Transportation

TheBus is the main public transportation service on the Island of O‘ahu, where it served over 69 million riders in the fiscal year of 2015-2016. A fleet of 542 buses transports over 216,000 riders a week via fixed-route, express, and paratransit service. There is no bus service on South Kalāheo Avenue.

Project Impacts and Mitigation Measures

The proposed Wey Private Residence is not anticipated to significantly impact existing public transportation services during construction or in the long-term.

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

4.2.3 Bicycle and Pedestrian Facilities

Bicycle facilities generally consist of four types of facilities: bike/multi-use paths; bike lanes; bike routes or signed shared roadways ("sharrows"); and separated bikeways or cycle tracks. The closest bicycle facility is an existing bike route within South Kalāheo Avenue, which connects to existing bike lanes in Kailua Road and Ku'ulei Road. Between Kalāheo Avenue and Kīhāpai Street, and between Kainui Drive and Kailua Road, Kailua is relatively flat, dry and contains roads with relatively low posted speed limits and is therefore conducive for bicycles to share roadways with motor vehicles.

As previously mentioned, South Kalāheo Avenue does not include sidewalks (curbs and gutters), as do many of the roads in the non-business/commercial portions of Kailua (between Kalāheo Avenue and Kīhāpai Street, and between Kainui Drive and Kailua Road).

Project Impacts and Mitigation Measures

The proposed Project will not significantly increase bicycle and/or pedestrian usage on either South Kalāheo Avenue or on other roads in Kailua. As the proposed Wey Private Residence will not present any negative long-term impacts to area bicycle and pedestrian facilities, no mitigation measures are required.

4.3 NOISE

Existing noise levels at and immediately adjacent to the Property are those typical of a residential community. Typical generators of noise in the area would include the sounds of surf, wind through vegetation, birds vocalizing, neighboring residents, and passing traffic. The Property is bordered on the *mauka* side by South Kalāheo Avenue, on two sides by single-family residences, and on the *makai* side by a wide sandy beach and ocean.

Project Impacts and Mitigation Measures

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

Once in operation, the Wey Private Residence will generate noise consistent with residential activity that currently exists on the Property as well as on neighboring residential properties. No mitigation measures are proposed as the noise generated as a result of the proposed Project represents no substantial change from current noise occurrences.

4.4 AIR QUALITY

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

Project Impacts and Mitigation Measures

There is a potential for impacts to air quality during construction. This could occur from more traffic generated by construction vehicles, machinery, and dust generated during any excavation.

Per comments received from State Department of Health (DOH) Clean Air Branch during the Draft EA public review period, all airborne, visible fugitive dust generated by the project will be controlled using reasonable measures and all construction activities will comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. Also, all airborne, visible fugitive dust generated by the project (during construction or as a result of long-term operations) will be controlled using reasonable measures. An effective dust control plan will be implemented, as necessary. All construction activities will comply with the provisions of Title 11, Chapter 59, HAR related to Ambient Air Quality Standards and Section 11-60.1-33, HAR related to Fugitive Dust. Measures to control dust during various phases of construction include:

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

During the Draft EA public review period, the State Department of Health (DOH) Clean Air Branch wrote if the Project includes construction or demolition activities that involve asbestos, the Asbestos Abatement Office in the DOH Indoor and Radiological Health Branch must be contacted. The earlier residence and garage have already been demolished and only the foundations have to be removed. If the foundations involve asbestos, then the Asbestos Abatement Office will be contacted.

During the Draft EA public review period, the State Department of Health Clean Air Branch wrote that if the proposed Project needs an Air Pollution Control Permit, the Applicant will comply with all applicable conditions and requirements. In the long-term, the proposed Project is not expected to have an impact on air quality in the immediate vicinity. As the proposed Wey Private Residence will not present any long-term impacts to air quality, no mitigation measures are required

4.5 VISUAL RESOURCES

The predominant visual character of South Kalāheo Avenue in the vicinity of the Property is one of single-family residences. The Property is most visible from abutting residential properties, from passing beachgoers, and from South Kalāheo Avenue. Its current appearance is one of an overgrown lot (Figure 12). There are no residential structures, garages, swimming pools, lanais, stairways or shoreline hardening structures. There are remnants of building foundations, driveways, a gate and a fountain, but those remnants will be removed to build the replacement residence.

Project Impacts and Mitigation Measures

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

> *"The subject property is approximately one mile away from the end of State Route 61 (Pali Highway/Kailua Road), which is the nearest roadway under HDOT jurisdiction…*
>
> *Based on the project description and location HDOT does not anticipate any significant adverse impact to State roadways…"*

Since the Property is probably not discernable from the nearest coastal highway, a photographic analysis was not conducted. The proposed Project involves the replacement of a demolished residence with a new one. There are no plans to exceed the development standards for building in the R-10 Residential zoning district, including exceeding the limitations on building area, building heights or building height setbacks. Additionally, the proposed buildings will not intrude into the 60-foot shoreline setback. Therefore, the proposed Wey Private Residence will not obstruct lateral views along Kailua Beach. Because no adverse visual impacts are expected, no other mitigation measures are proposed.

1. View mauka from the beach fronting the property.

2. View eastward of beach fronting Property.

Figure 12
Visual Analysis

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

North

Linear Scale (feet)

0 150 300 600

PBR HAWAII & ASSOCIATES, INC.

4.6 SOCIAL & ECONOMIC CHARACTERISTICS

Currently, there is no one living on the Property, and there are no school-aged children that who attend public elementary, middle or high schools. As a result, there are no residents on the Property who require public services (public transportation, refuse collection, public schools, etc.) or infrastructure (water, wastewater, etc.), or who affect peak hour traffic on a full-time basis. However, the Applicant does pay real property and State taxes, and water and wastewater fees usage fees.

Project Impacts and Mitigation Measures

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

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

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

During the pre-Assessment consultation process, the City and County of Honolulu Department of Community Services wrote:

> *"Our review of the documents indicates that the proposed project will have no adverse impacts on any Department of Community Services activities or projects in the surrounding neighborhood."*

In a pre-Assessment consultation letter dated July 13, 2021 (File No. 2021/ELOG-1230(CK)) and included in Appendix A, the Department of Planning and Permitting (DPP) wrote: "…please contact the appropriate Neighborhood Board…to request an opportunity to present the Project proposal at the next available Neighborhood Board meeting...". A presentation to the Kailua Neighborhood Board No. 31, Planning, Zoning and Environment Committee was made on July 20, 2021.

Questions and comments raised during the July 20, 2021, Kailua Neighborhood Board No. 31, Planning, Zoning and Environment Committee meeting are supplied below:

Questions and Comments Raised During the Kailua Neighborhood Board No. 31, Planning, Zoning and Environment Committee Meeting on July 20, 2021	Responses
Hearing about this project "15 minutes ago."	An email was sent to Neighborhood Board (NB) Chair Bill Hicks on July 6, 2021. Chair Hicks noted that proposals such as this are screened by the Kailua NB's Planning, Zoning, and Environment Committee which is chaired by Ms. Donna Wong. Chair Hicks requested we coordinate with Ms. Wong. A request was emailed to Ms. Wong on July 7, 2021, to make a presentation to the Kailua NB's Planning, Zoning, and Environment Committee on July 20, 2021.
Whether the existing building foundation will be removed.	Yes, it can be confirmed that the existing building foundation will be removed prior to construction of the new residence.
Will the home be impacted by sea level rise?	No portion of the Property would be located inside the 3.2-foot SLR-XA as modeled by the University of Hawai'i Coastal Geology Group.
The project is a "Monster home."	We disagree with this characterization for two reasons: 1) "Monster Homes" usually maximize the allowable buildable area (50% of the zoning lot, or in this case 18,590 square feet). Current plans include a total of 13,000 square feet (35% of the zoning lot). 2) "Monster Homes" are typically simply designed (with little architectural articulation/design features) and minimal fenestration (windows). Current plans call for the house to be designed to be organized as a series of pavilions with intervening and substantially sized, garden courts. The home itself will have substantial amounts of sliding glass doors.

Questions and Comments Raised During the Kailua Neighborhood Board No. 31, Planning, Zoning and Environment Committee Meeting on July 20, 2021	Responses
Does the property has/had rights to be operated as a legal vacation rental unit?	Research of the City and County of Honolulu's Short-Term Rental website (http://www.honolulu.gov/dppstr/approved-strs.html) indicates that the Property is not approved for Short-Term Rentals.
How many number of bedrooms and bathrooms?	Currently, the proposed private residence is designed to include nine bedrooms and nine bathrooms.
I have questions about the floor area.	Current plans include a total of 13,000 square feet (as compared to the allowed 18,590 square feet).
Please present project at the next the full Neighborhood Board meeting (August 5, 2021).	A presentation was made to the full Kailua NB on August 5, 2021 (see discussion below).
Please show floor plans at the next the full Neighborhood Board meeting.	Draft floor plans were presented to the full Kailua NB on August 5, 2021.

As noted above, the Planning, Zoning and Environment Committee requested that the proposed Project be placed on the agenda for the next full Neighborhood Board meeting. On August 5, 2021, a presentation to the entire Kailua Neighborhood Board No. 31, residents, and other participants/attendees. A copy of the minutes is included in Appendix J. At its meeting on August 5, 2021, the Kailua Neighborhood Board did not take any action on the proposed Project (no motion was made to support or oppose).

4.7 INFRASTRUCTURE AND UTILITY REQUIREMENTS

4.7.1 Water System

Presently, the Property domestic and irrigation services is currently provided by a 5/8-inch water meter and 1.25-inch water lateral in South Kalāheo Avenue. Since there is no one living on the Property, water usage is relatively low. Additionally, there is an existing fire hydrant across the street at 129 South Kalāheo Avenue.

Project Impacts and Mitigation Measures

The projected average daily demand for water is estimated at 500 GPD (not including irrigation for landscaping). The existing meter and lateral are likely too small for the proposed project demands and will require upsizing. In addition, the Wey Private Residence will incorporate low flow plumbing fixtures, which will help to reduce overall water consumption.

During the pre-assessment consultation period, the Board of Water Supply (BWS) commented:

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

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

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

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

4.7.2 Liquid Waste Disposal

The property sewer service is currently provided by an existing 6-inch sewer lateral located along eastern boundary and approximately 180 feet into the property from South Kalāheo Avenue. The sewer lateral is connected to an 8-inch sewer main which runs through a series of easements and ultimately connects to an 8-inch sewer main on South Kalāheo Avenue.

Project Impacts and Mitigation Measures

The sewer system is likely adequate for the proposed Wey Private Residence since the system was designed for a residential parcel of this size which has not been rezoned or subdivided.

4.7.3 Drainage System

There are no existing subsurface drainage systems at the Property. The site gently slopes from *mauka* to *makai* with an elevation change of approximately two feet.

Project Impacts and Mitigation Measures

The proposed drainage system will consist of a subsurface drainage system which conveys storm water runoff from roof downspouts and area drains. The drainage system will discharge to drywells that will be located *mauka* of the shoreline setback. The proposed drainage system and site grading will be designed to maintain existing storm water runoff conditions. The addition of the drywells will help to improve storm water quality by intercepting sediment and debris and reducing storm water runoff flow rates. The drywells will be sized with their depth no greater than their width to comply with the DOH Underground Injection Control Regulations. The property will not trigger the City and County of Honolulu Storm Water Quality post-construction treatment requirement since it is a residential project that will result in less than 1-acre of disturbance.

During the pre-Assessment consultation process, the State of Hawai‘i Office of Planning & Sustainable Development commented:

> *"The OP has developed guidance documents on stormwater runoff strategies, which offer techniques to prevent land-based pollutants and sediment from potentially affecting water resources. The OP recommends that the subject EA consider the following stormwater assessment guidance to mitigate stormwater runoff impacts:*
>
> - *Stormwater Impact Assessments can be used to identify and analyze information on hydrology, sensitivity of coastal and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area. https://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_stormwater_impact_assessments_guidance.pdf*
> - *Low Impact Development - A Practitioner's Guide covers a range of structural best management practices for stormwater control management, onsite infiltration techniques, and water reuse methods that minimize negative environmental impacts. http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf"*

4.7.4 Electrical and Telecommunications Systems

Hawaiian Electric Company, Inc. (HECO) supplies electrical service to an existing electrical meter on the Property via an overhead electrical line along the *mauka* side of South Kalāheo Avenue. Spectrum currently supplies cable TV (CATV) and internet services to the Property.

Project Impacts and Mitigation Measures

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

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

Additionally, Spectrum will provide CATV and internet services to the replacement residence. The telecommunications distribution system will not be affected by the Wey Private Residence apart from the lines in the Property which will need to be connected to existing telecommunications infrastructure along South Kalāheo Avenue. As the proposed Wey Private Residence will not present any long-term impacts to electrical and telecommunications systems, no mitigation measures are needed.

4.7.5 Solid Waste Disposal

Solid waste from the single-family residences along South Kalāheo Avenue is currently collected regularly by the City and County of Honolulu, with refuse collected once a week (Saturdays) and mixed recyclables collected once every other week and green waste collected every other week (on alternating weeks from mixed recyclables) (Department of Environmental Services, 2019).

Project Impacts and Mitigation Measures

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

In the long term, additional solid waste may be generated by the family. The amount of new solid waste that is expected to be generated can be accommodated by existing solid waste collection services and facilities. Solid waste disposal will be in accordance with the guidelines set forth by the City and County of Honolulu, Department of Environmental Services (ENV).

4.8 PUBLIC SERVICES AND FACILITIES

4.8.1 Police Protection

The Property is located within Honolulu Police Department (HPD) District 4, which covers Makapuʻu Point to Kawela Bay (Honolulu Police Department, 2021). The headquarters for District 4 is the Kāneʻohe Police Station located at 45-270 Waikalua Road, however there is a substation in Kailua at 219 Kuʻulei Road, located approximately 0.6 mile or two to three minutes away (Figure 13).

Project Impacts and Mitigation Measures

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

> *"The Honolulu Police Department (HPD) has reviewed the project plans and anticipates short-term impacts to traffic in the area as South Kalaheo Avenue is a heavily traversed road. The HPD recommends that adequate notification be made to area residents due to the ingress and egress of construction vehicles, equipment, and deliveries during the construction phase of the project."*

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

4.8.2 Fire Protection

The Kailua Fire Station is the closest fire station to the Property, and is located at 211 Kuʻulei Road, located approximately 0.6 mile or two to three minutes away (Figure 13). There is a fire hydrant across the street at 129 South Kalāheo Avenue.

Project Impacts and Mitigation Measures

During the pre-Assessment consultation period, the Honolulu Fire Department (HFD) supplied several comments related to the provision of fire department of access roads, water supply, width/vertical clearance requirements for fire apparatus access roads, and submittal of civil drawings to the HFD. Since the furthest exterior wall will be located more than 300 feet from the fire access road (i.e., South Kalāheo Avenue), the dwelling will require fire sprinkler protection. An onsite fire hydrant or onsite fire access road should not be required by the HFD due to the single-family dwelling exceptions that is allowed. At the appropriate stage in the design process, civil drawings will be submitted to HFD for its review and approval.

4.8.3 Health Care Services

The closest emergency room is found at Adventist Health Castle (640 Ulukahiki Street) located approximately 2.2 miles or six to seven minutes away (Figure **13**). Emergency medical services are also provided from Kailua Fire Station.

Project Impacts and Mitigation Measures

Although there may be an unavoidable and occasional need for emergency health care services the Applicant and its visitors, the Project will not significantly increase the need for emergency service. Additionally, the proposed Wey Private Residence is not expected to have a long-term

adverse impact on emergency medical providers or their ability to service the community. No mitigation measures are proposed.

4.8.4 Recreational Facilities

The closest recreational facility to the Property is Kailua Beach, including the publicly owned and -used Kailua Beach Park. Other notable recreational facilities in Kailua include: Kailua District Park, Kawainui Regional Park, Kaʻiwa Ridge (Figure 13). In the Beaches of Oʻahu, John Clark noted that the primary water activities at Kailua Beach include sunbathing, boating, diving, sailing, snorkeling, board surfing, bodysurfing, and swimming.

Project Impacts and Mitigation Measures

The proposed Wey Private Residence is not expected to displace any existing recreational facilities or create any additional demand on recreational facilities in the vicinity of the Property. No mitigation measures are proposed.

4.8.5 Schools

The closest public schools in the area include: Kaʻōhao Public Charter School (formerly Lanikai Elementary), Kailua Elementary, Kailua Intermediate and Kailua High (Figure 13). There are no school-aged children living on the Property full-time or who attend public elementary, middle or high schools

Project Impacts and Mitigation Measures

During the pre-Assessment consultation process, the State Department of Human Services (DHS) wrote:

> *"The DHS has reviewed the map of the area, 126 South Kalaheo Avenue. A check on DHS' internal data system and Google Maps found several licensed Group Child Care Centers, Before and After School Child Care Facilities and registered Family Child Care Homes located within a one (1) mile radius of the area that may be affected during the construction phase."*

Once the new residence is completed and occupied, there should be no noise impacts to the above facilities. No school-aged children are expected to occupy the residence on a full-time basis. Therefore, there should be no increase in demand for public schools.

Document Path: Q:\Oahu\126 S Kalaheo Ave\GIS\Project

Legend

- Project Site
- Police Stations & Substations
- Fire Stations
- Hospitals
- Schools

Figure 13
Public Services

Wey Private Residence

TMK 4-3-012:030 Island of O'ahu

North

Linear Scale (feet)
0 450 900 1,800

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2017 & 2020. State DOE, 2020. State DOH, 2020. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

(This page intentionally left blank.)

5.0 LAND USE CONFORMANCE

State and County land use plans and policies and needed permits and approvals relevant to the Wey Private Residence are described below.

5.1 STATE OF HAWAIʻI

5.1.1 State Land Use Law, Chapter 205, Hawaiʻi Revised Statutes

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

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

During the pre-Assessment consultation process, the DLNR Office of Conservation and Coastal Lands (OCCL) wrote that: "The OCCL regulates land uses in the State Land Use Conservation District through the issuance of Conservation District Use Permits (CDUPs) and Site Plan Approvals (SPAs) to help conserve, protect, and preserve important natural and cultural resources." The Property lies outside of the State Land Use Conservation District and will not require a CDUP or SPA.

5.1.2 Coastal Zone Management Act, Chapter 205A, Hawaiʻi Revised Statutes

The Coastal Zone Management (CZM) Area, as defined in Chapter 205A, HRS, includes all the lands of the State. Therefore, the proposed Property lies within the CZM Area. During the pre-Assessment consultation process, the DPP wrote that the Draft EA should include in its analysis all of the required components for an SMA Use Permit under Chapter 205A, HRS. Additionally, the State Office of Planning wrote during the pre-Assessment consultation process that: "The subject EA should include an assessment with mitigation measures if needed, as to how the proposed project conforms to each of the CZM objectives and supporting polices set for forth in HRS 205A-2, as amended."

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

Table 5: Coastal Zone Management Act, Chapter 205A, HRS

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Recreational Resources			
Objective: *(A) Provide coastal recreational opportunities accessible to the public.*			
Policies:			
(A) Improve coordination and funding of coastal recreational planning and management; and			X

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;			X
(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;			X
(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;			X
(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;			X
(v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;			X
(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;	X		
(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and			X
(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.			X
Discussion: The proposed Wey Private Residence does not obstruct coastal recreational opportunities accessible to the public. Given the recreational value of the shoreline, the Project will be designed to minimize pollution via stormwater runoff from the Property.			
Historic Resources			
Objective: *(A) Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*			
Policies:			
(A) Identify and analyze significant archaeological resources;	X		
(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and			X
(C) Support state goals for protection, restoration, interpretation, and display of historic resources.	X		
Discussion: Given the prior archaeological studies conducted relative to the Kailua accretion berm and the knowledge that archaeological resources exist in a subsurface context in the vicinity of this parcel, it is possible that, at a minimum, SHPD will require the preparation of an archaeological monitoring plan and archaeological monitoring during all ground-disturbing activities. Monitoring could result in the inadvertent discovery of subsurface cultural deposits associated with both habitation and burial, which will need to be documented and treated pursuant to Hawai‘i Administrative Rules (HAR) §13-280 and may require additional archaeological work related to data recovery and/or preservation actions. Alternatively, SHPD may request that an Archaeological Inventory Survey with subsurface testing that targets areas of proposed subsurface disturbance be conducted prior to permit approvals.			
Scenic and Open Space Resources			
Objective: *(A) Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.*			
Policies:			
(A) Identify valued scenic resources in the coastal zone management area;			X

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;	X		
(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and			X
(D) Encourage those developments that are not coastal dependent to locate in inland areas.			X
Discussion: The Wey Private Residence involves the replacement of a demolished residence with a newer residence setback (a minimum of 60 feet) from the shoreline. As with the current residence, the replacement residence will be setback from the shoreline and will not obstruct public views along the shoreline, ensuring that the quality of existing coastal scenic and open space resources will be minimally affected. With the exception of a second-floor balcony on the mauka elevation, the replacement residence aligns with existing houses on both sides of the property.			
Coastal Ecosystems			
Objective: *(A) Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*			
Policies:			
(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;			X
(B) Improve the technical basis for natural resource management;			X
(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;			X
(D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and			X
(E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.	X		
Discussion: The Wey Private Residence will not directly affect coastal ecosystems, including reefs as it is setback a minimum of 60 feet from the shoreline. BMPs will be implemented during construction to prevent erosion and stormwater runoff during the construction phase.			
Economic Uses			
Objective: *(A) Provide public or private facilities and improvements important to the State's economy in suitable locations.*			
Policies:			
(A) Concentrate coastal dependent development in appropriate areas;			X
(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and			X
(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:			
(i) Use of presently designated locations is not feasible;			X
(ii) Adverse environmental effects are minimized; and			X
(iii) The development is important to the State's economy.			X
Discussion: The proposed Project is a private facility, but its improvements cannot be considered "important to the State's economy."			
Coastal Hazards			
Objective: *(A) Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*			
Policies:			

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;			X
(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;			X
(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	X		
(D) Prevent coastal flooding from inland projects.			X
Discussion: According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), the Property is located in "Zone X", meaning that the Property and surrounding area is outside of the 0.2% annual chance floodplain (Figure 8). There are no known hazards to life and property on the Project site from stream flooding, erosion, subsidence, and pollution.			
Managing Development			
Objective: *(A) Improve the development review process, communication, and public participation in the management of coastal resources and hazards.*			
Policies:			
(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			X
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			X
(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.	X		
Discussion: This EA discusses potential impacts and mitigation measures of the proposed Wey Private Residence and will provide an opportunity for input during the Draft EA Public Comment period. Early consultation comments were obtained and are reproduced in Appendix A.			
Public Participation			
Objective: *(A) Stimulate public awareness, education, and participation in coastal management.*			
Policies:			
(A) Promote public involvement in coastal zone management processes;	X		
(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and			X
(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.			X
Discussion: This EA discusses potential impacts and mitigation measures of the proposed Wey Private Residence and will provide an opportunity for input during the Draft EA Public Comment period. Early consultation comments were obtained and are reproduced in Appendix A.			
Beach Protection			
Objective: *(A) Protect beaches for public use and recreation.*			
Policies:			
(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;	X		
(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and			X
(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.			X
(D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and	X		

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(E) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.	X		
Discussion: The proposed Wey Private Residence will be setback at least 60 feet from the shoreline. There is a wide expanse of beach fronting the Property and currently the Applicant's landscaping within the 40-foot shoreline setback does not interfere or encroach upon the beach transit corridor fronting the Property. The Applicant has no plans to induce or cultivate landscaping that would interfere or encroach upon the beach transit corridor or construct hardening structures, including seawalls and revetments per HRS section 205-A-2(c)(9), as amended.			
Marine Resources			
Objective: *(A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*			
Policies:			
(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;			X
(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;			X
(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X
(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and			X
(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.			X
Discussion: The objective and policies of "Marine Resources" are not applicable to the proposed single-family residence replacement.			

5.1.3 Hawai'i State Planning Act, Chapter 226, Hawai'i Revised Statutes

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

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

Table 6: Hawai'i State Plan, Chapter 226, HRS – Part I

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
HRS § 226-1: Findings and Purpose			
HRS § 226-2: Definitions			
HRS § 226-3: Overall Theme.			
Hawai'i's people, as both individuals and groups, generally accept and live by a number of principles or values which are an integral part of society. This concept is the unifying theme of the State Plan. The following principles or values are established as the overall theme of the Hawai'i State Plan:			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(1) Individual and family self-sufficiency refers to the rights of people to maintain as much self-reliance as possible. It is an expression of the value of independence, in other words, being able to freely pursue personal interests and goals. Self-sufficiency means that individuals and families can express and maintain their own self-interest so long as that self-interest does not adversely affect the general welfare. Individual freedom and individual achievement are possible only by reason of other people in society, the institutions, arrangements and customs that they maintain, and the rights and responsibilities that they sanction. (2) Social and economic mobility refers to the right of individuals to choose and to have the opportunities for choice available to them. It is a corollary to self-sufficiency. Social and economic mobility means that opportunities and incentives are available for people to seek out their own levels of social and economic fulfillment. (3) Community or social well-being is a value that encompasses many things. In essence, it refers to healthy social, economic, and physical environments that benefit the community as a whole. A sense of social responsibility, of caring for others and for the well-being of our community and of participating in social and political life, are important aspects of this concept. It further implies the aloha spirit--attitudes of tolerance, respect, cooperation and unselfish giving, within which Hawaiʻi's society can progress. *One of the basic functions of our society is to enhance the ability of individuals and groups to pursue their goals freely, to satisfy basic needs and to secure desired socio-economic levels. The elements of choice and mobility within society's legal framework are fundamental rights. Society's role is to encourage conditions within which individuals and groups can approach their desired levels of self-reliance and self-determination. This enables people to gain confidence and self-esteem; citizens contribute more when they possess such qualities in a free and open society.* *Government promotes citizen freedom, self-reliance, self-determination, social and civic responsibility and goals achievement by keeping order, by increasing cooperation among many diverse individuals and groups, and by fostering social and civic responsibilities that affect the general welfare. The greater the number and activities of individuals and groups, the more complex government's role becomes. The function of government, however, is to assist citizens in attaining their goals. Government provides for meaningful participation by the people in decision-making and for effective access to authority as well as an equitable sharing of benefits. Citizens have a responsibility to work with their government to contribute to society's improvement. They must also conduct their activities within an agreed-upon legal system that protects human rights.*			
Discussion: The proposed replacement of an existing single-family residence is an expression of the Applicant's right to rebuild, while not adversely affecting the general welfare of the residents of the State.			
HRS § 226-4: State Goals.			
In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve: (1) A strong, viable economy, characterized by stability, diversity and growth that enables fulfillment of the needs and expectations of Hawaiʻi's present and future generations. (2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people. (3) Physical, social and economic well-being, for individuals and families in Hawaiʻi, that nourishes a sense of community responsibility, of caring and of participation in community life.			
Discussion: By replacing a demolished residence with a new one, the proposed Wey Private Residence may benefit neighboring property values.			
HRS § 226-5: Objectives and policies for population.			
(a) Objective: *It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.*			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(b) Policies:			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawaiʻi's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.			X
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.			X
(3) Promote increased opportunities for Hawaiʻi's people to pursue their socio-economic aspirations throughout the islands.			X
(4) Encourage research activities and public awareness programs to foster an understanding of Hawaiʻi's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaiʻi's population.			X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.			X
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			X
(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.			X
Discussion: The proposed Project will not result in a significant increase in population growth.			
HRS § 226-6: Objectives and policies for the economy in general.			
(a) Objectives: *Planning for the State's economy in general shall be directed toward achievement of the following objectives:*			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaiʻi's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.			X
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.			X
(b) Policies:			
(1) Promote and encourage entrepreneurship within Hawaiʻi by residents and nonresidents of the State.			X
(2) Expand Hawaiʻi's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			X
(3) Promote Hawaiʻi as an attractive market for environmentally and socially sound investment activities that benefit Hawaiʻi's people.			X
(4) Transform and maintain Hawaiʻi as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			X
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaiʻi.			X
(6) Seek broader outlets for new or expanded Hawaiʻi business investments.			X
(7) Expand existing markets and penetrate new markets for Hawaiʻi's products and services.			X
(8) Assure that the basic economic needs of Hawaiʻi's people are maintained in the event of disruptions in overseas transportation.			X
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.			X
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaiʻi's small scale producers, manufacturers, and distributors.			X
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaiʻi.			X
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawaiʻi's employment and economic growth opportunities.			X
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.			X
(15) Maintain acceptable working conditions and standards for Hawaiʻi's workers.			X
(16) Provide equal employment opportunities for all segments of Hawaiʻi's population through affirmative action and nondiscrimination measures.			X
(17) Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.			X
(18) Encourage businesses that have favorable financial multiplier effects within Hawaiʻi's economy, particularly with respect to emerging industries in science and technology.			X
(19) Promote and protect intangible resources in Hawaiʻi, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			X
(20) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.			X
(21) Foster a business climate in Hawaiʻi--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			X
Discussion: Although the proposed Project will generate construction employment, it will not have a significant impact on the overall state economy.			
HRS § 226-7: Objectives and policies for the economy – agriculture			
(a) Objectives: *Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:*			
• Viability of Hawaiʻi's sugar and pineapple industries.			X
• Growth and development of diversified agriculture throughout the State.			X
• An agriculture industry that continues to constitute a dynamic and essential component of Hawaiʻi's strategic, economic, and social well-being.			X
(b) Policies:			
(1) Establish a clear direction for Hawaiʻi's agriculture through stakeholder commitment and advocacy.			X
(2) Encourage agriculture by making best use of natural resources.			X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			X
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaiʻi's economy.			X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawaiʻi's agricultural industries.			X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaiʻi's food producers and consumers in the State, nation, and world.			X
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.			X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
(12) In addition to the State's priority on food, expand Hawaiʻi's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			X
(13) Promote economically competitive activities that increase Hawaiʻi's agricultural self-sufficiency, including the increased purchase and use of Hawaiʻi-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.			X
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.			X
Discussion: The proposed Project will not impact the state's agricultural industry. The proposed Wey Private Residence will involve the replacement of an existing single-family residence in a residential-zoned area. No agricultural lands will be taken out of production as a result of implementing this Project.			
HRS § 226-8: Objectives and policies for the economy – visitor industry			
(a) Objectives: *Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaiʻi's economy.*			
(b) Policies:			
(1) Support and assist in the promotion of Hawaiʻi's visitor attractions and facilities.			X
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaiʻi's people.			X
(3) Improve the quality of existing visitor destination areas by utilizing Hawaiʻi's strengths in science and technology.			X
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.			X
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaiʻi's people.			X
(6) Provide opportunities for Hawaiʻi's people to obtain job training and education that will allow for upward mobility within the visitor industry.			X
(7) Foster a recognition of the contribution of the visitor industry to Hawaiʻi's economy and the need to perpetuate the aloha spirit.			X
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaiʻi's cultures and values.			X
Discussion: The proposed Wey Private Residence will not directly impact the visitor industry.			
HRS § 226-9: Objective and policies for the economy – federal expenditures			
(a) Objective: *Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaiʻi's economy.*			
(b) Policies:			
(1) Encourage the sustained flow of federal expenditures in Hawaiʻi that generates long-term government civilian employment.			X
(2) Promote Hawaiʻi's supportive role in national defense, in a manner consistent with Hawaiʻi's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawaiʻi's economy.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(3) Promote the development of federally supported activities in Hawaiʻi that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaiʻi's environment.			X
(4) Increase opportunities for entry and advancement of Hawaiʻi's people into federal government service.			X
(5) Promote federal use of local commodities, services, and facilities available in Hawaiʻi.			X
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaiʻi.			X
(7) Pursue the return of federally controlled lands in Hawaiʻi that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			X
Discussion: The proposed Wey Private Residence has no relation to the State's goals on federal expenditures.			
HRS § 226-10: Objectives and policies for the economy – potential growth and innovative activities.			
(a) Objective: *Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawaiʻi's economic base.*			
(b) Policies:			
(1) Facilitate investment and employment in economic activities that have the potential to expand and diversify Hawaiʻi's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors.			X
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawaiʻi through the export of services or products or substitution of imported services or products.			X
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements.			X
(4) Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity.			X
(5) Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus.			X
(6) Expand Hawaiʻi's capacity to attract and service international programs and activities that generate employment for Hawaiʻi's people.			X
(7) Enhance and promote Hawaiʻi's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.			X
(8) Accelerate research and development of new energy- related industries based on wind, solar, ocean, and underground resources and solid waste.			X
(9) Promote Hawaiʻi's geographic, environmental, social, and technological advantages to attract new economic activities into the State.			X
(10) Provide public incentives and encourage private initiative to attract new industries that best support Hawaiʻi's social, economic, physical, and environmental objectives.			X
(11) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.			X
(12) Develop, promote, and support research and educational and training programs that will enhance Hawaiʻi's ability to attract and develop economic activities of benefit to Hawaiʻi.			X
(13) Foster a broader public recognition and understanding of the potential benefits of new, or innovative growth-oriented industry in Hawaiʻi.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(14) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaiʻi's social, economic, physical, and environmental objectives.			X
(15) Increase research and development of businesses and services in the telecommunications and information industries.			X
(16) Foster the research and development of nonfossil fuel and energy efficient modes of transportation.			X
(17) Recognize and promote health care and health care information technology as growth industries.			X
Discussion: The proposed Wey Private Residence has no relation to the State's goals on potential growth and innovative activities.			
HRS § 226-10.5: Objectives and policies for the economy – information industry			
(a) Objective: *Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaiʻi as a leader in broadband and wireless communications and applications in the Pacific Region.*			
(b) Policies:			
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawaiʻi and between Hawaiʻi and the world, and make high speed communication available to all residents and businesses in Hawaiʻi.			X
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaiʻi to accommodate future growth and innovation in Hawaiʻi's economy.			X
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawaiʻi.			X
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawaiʻi, using technology to communicate with their headquarters, offices, or customers located out-of-state.			X
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry.			X
(6) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaiʻi's people.			X
(7) Provide opportunities for Hawaiʻi's people to obtain job training and education that will allow for upward mobility within the information industry.			X
(8) Foster a recognition of the contribution of the information industry to Hawaiʻi's economy.			X
(9) Assist in the promotion of Hawaiʻi as a broker, creator, and processor of information in the Pacific.			X
Discussion: The proposed Wey Private Residence has no relation to the State's goals on the information industry.			
HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.			
(a) Objectives: *Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:*			
(1) Prudent use of Hawaiʻi's land-based, shoreline, and marine resources.	X		
(2) Effective protection of Hawaiʻi's unique and fragile environmental resources.			X
(b) Policies:			
(1) Exercise an overall conservation ethic in the use of Hawaiʻi's natural resources.			X
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.			X
(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.			X
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaiʻi.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8) Pursue compatible relationships among activities, facilities, and natural resources.			X
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.	X		
Discussion: By building a new residence on the Property and replacing one that had already existed, the Project furthers the State's goal of prudent use of land, especially where State and County land use designations allow urban and residential land uses.			
HRS § 226-12: Objective and policies for the physical environment – scenic, natural beauty, and historic resources.			
(a) Objective: *Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaiʻi's scenic assets, natural beauty, and multi-cultural/historical resources.*			
(b) Policies:			
(1) Promote the preservation and restoration of significant natural and historic resources.			X
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.			X
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	X		
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaiʻi's ethnic and cultural heritage.			X
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.			X
Discussion: The proposed replacement residence will be setback from the shoreline by a minimum of 60 feet. Building the proposed Wey Private Residence will not obstruct lateral views along the shoreline.			
HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.			
(a) Objectives: *Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:*			
(1) Maintenance and pursuit of improved quality in Hawaiʻi's land, air, and water resources.			X
(2) Greater public awareness and appreciation of Hawaiʻi's environmental resources.			X
(b) Policies:			
(1) Foster educational activities that promote a better understanding of Hawaiʻi's limited environmental resources.			X
(2) Promote the proper management of Hawaiʻi's land and water resources.			X
(3) Promote effective measures to achieve desired quality in Hawaiʻi's surface, ground, and coastal waters.			X
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaiʻi's people.			X
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X		
(6) Encourage design and construction practices that enhance the physical qualities of Hawaiʻi's communities.			X
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaiʻi's people, their cultures and visitors.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Discussion: The proposed Wey Private Residence is located in an Urban and residential-zoned part of Kailua thus following the State's goal of encouraging development in proximity to existing services and facilities, while reducing impacts to land, air and water quality. According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), the Property is located in "Zone X", meaning that the Property and surrounding area is outside of the 0.2% annual chance floodplain (Figure 8). There are no known hazards to life and property on the Property from stream flooding. Potential impacts from other natural hazards are addressed in section 3.5 of this EA.			
HRS § 226-14: Objective and policies for facility systems – in general.			
(a) Objective: *Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.*			
(b) Policies:			
(1) Accommodate the needs of Hawaiʻi's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.			X
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			X
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			X
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.			X
Discussion: Not directly applicable, but by keeping the parcel's "Urban" State Land Use Boundary and County zoning R-10 Residential land use designations, and existing use as a single-family residence, the Wey Private Residence is in consonance with both State and County plans.			
HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.			
(a) Objectives: *Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:*			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.			X
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.			X
(b) Policies:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.	X		
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.			X
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			X
Discussion: The Property is served by the City and County of Honolulu via an 8-inch wastewater collection line in Kalāheo Avenue.			
HRS § 226-16: Objective and policies for facility systems – water.			
(a) Objective: *Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.*			
(b) Policies:			
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			X
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.			X
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.			X
(5) Support water supply services to areas experiencing critical water problems.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.			X
Discussion: Close coordination will be maintained with the BWS to ensure that the water system will not be adversely impacted and to minimize interruption of water services to adjacent areas. During the design phase, the construction drawings will be submitted to the BWS for review and approval.			
HRS § 226-17: Objectives and policies for facility systems – transportation.			
(a) Objective: *Planning for the State's facility systems with regard to transportation shall be directed toward the achievement of the following objectives:*			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.			X
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			X
(b) Policies:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			X
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			X
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			X
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			X
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;			X
(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			X
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaiʻi's natural environment;			X
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;			X
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and			X
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			X
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's facility systems with regards to transportation.			
HRS § 226-18: Objectives and policies for facility systems – energy.			
(a) Objectives: *Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:*			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;	X		
(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawaiʻi's dependence on imported fuels for electrical generation and ground transportation;			X
(3) Greater diversification of energy generation in the face of threats to Hawaiʻi's energy supplies and systems;			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and			X
(5) Utility models that make the social and financial interests of Hawaiʻi's utility customers a priority.			X
(b) To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long-term provision of adequate, reasonably priced, and dependable energy services to accommodate demand.			
(c) Other Policies:			
(1) Support research and development as well as promote the use of renewable energy sources;			X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including:			
(A) Development of cost-effective demand-side management programs;			X
(B) Education;			X
(C) Adoption of energy-efficient practices and technologies; and			X
(D) Increasing energy efficiency and decreasing energy use in public infrastructure;			X
(5) Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems uses the least-cost energy supply option and maximizes efficient technologies;			X
(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			X
(7) Promote alternate fuels and transportation energy efficiency;			X
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;			X
(9) Support actions that reduce, avoid, or sequester Hawaiʻi's greenhouse gas emissions through agriculture and forestry initiatives.			X
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;			X
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and			X
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawaiʻi.			X
Discussion: The Wey Private Residence has no relationship to planning for the State's facility systems with regards to energy, however, energy-saving features will be incorporated into its design where feasible, including: - Photovoltaic panel system with battery backup; - LED lighting; - Installation of high-performance glazing (insulated with low-E coating) in the windows and doors, as well as other passive cooling strategies.			
HRS § 226-18.5: Objectives and policies for facility systems – telecommunications.			
(a) Objective: *Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.*			
(b) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(c) Other Policies:			
(1) Facilitate research and development of telecommunications systems and resources;			X
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X
(3) Promote efficient management and use of existing telecommunications systems and services; and			X
(4) Facilitate the development of education and training of telecommunications personnel.			X
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's telecommunications facility systems.			
HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.			
(a) Objectives: *Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:*			
(1) Greater opportunities for Hawaiʻi's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaiʻi's population.			X
(2) The orderly development of residential areas sensitive to community needs and other land uses.			X
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaiʻi's people.			X
(b) Policies:			
(1) Effectively accommodate the housing needs of Hawaiʻi's people.			X
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.			X
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.			X
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.	X		
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.			X
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.			X
(7) Foster a variety of lifestyles traditional to Hawaiʻi through the design and maintenance of neighborhoods that reflect the culture and values of the community.			X
(8) Promote research and development of methods to reduce the cost of housing construction in Hawaiʻi.			X
Discussion: The proposed Wey Private Residence involves the replacement of a demolished residence with a new and more modern residence, better suited to the Applicant's needs.			
HRS § 226-20: Objectives and policies for socio-cultural advancement – health			
(a) Objectives: *Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:*			
(1) Fulfillment of basic individual health needs of the general public.			X
(2) Maintenance of sanitary and environmentally healthful conditions in Hawaiʻi's communities.	X		
(3) Elimination of health disparities by identifying and addressing social determinants of health.			X
(b) Policies:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			X
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			X
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			X
Discussion: The Property is served by the City and County of Honolulu via an 8-inch wastewater collection line in Kalāheo Avenue.			
HRS § 226-21: Objective and policies for socio-cultural advancement – education.			
(a) Objectives: *Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.*			
(b) Policies:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawaiʻi's cultural heritage.			X
(5) Provide higher educational opportunities that enable Hawaiʻi's people to adapt to changing employment demands.			X
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			X
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawaiʻi's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's socio-cultural advancement with regard to education.			
HRS § 226-22: Objective and policies for socio-cultural advancement – social services.			
(a) Objective: *Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.*			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(b) Policies:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaiʻi's communities.			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's socio-cultural advancement with regard to social services.			
HRS § 226-23: Objective and policies for socio-cultural advancement – leisure.			
(a) Objective: *Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.*			
(b) Policies:			
(1) Foster and preserve Hawaiʻi's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			X
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.			X
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			X
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			X
(5) Ensure opportunities for everyone to use and enjoy Hawaiʻi's recreational resources.			X
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.			X
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaiʻi's people.			X
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			X
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaiʻi's population to participate in the creative arts.			X
(10) Assure adequate access to significant natural and cultural resources in public ownership.			X
Discussion: The proposed Project has no relationship to planning for the State's socio-cultural advancement with regard to leisure, however, the proposed Wey Private Residence will not hinder lateral access along the shoreline or use of the beach fronting the Property for sunbathing, boating, diving, sailing, snorkeling, board surfing, bodysurfing, and swimming.			
HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.			
(a) Objective: *Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.*			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(b) Policies:			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			X
(2) Uphold and protect the national and state constitutional rights of every individual.			X
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			X
(4) Ensure equal opportunities for individual participation in society.			X
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's socio-cultural advancement with regard individual rights and personal well-being.			
HRS § 226-25: Objective and policies for socio-cultural advancement – culture.			
(a) Objective: *Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaiʻi's people.*			
(b) Policies:			
(1) Foster increased knowledge and understanding of Hawaiʻi's ethnic and cultural heritages and the history of Hawaiʻi.			X
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaiʻi's people and which are sensitive and responsive to family and community needs.			X
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaiʻi.			X
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaiʻi's people and visitors.			X
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's socio-cultural advancement with regard to culture.			
HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.			
Objectives: *Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:*			
(1) Assurance of public safety and adequate protection of life and property for all people.			X
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.			X
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaiʻi's people.			X
(b) Policies related to public safety:			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X
(c) Policies related to criminal justice:			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
(d) Policies related to emergency management:			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X
(2) Enhance the coordination between emergency management programs throughout the State.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's socio-cultural advancement with regard to public safety.			
HRS § 226-27: Objectives and policies for socio-cultural advancement – government.			
(a) Objectives: *Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:*			
(1) Efficient, effective, and responsive government services at all levels in the State.			X
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			X
(b) Policies:			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaiʻi.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			X
Discussion: The proposed Wey Private Residence has no relationship to planning for the State's socio-cultural advancement with regard to government.			

5.1.3.2 Hawaiʻi State Plan, Part II: Planning Coordination and Implementation

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

State Functional Plans

State Functional Plans (SFPs) set forth the policies, statewide guidelines, and priorities within a specific field of activity, when such activity or program is proposed, administered, or funded by any agency of the state. Functional plans are developed by the state agency primarily responsible for a given functional area, which include: Agriculture, Conservation Lands, Education, Employment, Energy, Health, Higher Education, Historic Preservation, Housing, Human Services, Recreation, Tourism, and Transportation. Functional plans must identify priority issues in the functional area and contain objectives, policies, and implementing actions to address those priority issues. Actions may include organizational or management initiatives, facility or physical infrastructure development initiatives, initiatives for programs and services, or legislative proposals. Functional plans are approved by the governor and serve as guidelines for funding and implementation by state and county agencies. In addition, functional plans shall be used to guide the allocation of resources for the implementation of state policies adopted by the legislature. The Hawaiʻi State Plan on Housing was last updated in February 2017. The State Housing Functional

Plan (2017) provides specific strategies, policies and priority actions to address the housing shortage in Hawai‘i, as such, it is not relevant to the proposed Wey Private Residence.

County General Plan

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

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

Table 7: Hawai‘i State Plan, Chapter 226, HRS – Part III

HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
HRS § 226-101: Purpose. *The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.*			
HRS § 226-102: Overall direction. *The State shall strive to improve the quality of life for Hawai‘i's present and future present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.*			
HRS § 226-103: Economic priority guidelines.			
(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai‘i's people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			X
(A) Encourage investments which:			
(i) Reflect long term commitments to the State;			X
(ii) Rely on economic linkages within the local economy;			X
(iii) Diversify the economy;			X
(iv) Reinvest in the local economy;			X
(v) Are sensitive to community needs and priorities; and			X
(vi) Demonstrate a commitment to provide management opportunities to Hawai‘i residents; and			X
(B) Encourage investments in innovative activities that have a nexus to the State, such as:			
(i) Present or former residents acting as entrepreneurs or principals;			X
(ii) Academic support from an institution of higher education in Hawai‘i;			X
(iii) Investment interest from Hawai‘i residents;			X
(iv) Resources unique to Hawai‘i that are required for innovative activity; and			X
(v) Complementary or supportive industries or government programs or projects.			X
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the processes for building and development permit and review and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety, and welfare would not be adversely affected.			X

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers, and distributors.			X
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			X
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			
(A) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.			X
(B) A clean industry that would have minimal adverse effects on Hawai'i's environment.			X
(C) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.			X
(D) An industry that would provide reasonable income and steady employment.			X
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			X
(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:			
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			X
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			X
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(D) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.			X
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on-the-job training opportunities.			X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X
(b) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai'i's residents and visitors.			X
(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.			X
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.			X
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai'i's significant natural, scenic, historic, and cultural resources.			X
(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.			X
(6) Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.			X
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			X
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			X
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			X
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			X
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.			X
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			X
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			X
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			X
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			X
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community.			X
(6) Seek favorable freight rates for Hawai'i's agricultural products from interisland and overseas transportation operators.			X
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			X
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			X
(10) Support the continuation of land currently in use for diversified agriculture.			X
(11) Encourage residents and visitors to support Hawai'i's farmers by purchasing locally grown food and food products.			X
(e) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.			X
(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.			X
(3) Increase the support for research and development of economically feasible alternative water sources.			X
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			X
(f) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.			X
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			X
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			X
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.			X
(g) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network, with an emphasis on broadband and wireless infrastructure and capability, that will serve as the foundation of and catalyst for overall economic growth and diversification in Hawai'i.			X
(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a			X

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.			X
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			X
(5) Encourage research activities, including legal research in the information and telecommunications fields.			X
(6) Support promotional activities to market Hawai'i's information industry services.			X
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			X
Discussion: Although the proposed Wey Private Residence will generate construction employment, it will not have a significant impact on the overall state economy.			
HRS § 226-104: Population growth and land resources priority guidelines.			
(a) Priority guidelines to effect desired statewide growth and distribution:			
(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.			X
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.			X
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			X
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			X
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			X
(7) Support the development of high technology parks on the neighbor islands.			X
(b) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.			X
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			X
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			X
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			X
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			X
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			X
(7) Pursue rehabilitation of appropriate urban areas.			X
(8) Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.			X

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.			X
(10) Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.	X		
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			X
(12) Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.			X
(13) Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.			X
Discussion: Not directly applicable, but by maintaining the parcel's "Urban" State Land Use Boundary and County zoning R-10 Residential land use designations, and existing use as a single-family residence, the Wey Private Residence is in consonance with both State and County plans for population growth and land resources.			
HRS § 226-105: Crime and criminal justice.			
Priority guidelines in the area of crime and criminal justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			X
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
Discussion: The proposed Wey Private Residence has no direct relationship to priority guidelines in the area of crime and criminal justice.			
HRS § 226-106: Affordable housing.			
Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low- and moderate-income households, gap-group households, and residents with special needs.			X
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(8) Give higher priority to the provision of quality housing that is affordable for Hawaiʻi's residents and less priority to development of housing intended primarily for individuals outside of Hawaiʻi.			X
Discussion: The proposed Project has no direct relationship to priority guidelines for the provision of or trigger requirements for affordable housing.			
HRS § 226-107: Quality education.			
Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			
(A) The electronic exchange of information;			X
(B) Statewide electronic mail; and			X
(C) Access to the Internet.			X
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			X
(6) Pursue the establishment of Hawaiʻi's public and private universities and colleges as research and training centers of the Pacific;			X
(7) Develop resources and programs for early childhood education;			X
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
(9) Strengthen and expand educational programs and services for students with special needs.			X
Discussion: The proposed Project has no direct relationship to priority guidelines to promote quality education.			
HRS § 226-108: Sustainability.			
Priority guidelines and principles to promote sustainability shall include:			
(1) Encouraging balanced economic, social, community, and environmental priorities;			X
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;			X
(3) Promoting a diversified and dynamic economy;			X
(4) Encouraging respect for the host culture;			X
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations			X
(6) Considering the principles of the ahupuaʻa system; and			X
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaiʻi.			X
Discussion: The proposed Wey Private Residence has no direct relationship to priority guidelines and principles to promote economic, social, community and environmental sustainability.			
HRS § 226-109: Climate change adaptation priority guidelines.			
Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:			
(1) Ensure that Hawaiʻi's people are educated, informed, and aware of the impacts climate change may have on their communities;	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;			X
(3) Invest in continued monitoring and research of Hawaiʻi's climate and the impacts of climate change on the State;			X
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;			X
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;			X
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;			X
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;			X
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;			X
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and			X
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.			X
Discussion: No portion of the Property would be located inside the 3.2-foot SLR-XA as modeled by the University of Hawaiʻi CGG. According to NOAA's Digital Coast Sea Level Rise Viewer (Figure **11**), no part of the Property is expected to be affected sea level rise inundation until a 6-foot SLR-XA (NOAA, n.d.).			

5.1.4 State Environmental Policy, Chapter 344, Hawaiʻi Revised Statutes

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

Table 8: State Environmental Policy, Chapter 344, HRS

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

State Environmental Policy, Chapter 344, Hawai‘i Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
(B) Creating opportunities for the residents of Hawai‘i to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;			X
(C) Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian; and			X
(D) Establishing a commitment on the part of each person to protect and enhance Hawai‘i’s environment and reduce the drain on nonrenewable resources.			X
Discussion: The proposed Wey Private Residence is located within the State Urban Land Use District boundaries and will not involve State Conservation lands.			
Guidelines			
§344-4 Guidelines. *In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:*			
(1) Population.			
(A) Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation;			X
(B) Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined.			X
Discussion: The proposed Project will not significantly increase the population of the State.			
(2) Land, water, mineral, visual, air, and other natural resources.			
(A) Encourage management practices which conserve and fully utilize all natural resources;			X
(B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources;			X
(C) Promote the recycling of waste water;			X
(D) Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas;			X
(E) Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves;			X
(F) Maintain an integrated system of state land use planning which coordinates the state and county general plans;			X
(G) Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.			X
Discussion: The proposed Wey Private Residence has no direct relationship to the State’s guidelines for land, water, mineral, visual, air, and other natural resources, other than that the proposed replacement residence will be set back a minimum of 60 feet from the shoreline and it will not disrupt lateral views along the beach.			
(3) Flora and fauna.			
(A) Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard;	X		
(B) Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.	X		
Discussion: The Property is not in any critical habitat areas and is expected to have no impact on endangered species.			
(4) Parks, recreation, and open space.			
(A) Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses;	X		
(B) Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities;	X		
(C) Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.	X		
Discussion: The proposed replacement residence will be set back a minimum of 60 feet from the shoreline and it			

State Environmental Policy, Chapter 344, Hawai‘i Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
will not disrupt lateral views along the beach.			
(5) Economic development.			
(A) Encourage industries in Hawai‘i which would be in harmony with our environment;			X
(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands;			X
(C) Encourage federal activities in Hawai‘i to protect the environment;			X
(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment;			X
(E) Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms;			X
(F) Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.			X
Discussion: The proposed Wey Private Residence is not directly related to the State’s guidelines for economic development.			
(6) Transportation.			
(A) Encourage transportation systems in harmony with the lifestyle of the people and environment of the State;			X
(B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles;			X
(C) Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.	X		
Discussion: The proposed Wey Private Residence is not related to the State’s guidelines for transportation, however, with time, the Applicant’s personal vehicles have become more energy efficient.			
(7) Energy.			
(A) Encourage the efficient use of energy resources.	X		
Discussion: Energy-saving features will be incorporated into the design of the Wey Private Residence where feasible, including: - Photovoltaic panel system with battery backup; - LED lighting; - Installation of high-performance glazing (insulated with low-E coating) in the windows and doors, as well as other passive cooling strategies.			
(8) Community life and housing.			
(A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawai‘i through the design and maintenance of neighborhoods which reflect the culture and mores of the community;			X
(B) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation;			X
(C) Encourage the reduction of environmental pollution which may degrade a community;			X
(D) Foster safe, sanitary, and decent homes;			X
(E) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.			X
Discussion: The proposed Project is not related to the State’s guidelines for community life and housing; however, the proposed residence will not be a “monster home” and will replace a demolished residence with a new one that meets the current needs of the Applicant.			
(9) Education and culture.			
(A) Foster culture and the arts and promote their linkage to the enhancement of the environment;			X
(B) Encourage both formal and informal environmental education to all age groups.			X

State Environmental Policy, Chapter 344, Hawai‘i Revised Statutes (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Discussion: The proposed Wey Private Residence is not related to the State's guidelines for education and culture.			
(10) Citizen participation.			
(A) Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations; and			X
(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.	X		
Discussion: This EA discusses potential impacts and mitigation measures of the proposed Wey Private Residence and will provide an opportunity for citizen input during the Draft EA Public Comment period.			

5.2 CITY AND COUNTY OF HONOLULU

During the pre-Assessment consultation process, the DPP wrote that the Draft EA should address the Project's consistency with the relevant policies of the O‘ahu General Plan and the Ko‘olau Poko Sustainable Communities Plan (KPSCP), as well as development standards applicable to the R-10 Residential District.

5.2.1 O‘ahu General Plan

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

Natural Environment

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

Policies:

(1) Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.

(2) Protect O‘ahu's scenic views, especially those seen from highly developed and heavily traveled areas.

(4) Provide opportunities for recreational and educational use and physical contact with O‘ahu's natural environment.

Discussion: The replacement residence will be setback from the shoreline by a minimum of 60 feet and will not obstruct public views along the shoreline, ensuring that the quality of existing coastal scenic and open space resources will be minimally impacted. Implementation of the proposed Wey Private Residence will not obstruct lateral views along the shoreline.

The primary water activities at Kailua Beach include sunbathing, boating, diving, sailing, snorkeling, board surfing, bodysurfing, and swimming. The proposed Wey Private Residence is not expected to displace any existing recreational facilities or create any additional demand on recreational facilities in the vicinity of the Property.

5.2.2 Koʻolau Poko Sustainable Communities Plan

The City and County of Honolulu has adopted the KPSCP as one of eight community-oriented plans to guide public policy, investment and decision making through the 2025 planning horizon. The document contains policies and planning maps specific to Koʻolau Poko region. The Property is located within the Low-Density Residential land use area, within the Community Growth Boundary. These land use designations, policies, principles, and guidelines are then implemented through ordinances such as the Land Use Ordinance (zoning code). The KPSCP makes the following references to the Community Growth Boundary (CGB):

Community Growth Boundary:

> *"The Community Growth Boundary (CGB) is intended to define and contain the extent of developed or "built" areas of Koʻolau Poko's urban fringe and rural communities. Its purpose is to provide an adequate supply of land to support the region's established suburban and rural communities while protecting lands outside the boundary for agricultural and open space preservation values. Areas within the CGB are generally characterized by significant tracts of residential, commercial, industrial or mixed-use development, and smaller, more dispersed, less intensively developed residential communities and towns areas that are clearly distinguishable from the unbuilt or more "natural" portions of the region. Each generation should re-evaluate the relevance of the boundary in light of their own time.*

Discussion: The proposed Wey Private Residence is located within the KPSCP CGB, which includes concentrations of residential in Kailua town, and involves the replacement of a demolished residence with a newer one.

5.2.3 Land Use Ordinance

The Land Use Ordinance (LUO), Chapter 21 of the ROH, implements the goals and objectives of the General Plan and the KPSCP. All lands within the City and County of Honolulu are zoned into specific districts. According to the DPP, the Property is zoned R-10 Residential. According to the LUO Master Use Table (Table 21-3 of the LUO), "Dwellings, detached one-family" is a permitted use in the R-10 zoning district.

Discussion: The proposed Wey Private Residence is consistent with the LUO in that it is a replacement of a one-family detached dwelling, which is a permitted use in the R-10 zoning district (which is regulated by the City and County of Honolulu).

Under the LUO, the current height limit under R-10 zoning is 25-30 feet and the maximum building area is 50 percent of the lot. According to the Project architect, West Edge Architects, the proposed residence replacement will not exceed the height limit or the maximum building area.

Table 9: Development Standards for the R-10 Residential District

Development Standards	Development Standards for R-10 Residential District	Proposed Wey Residence	Comparison with Development Standards
Minimum Lot Area (in square feet) for One-family dwelling detached, and other uses	10,000 square feet	37,180 square feet	Exceeds Minimum Lot Area
Minimum Lot Area (in square feet) for Two-family dwelling detached	15,000 square feet	Not applicable, but lot is 37,180 square feet	N/A
Minimum Lot Area (in square feet) for Duplex	7,500 square feet	Not applicable, but lot is 37,180 square feet	N/A
Minimum Lot Width and Depth (feet)	65 feet	Width - 75 feet; Depth – 493.74 feet	Exceeds both Minimum Lot Width and Depth
Minimum Front Yard	10 feet for dwellings	20 feet for enclosures for transformer and/or recycling container; 100 feet for home	Exceeds Minimum Front Yard
Minimum Side and Rear Yard	5 feet for dwellings	Side Yard - 5 feet for portions of house less than or equal to 15 feet high; 9 feet for portions of house greater than 15 feet high, but less than 23 feet high; and 10 feet for portions of house greater than 23 feet high to 25 feet high; Rear Yard – greater than 60 feet	Meets or Exceeds Minimum Side and Rear Yard
Maximum Building Area	50 percent of the zoning lot	35 percent of lot	Below Maximum Building Area
Maximum Height	25 feet to 30 feet	25 feet	Does not exceed Maximum Height

Development Standards	Development Standards for R-10 Residential District	Proposed Wey Residence	Comparison with Development Standards
Minimum Height Setbacks	Per Sec. 21-3.70-1(c)	Side Yard - 5 feet for portions of house less than or equal to 15 feet high; 9 feet for portions of house greater than 15 feet high, but less than 23 feet high; and 10 feet for portions of house greater than 23 feet high to 25 feet high; Rear Yard – greater than 60 feet	Meets or Exceeds Minimum Height Setbacks

5.2.4 Special Management Area

As shown in Figure 3, the Wey Private Residence is located in the Special Management Area (SMA). In the City and County of Honolulu, management of lands within the SMA is regulated through ROH, Chapter 25. Permit review guidelines in ROH, Chapter 25 used by DPP, and the City Council are derived from Section 205A-26 HRS. Act 16 (SB2060, SD2, HD2), adopted on September 15, 2020, amended HRS Chapter 205A. The proposed Wey Private Residence requires a SMA Use Permit – Major. Per HAR Section 25-3.3(c)(1), "Any proposed development within the special management area requiring a special management area use permit shall be subject to an assessment by the agency in accordance with the procedural steps set forth in HRS Chapter 343." Preparation of this document is in accordance with the provisions of Chapter 343, HRS (2007) and Title 11, Chapter 200.1, HAR pertaining to EIS.

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

During the pre-Assessment consultation process, the DPP wrote that the Draft EA should include in its analysis all of the required components for an SMA Use Permit under ROH, Chapter 25.

Per DPP's "Content Guide for Preparing an Environmental Assessment Required With an Application for a Special Management Area Use Permit", the guidelines listed in Chapter 205A-26, HRS and ROH, Chapter 25-3.2, along with discussion of how the proposed Project conforms to these guidelines are discussed below.

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

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

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

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

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

Discussion: The proposed replacement residence is located on privately-owned property, and development within the existing Property will not affect existing public access to the shoreline, publicly owned or used beaches, recreation areas, and natural reserves. In addition, the replacement residence is set back 60 feet from the shoreline and no development will occur within the shoreline setback area. During the Draft EA public review period, the Office of State Planning & Sustainable Development (OPSD) wrote: "The OPSD suggests that the Final EA provide a site plan illustrating the distance of the proposed residence structures from a certified shoreline to ensure that no structures and activities are proposed within the shoreline area as defined in the HRS Section 205A-41, and that sand dunes will be protected." The site plan is attached to this EA as Appendix B.

The proposed replacement residence will not result in adverse effects to water resources and scenic and recreational amenities or increase the danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of earthquake (refer to sections 3.4 and 3.5 of this Draft EA).

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

The property sewer service is currently provided by an existing 6-inch sewer lateral found along eastern boundary and approximately 180 feet into the property from South Kalāheo Avenue. The sewer lateral is connected to an 8-inch sewer main which runs through a series of easements and ultimately connects to an 8-inch sewer main on South Kalāheo Avenue. Refer to section 4.7.2 for more information on wastewater.

The Property is relatively flat and proposed replacement residence will be built upon graded land where a previous residence once stood. While some grading work may be needed for the proposed Project, however, it will have a negligible effect on the topography of the Property and will maintain existing drainage patters (refer to section 0). BMPs will be implemented to prevent pollution of the shoreline.

Any grading will be done in compliance with all applicable Federal, State, and County regulations and rules for erosion control including the preparation of an erosion control plan and implementation of BMPs. Temporary erosion control measures during construction will minimize soil loss and erosion hazards. BMPs may include temporary sediment basins, temporary diversion

berms and swales to intercept runoff, silt fences, dust fences, inlet protection, slope protection, stabilized construction entrances and truck wash-down areas.

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

Construction and permanent post-construction BMPs and LID measures will be designed, implemented, and maintained in compliance with the Administrative Rules, Title 20, DPP, Chapter 3 – Rules Relating to Water Quality, effective December 24, 2018. Per DPP's comments received during the Draft EA public review period, compliance with the Rules will be verified during the building permit review period. Onsite drainage system improvements will be designed in accordance with DPP's Storm Drainage Standards, dated August 2017, as well as the current edition of the Uniform Plumbing Code. See also the discussion in section 3.4.

The Property is located within flood Zone X which is defined by the FEMA as "areas determined to be outside the 0.2% annual chance floodplain." (Refer to section 3.5).

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

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

(B) That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and

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

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

The proposed Project is consistent with the objectives, policies, and special management area guidelines as detailed in this section. In addition, the proposed Project is: 1) consistent with the O'ahu General Plan (see section 5.2.1); 2) consistent with the KPSCP (see section 5.2.2); 3) consistent with the City and County of Honolulu LUO (see section 5.2.3); and 4) surrounded by developed urban land uses (Figure 4).

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

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

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

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

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

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

Discussion: The proposed Project:

- Does not involve dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;
- Will not include any development within the shoreline setback, and thus will not:
    - Reduce the size of any beach or other area usable for public recreation;
    - Impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas, and the mean high tide line where there is no beach; or
    - Interfere with or detract from the line of sight toward the sea from the State highway nearest the coast, as the nearest State Highway is Pali Highway/Kailua Road, which is approximately one mile away from the Property.
- Will not adversely affect:
    - Water quality because:
        - The proposed drainage system will consist of a subsurface drainage system which conveys storm water runoff from roof downspouts and area drains. The drainage system will discharge to drywells that will be located *mauka* of the shoreline setback. The proposed drainage system and site grading will be designed to maintain existing storm water runoff conditions. The addition of the drywells will help to improve storm water quality by intercepting sediment and debris, and reducing storm water runoff flow rates;
        - Construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control including the preparation of an erosion control plan and implementation of BMPs required for the NPDES permit (if needed);
    - Existing areas of open water free of visible structures because:

- The proposed Project will occur on land.

- Existing and potential fisheries and fishing grounds because:
  - Water quality will be protected as described above.
- Wildlife habitats because:
  - No rare, threatened, or endangered plant, mammalian, or avian species, or their habitats are present on the Project site. To minimize the potential impact that artificial lighting may have on seabirds, all lighting will be fully shielded, and construction will be limited to daytime hours. In addition, the Applicant will observe regulations contained in HAR 13-124-3 related to prohibited activities towards wildlife (refer to section 3.6).
- Potential or existing agricultural uses of land because:
  - The Project site has not been used for agricultural production in the past and is located in the State Land Use Urban district and City and County of Honolulu R-10 Residential zoning district.

5.3 LIST OF REQUIRED PERMITS AND APPROVALS

Anticipated permits and approvals that may be required are outlined in Table 10, below.

Table 10: Required Permits and Approvals

AGENCY	PERMIT/APPROVAL
State of Hawai'i	
Environmental Review Program	• Chapter 343, HRS Compliance
Department of Health	• National Pollutant Discharge Elimination System (NPDES) Permit (if necessary) • Dust Control Plan • Air Pollution Control Permit (if necessary) • Noise Permit (if necessary)
Department of Business, Economic Development and Tourism	• Solar Hot Water Variance
State Historic Preservation Division	• HRS Chapter 6E Review
City and County of Honolulu	
Department of Planning and Permitting/ Honolulu City Council	• Special Management Area Use Permit – Major
Department of Planning and Permitting	• Environmental Assessment (in accordance with the procedural steps set forth in HRS Chapter 343) • Sewer Connection Application • Grading Permit (if necessary) • Trenching Permit (if necessary) • Occupancy Permit • Building Permit (electrical, plumbing, civil) • Solar Photovoltaic Permit
Department of Transportation Services	• Street Usage Permit

6.0 ALTERNATIVES

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

6.1 NO ACTION

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

> *The objective of the Project is to replace a demolished residence with a single-family residence that: maintains the original land use plan (long lots connecting Kalāheo Avenue to Kailua Beach); observes the development standards for R-10 zoning; exceeds the minimum shoreline setback; provides the family with a living environment of indoor and outdoor spaces, configured as pavilions; and incorporates green design elements.*

Under this alternative the proposed replacement residence will not be constructed. Without the proposed Project, the Applicant will continue to: experience degradation of existing facilities; incur costs for continuous repair and maintenance, and pay real property taxes without any benefits of enjoying the Property as a residence, while still being exposed to storm surge during more intense hurricanes (section 3.5.3).

6.2 ALTERNATIVES

Several alternatives to the proposed Project were considered, including three related to maximizing the number of residences that could be built on the Property without rezoning, as well as three general design-related alternatives:

<u>Alternatives Maximizing the Number of Residences</u>:

1) Subdividing the Property to create three lots (and building one-family detached dwelling or duplex on each of the three (3) lots) as permitted for R-10 zoned properties (yielding a total of three (3) to six (6) residences vs. the proposed replacement residence);

2) Subdividing the property into two lots and building two-family dwellings or duplexes on each lot as permitted for R-10 zoned properties (yielding a total of four (4) residences vs. the proposed replacement residence); and

3) Building two-family dwellings or one duplex on the current Property as permitted for R-10 zoned properties (yielding a total of two (2) residences vs. the proposed replacement residence).

Assuming that the original subdivision of the residential lots *makai* of South Kalāheo Avenue were configured as the Property, the above alternatives characterize what has subsequently occurred on neighboring properties (the maximizing of the number of residences, given the current zoning of R-10). Maximizing the number of residences would result in similar impacts

to the proposed Project, except that there would be: more traffic generated, greater demands placed on infrastructure, utilities and public services and facilities, while still in keeping with character of the surrounding neighborhood. Implementation of any of the above alternatives would ultimately result in a greater financial return to the Applicant than the proposed Project. However, implementation of the above alternatives would not achieve many of the stated objectives of the proposed Wey Private Residence.

Design-related Alternatives:

4) Maximizing the building area as permitted for R-10 zoned properties, or 18,590 square feet on the current Property (vs. the proposed less than 10,000 square building footprint);

5) Siting the residence within 60 feet of the shoreline (vs. the proposed 80-foot setback);

6) Alternative configurations of the proposed buildings on the Property; such as:

   - A single mass oriented along the long axis of the property; and

   - Splitting the mass in half lengthwise, shifting each half in relation to the other, along the long axis of the property; or

7) A combination of two or more of the alternatives numbered 4, 5 and 6 above.

The above-described design-related alternatives would maximize the development potential of the Property, which the City and County of Honolulu Department of Budget and Fiscal Services Real Property Assessment Division has valued the Property at over $6,000,000. Maximizing the building area may be attractive to future buyers, if the Property were up for sale someday, but result in increasing the amount of impervious surface on the property, and increasing the amount of stormwater runoff.

Clearly, siting the proposed residence within 60 feet of the shoreline would also add to the Property's desireability and marketability. However, this alternative may be viewed as having a greater impact on *mauka* views from as viewed from Kailua Beach.

The alternative of a single mass would be less costly to build than the proposed residence, as there would be less exterior wall surface and roof area to enclose the same amount of interior spaceas the proposed Project. This alternative produces the most compact footprint (less impervious surface) but affords limited access to views, light and air, and immediate, visual connection to the outdoors from the interior spaces. This alternative would result in a single large mass, larger and out of scale to the buildings in the surrounding neighborhood.

The alternative of splitting the mass in half, lengthwise would this improve the undesirable aspects of the single mass alternative but produces long, interior circulation routes and will not result in the desired continuous flow of interior and exterior garden spaces, at a residential scale.

Maximizing the number of residences would result in similar impacts to the proposed Project, except that there would be: more traffic generated, greater demands placed on infrastructure, utilities and public services and facilities, while still in keeping with character of the surrounding

neighborhood. Implementation of any of the above alternatives (numbered 4, 5, 6 and 7) and subsequent sale of the Property would likely result in a greater financial return to the Applicant than the proposed Project.

(This page intentionally left blank.)

7.0 FINDINGS, SUPPORTING REASONS, AND DETERMINATION

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

7.1 PROBABLE IMPACT, INCLUDING CUMULATIVE IMPACTS

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

The proposed Project involves the replacement of a demolished residence with a newer residence. Therefore, the Wey Private Residence will not contribute to impacts resulting from an increase in population, such as increased demand on infrastructure, increased traffic, increased demand on public services or facilities, or an increased demand on natural resources in the vicinity of the Property. Socio-economic impacts resulting from the proposed Project are expected to be beneficial. Construction will generate excise taxes, employment, income taxes, and indirect economic opportunities. The proposed Wey Private Residence may likely maintain or possibly improve property values for adjoining properties. Overall, the net cumulative impact is expected to have a slightly positive effect on neighboring properties (and their families) and the broader community.

7.2 SIGNIFICANCE CRITERIA

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

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

The Property has been in use as a home site since at least 1979, and for at least 42 years has not provided a natural, cultural or historic resource. The proposed Wey Private Residence involves the replacement of a demolished residence with a new one and will not represent an irrevocable commitment of a natural, cultural or historic resource.

As of this publication, SHPD has yet to provide any formal feedback via HICRIS. However, based on conversations with SHPD, and given the prior archaeological studies conducted relative to the Kailua accretion berm, an AIS with subsurface testing that targets areas of proposed subsurface

disturbance will be conducted prior to permit approvals. This is consistent with recommendations from the Office of Hawaiian Affairs during the Draft EA public review period that subsurface testing be conducted within the proposed building footprint.

During the Draft EA public review period, DPP requested the Final EA identify standard stop-work requirements in State law that may apply if unknown human burials or unknown archaeological resources are encountered. The Applicant and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. The construction documents will include a provision that if undocumented historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal or artifacts are inadvertently encountered during construction activities, work will cease immediately in the vicinity of the find and the find will be protected. The contractor(s) will immediately contact the State Historic Preservation Division, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

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

Given the State land use designation of Urban, the KPSCP designation of "Low Density Residential", the Property is part of an area that has long been planned for residential use. The Wey Private Residence will not curtail the range of beneficial uses of the environment as the Property was developed for residential use.

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

The Environmental Policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. As detailed in section 5.1.4 above, the proposed Wey Private Residence does not conflict with the State's long-term environmental policies, goals, or guidelines as expressed in Chapter 344, HRS, and will not significantly impact natural resources due to the fact that the Property is already developed has been subject to residential use since at least 1979.

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

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

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

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

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

No significant increase in population is expected from the Project. As a result, there should be no

increase in the demand for public facilities over existing conditions.

(7) Involve a substantial degradation of environmental quality;

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

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

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

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

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

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

Air Quality: No State or Federal air quality standards are expected to be violated during or after the construction of the Wey Private Residence.

Water Quality: No State or Federal water quality standards are expected to be violated during or after the construction of the Wey Private Residence.

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

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

The proposed Wey Private Residence will not have a substantial adverse effect on an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters,

According to the FIRM prepared by the FEMA, NFIP, the Property is located in “Zone X”, meaning that the Property and surrounding area is outside of the 0.2% annual chance floodplain (Figure 8).No portion of the Property would be located inside the 3.2-foot SLR-XA as modeled by the University of Hawai‘i CGG.

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

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

The proposed Wey Private Residence involves the replacement of a demolished residence with a new one. There are no plans to exceed the development standards for building in the R-10 Residential zoning district, including observing the shoreline setback, and exceeding the limitations on building area, building heights or building height setbacks. The proposed Wey Private Residence will not obstruct lateral views along Kailua Beach.

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

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

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

7.3 DETERMINATION

On the basis of impacts and mitigation measures examined in this document and analyzed under the above criteria, it is anticipated that the Wey Private Residence will not have a significant effect on the physical or human environments. Pursuant to Chapter 343, HRS, the approving agency, the DPP, issues a FONSI.

8.0 REFERENCES

Cultural Surveys Hawaii, Inc. (2017). *Draft Cultural Impact Assessment for the Kawainui Marsh Master Plan Update Project, Kailua Ahupuaa, Koolaupoko District, Oahu.*

Department of Environmental Services, C. a. (2019). *Curbside Collection/Schedules*. Retrieved from https://opala.hnl.info/refuse_collection/#?lat=21.399073992576007&long=-157.73257399803614

Department of Land and Natural Resources, D. o. (2021). *Regulated Fishing Areas on O'ahu*. Retrieved from https://dlnr.hawaii.gov/dar/fishing/fishing-regulations/regulated-areas/regulated-fishing-areas-on-oahu/

Gordon, L. (2021). Plant and Species List [Unpublished]. Honolulu, Hawai'i. Retrieved 2021

Hawai'i Climate Change Mitigation and Adaptation Commission. (2017). *Hawai'i Sea Level Rise Vulnerability and Adaptation Report.* Retrieved from Prepared by Tetra Tech, Inc. and the State of Hawai'i Department of Land and Natural Resources, Office of Conservation and Coastal Lands, under the State of Hawai'i Department of Land and Natural Resources Contract No: 64064: https://climateadaptation.hawaii.gov/wp-content/uploads/2017/12/SLR-Report_Dec2017.pdf

Hawaiian Volcano Observatory. (2015). *Earthquakes in Hawaii: What You Need to Know.*

Honolulu Police Department. (2021). Retrieved from https://www.honolulupd.org/organization/patrol-districts/district-4/

Idle JL, W. C. (2021). Wedge-tailed Shearwater (Ardenna pacifica) nesting success in human-dominated coastal environments. PeerJ 9:e12096 https://doi.org/10.7717/peerj.12096. *NAtional Library of Medicine*.

Kailua Bay Advisory Council. (2007, June). *Ko'olaupoko Watershed Restoration Action Strategy.* Retrieved from https://health.hawaii.gov/cwb/files/2013/05/PRC_WatershedKoolaupoko.pdf

NOAA and National Weater Service. (n.d.). *Storm Surge Overview*. Retrieved from National Hurricane Center and Central Pacific Hurricane Center: https://www.nhc.noaa.gov/surge/

NOAA. (n.d.). *National Storm Surge Hazard Maps*. Retrieved from National Weather Service, National Hurricane Center: https://arcg.is/1PezqW

NOAA. (n.d.). *Sea Level Rise and Coastal Flooding Impacts*. Retrieved from Sea Level Viewer: https://coast.noaa.gov/slr/#/layer/slr/6/-17558709.818973724/2439528.011397751/15/satellite/none/0.8/2050/interHigh/midAccretion

Oceanit Laboratories, Inc. (2016). *Kawai Nui Stream Flow Restoration Preliminary Environmental Assessment.*

State of Hawai'i, Office of Planning. (2020, October 13). *Hawai'i Statewide GIS Program*. Retrieved from Underground Injection Control Lines (UIC):

https://geoportal.hawaii.gov/datasets/4597dde2703a4e539f51588531e48101_20?geometry=-158.184%2C21.571%2C-158.117%2C21.585

U.S. Fish and Wildlife Service. (2021, May 3). *National Wetlands Inventory*. Retrieved from Wetlands Mapper: https://www.fws.gov/wetlands/data/mapper.html

U.S. Fish and Wildlife Service. (n.d.). *National Wetlands Inventory*. Retrieved January 2019, from Surface Waters and Wetlands: https://www.fws.gov/wetlands/data/mapper.html

University of Hawai‘i. (2008). *Sea Level Rise Hawaii: Hawaii's Changing Climate*. Retrieved from School of Ocean and Earth Science and Technology: http://www.soest.hawaii.edu/coasts/sealevel/

Zachry, B. C. (2015, April). Weather, Climate and Society. *A National View of Storm Surge Risk and Inundation*, 109-117. doi:https://doi.org/10.1175/WCAS-D-14-00049.1

Appendix A: Pre-Assessment Consultation Comments and Responses
Appendix B: Conceptual Site Plan
Appendix C: Conceptual Building Elevations and Sections
Appendix D: Conceptual Floor Plans
Appendix E: Certified Shoreline Survey
Appendix F: Topographic Map
Appendix G: Demolition Plan
Appendix H: Conceptual Grading Plans
Appendix I: Conceptual Landscape Plan
Appendix J: Kailua Neighborhood Board No. 31 August 2021 Minutes
Appendix K: Archaeological Field Inspection and Background Literature Research
Appendix L: Draft EA Comments and Responses

Appendix A

Pre-Assessment Consultation Comments and Responses

STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR

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

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

DTS 202107071344LI

July 8, 2021

Mr. Vincent Shigekuni
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Dear Mr. Shigekuni:

Subject: Pre-Assessment Consultation for Hawaii Revised Statutes Chapter 343 Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue, Kailua, Oahu; Tax Map Key: (1) 4-3-012: 030

The Office of Planning (OP) is in receipt of your Environmental Assessment (EA) pre-consultation request, received June 22, 2021, for the proposed residence project at 126 South Kalaheo Avenue, Kailua, Oahu.

According to the pre-consultation request, the applicant is proposing a replacement of a demolished single-family residence. The entire property is zoned R-10 Residential and is located within the Special Management Area (SMA) designated by the City and County of Honolulu under Hawaii Revised Statutes (HRS) Chapter 205A.

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

1. The EA should provide a regional location map of the subject property on the Island of Oahu, with the project site in relation to the county designated SMA.

2. The EA should discuss the trigger(s) for the preparation of an EA under HRS Chapter 343 and/or county SMA Ordinance if the proposed project is required to obtain a SMA use permit.

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

4. As the subject EA will serve as a supporting document for the SMA Use Permit application, the OP recommends that the EA specifically discuss the compliance with the requirements of SMA use under Revised Ordinances of Honolulu (ROH) Chapter 25, and shoreline setbacks

under ROH Chapter 23, for the proposed residence project by consulting with the Department of Planning and Permitting, City and County of Honolulu. Please note that shoreline hardening structures, including seawalls and revetments, are prohibited at sites with beaches pursuant to HRS § 205A-2(c)(9)(B) and HRS § 205A-46(a)(9), as amended, enacted by Act 16, Session Laws of Hawaii 2020.

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

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

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

   - Low Impact Development - A Practitioner's Guide covers a range of structural best management practices for stormwater control management, onsite infiltration techniques, and water reuse methods that minimize negative environmental impacts. http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

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

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

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

Attn: Shichao Li

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Ms. Evans,

Thank you for your letter dated July 8, 2021 (in reference to DTS 202107071334LI). As the planning sub-consultant for the Applicant, Brandon Wey, we are appreciative of your agency's comments and offer the following responses:

1. The Draft EA will include both a regional location map and a map showing the project site in relation to the county-designated SMA.
2. The Draft EA will discuss why the EA and SMA use permit is required.
3. The Draft EA will include the Coastal Zone Management Act (CZMA), and how the proposed project relates to the objectives and policies of the CZMA.
4. The Draft EA will include a discussion on ROH Chapter 25. Please note that the proposed project will not include development within the Shoreline Setback.
5. The Draft EA will include a map of the 3.2-foot sea level rise exposure area in relation to the proposed project.
6. The information your agency provided on stormwater runoff strategies will be included in the Draft EA.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DAVID Y. IGE
GOVERNOR

CATHY BETTS
DIRECTOR

JOSEPH CAMPOS II
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
BENEFIT, EMPLOYMENT AND SUPPORT SERVICES DIVISION
1010 Richards Street, Suite 512
Honolulu, Hawaii 96813

Re: 21-0614

June 30, 2021

PBR HAWAII & Associates, Inc.
Attn: Vincent Shigekuni
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Pre-Assessment Consultation for a HRS Chapter 343 Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue, Kailua, Oahu, TMK 4-3-012:030

This is in response to your letter dated June 18, 2021 requesting the Department of Human Services (DHS) review and comment on the above-named project.

The DHS has reviewed the map of the area, 126 South Kalaheo Avenue. A check on DHS' internal data system and Google Maps found several licensed Group Child Care Centers, Before and After School Child Care Facilities and registered Family Child Care Homes located within a one (1) mile radius of the area that may be affected during the construction phase.

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

Sincerely,

Scott Nakasone
Assistant Division Administrator

c: Cathy Betts, Director

AN EQUAL OPPORTUNITY AGENCY

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

Mr. Scott Nakasone
Assistant Division Administrator
State of Hawai'i
Department of Human Services
Benefit, Employment and Support Services Division
1010 Richards Street, Suite 512
Honolulu, HI 96813

Attn: Lisa Galino

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Nakasone,

Thank you for your letter dated June 30, 2021 (in reference to 21-0614). As the planning sub-consultant for the Applicant, Brandon Wey, we appreciate the information provided and will include it in the Draft Environmental Assessment (EA).

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 16, 2021

LD 0695

PBR HAWAII & Associates, Inc.
Attn: Vincent Shigekuni
1001 Bishop Street, Suite 650 *Via email: sysadmin@pbrhawaii.com*
Honolulu, HI 96813

Dear Sirs:

SUBJECT: **Pre-Assessment Consultation for Environmental Assessment to Support a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue, Kailua, Island of Oahu, Hawaii; TMK: (1) 4-3-012:030**

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

Attached are comments received from our (a) Engineering Division and (b) Office of Conservation and Coastal Lands. Should you have any questions, please feel free to contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Attachments

Cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 28, 2021

LD 0695

MEMORANDUM

FROM:
~~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: DLNR.Land@hawaii.gov)*

TO:
~~FROM:~~ Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: **Pre-Assessment Consultation for an Environmental Assessment to Support a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue**
LOCATION: Kailua, Island of Oahu, Hawaii; TMK: (1) 4-3-012:030
APPLICANT: **PBR Hawaii & Associates, Inc. on behalf of Mr. Brandon Wey**

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

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

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

Signed: [signature]
Print Name: Carty S. Chang, Chief Engineer
Division: Engineering Division
Date: Jul 7, 2021

Attachments
Cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Assessment Consultation for an Environmental Assessment to Support a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue
Location: Kailua, Island of Oahu, Hawaii
TMK(s): (1) 4-3-012:030
Applicant: PBR Hawaii & Associates, Inc. on behalf of Mr. Brandon Wey

COMMENTS

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

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

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

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

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: Jul 7, 2021

OA-21-166 TF

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
OFFICE OF CONSERVATION AND COASTAL LANDS
2021 JUL -1 P 3:59

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

June 28, 2021

LD 0695

MEMORANDUM

RECEIVED
LAND DIVISION
2021 JUL -9 AM 10:43
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

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: DLNR.Land@hawaii.gov)*

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: **Pre-Assessment Consultation for an Environmental Assessment to Support a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue**
LOCATION: Kailua, Island of Oahu, Hawaii; TMK: (1) 4-3-012:030
APPLICANT: **PBR Hawaii & Associates, Inc. on behalf of Mr. Brandon Wey**

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

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

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

Signed: _____
Print Name: Trevor Fitzpatrick
Division: OCCL
Date: 7/8/2021

Attachments
Cc: Central Files

DAVID Y. IGE
GOVERNOR OF
HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF: OCCL: TF

COR: OA 21-166

JUL - 9 2021

Vincent Shigekuni
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813

SUBJECT: Pre-Assessment Consultation for an Environmental Assessment to Support a Special Management Area Use Permit for the Construction of a Single-Family Residence.
Located at 126 South Kalaheo Avenue
Kailua, Oahu
Tax Map Key (TMK): (1) 4-3-012:030

Dear Mr. Shigekuni:

The Office of Conservation and Coastal Lands (OCCL) has reviewed your letter and attachments regarding the subject matter. According to your letter, PBR HAWAII is preparing an Environmental Assessment for the replacement of a demolished single-family residence on TMK: (1) 4-3-012:030. You letter states that the entire property is located within the Special Management Area (SMA). Pursuant to Senate Bill 2060 SD2 HD2, the proposed project requires a Special Management Area Use Permit (SMP) and an Environmental Assessment in support of the SMA application. On behalf of your client, you are seeking input on the proposed project in advance of preparing the Environmental Assessment.

The OCCL regulates land uses in the State Land Use Conservation District through the issuance of Conservation District Use Permits (CDUPs) and Site Plan Approvals (SPAs) to help conserve, protect, and preserve important natural and cultural resources. The OCCL suggests that you include a thorough discussion of coastal hazards, climate change, sea level rise, and associated impacts in the development of the EA. The landowners and their agent may want to consider reviewing the Hawaii Sea Level Rise Vulnerability and Adaptation Report (2017) in preparing the EA. A copy of the report can be obtained at https://climateadaptation.hawaii.gov/wp-content/uploads/2017/12/SLR-Report_Dec2017.pdf . The OCCL also suggests the Draft EA include a review of the proposed project and the Hawaii State Sea Level Rise Viewer (https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/).

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

Sincerely,

Sam Lemmo

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

CC: Oahu District Land Division Office
City and County of Honolulu, Department of Planning and Permitting

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

June 18, 2021

LD 0695

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

RECEIVED
LAND DIVISION
2021 JUN 22 AM 11:
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 126 SOUTH KALAHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Ms. Case,

The Applicant, Mr. Brandon Wey, is proposing a replacement of a demolished single-family home at 126 South Kalaheo, with a new residence on a lot identified as TMK 4-3-012:030. The entire property is zoned R-10 Residential and is located within the Special Management Area (SMA). Per Senate Bill 2060, SD2, HD2, the proposed project will now require a Special Management Area Use Permit (SMP).

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

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

Attachment: Regional Location Map

RECEIVED
2021 JUN 21 AM 10:37
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

Legend

Project Site

Figure 1: Regional Location Map

126 South Kalāheo Residence Replacement

TMK 4 3 012:030 — Island of O'ahu

North — Linear Scale (feet) 0 150 300 600

PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu, 2020. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

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

Attn: Barbara Lee

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Tsuji,

Thank you for your letter dated July 16, 2021 (in reference to LD 0695). As the planning sub-consultant for the Applicant, Brandon Wey, we are appreciative of your Department's comments and will include discussions on the National Flood Insurance Program, coastal hazards, climate change, sea level rise, and associated impacts in the Draft EA.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DAVID Y. IGE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

TO: Public, Consulting Parties. Federal, State and City Agencies

FROM: Alan S. Downer, Administrator AD

RE: SHPD Migration of Submittals to the Hawaii Cultural Resource Information System (HICRIS)

DATE: November 30, 2020

Aloha,

The State of Hawaii Historic Preservation Division is in the process of moving to an online submission system. The Hawaii Cultural Resource Information System (HICRIS) will be the only way for SHPD to accept and process submittals. We are not accepting submissions currently, while we migrate the data from our existing systems to HICRIS. The transition period is from November 28 to December 16, 2020. Additional information on HICRIS and the launch date can be found on our website. http://dlnr.hawaii.gov/shpd/

Mahalo,

Alan Downer

Alan S. Downer, Administrator

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

June 18, 2021

HISTORIC PRESERVATION DIVISION
NATURAL RESOURCES
2021 JUN 22 A 9:13

Dr. Alan Downer
Administrator
State of Hawai'i
DLNR - Historic Preservation Division
Kakuhihewa Building
601 Kamokila Boulevard Suite 555
Kapolei, HI 96707

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 126 SOUTH KALAHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Dr. Downer,

The Applicant, Mr. Brandon Wey, is proposing a replacement of a demolished single-family home at 126 South Kalaheo, with a new residence on a lot identified as TMK 4-3-012:030. The entire property is zoned R-10 Residential and is located within the Special Management Area (SMA). Per Senate Bill 2060, SD2, HD2, the proposed project will now require a Special Management Area Use Permit (SMP).

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

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

Attachment: Regional Location Map

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

Dr. Alan Downer, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
Kakuhihewa Building
601 Kamokila Blvd., Suite 555
Kapolei, HI 96707

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Dr. Downer,

Thank you for your memorandum dated November 30, 2020. As the planning sub-consultant for the Applicant, Brandon Wey, we acknowledge receipt of your memorandum.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DAVID Y. IGE
GOVERNOR OF
HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF: OCCL: TF

COR: OA 21-166

JUL - 9 2021

Vincent Shigekuni
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813

SUBJECT: Pre-Assessment Consultation for an Environmental Assessment to Support a Special Management Area Use Permit for the Construction of a Single-Family Residence.
Located at 126 South Kalaheo Avenue
Kailua, Oahu
Tax Map Key (TMK): (1) 4-3-012:030

Dear Mr. Shigekuni:

The Office of Conservation and Coastal Lands (OCCL) has reviewed your letter and attachments regarding the subject matter. According to your letter, PBR HAWAII is preparing an Environmental Assessment for the replacement of a demolished single-family residence on TMK: (1) 4-3-012:030. You letter states that the entire property is located within the Special Management Area (SMA). Pursuant to Senate Bill 2060 SD2 HD2, the proposed project requires a Special Management Area Use Permit (SMP) and an Environmental Assessment in support of the SMA application. On behalf of your client, you are seeking input on the proposed project in advance of preparing the Environmental Assessment.

The OCCL regulates land uses in the State Land Use Conservation District through the issuance of Conservation District Use Permits (CDUPs) and Site Plan Approvals (SPAs) to help conserve, protect, and preserve important natural and cultural resources. The OCCL suggests that you include a thorough discussion of coastal hazards, climate change, sea level rise, and associated impacts in the development of the EA. The landowners and their agent may want to consider reviewing the Hawaii Sea Level Rise Vulnerability and Adaptation Report (2017) in preparing the EA. A copy of the report can be obtained at https://climateadaptation.hawaii.gov/wp-content/uploads/2017/12/SLR-Report_Dec2017.pdf . The OCCL also suggests the Draft EA include a review of the proposed project and the Hawaii State Sea Level Rise Viewer (https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/).

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

Sincerely,

Sam Lemmo

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

CC: Oahu District Land Division Office
City and County of Honolulu, Department of Planning and Permitting

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

Mr. Samuel J. Lemmo
Administrator
Office of Conservation and Coastal Lands
State of Hawai'i
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Attn: Trevor Fitzpatrick

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Lemmo,

Thank you for your letter dated July 9, 2021 (in reference to OCCL:TF, COR: OA 21-166). As the planning sub-consultant for the Applicant, Brandon Wey, we are appreciative of your agency's comments and will include a discussion on coastal hazards, climate change, sea level rise, and associated impacts in the Draft EA.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:
DIR 0597
STP 8.3205

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

June 29, 2021

Mr. Vincent Shigekuni
Senior Vice President
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Pre-Assessment Consultation for Environmental Assessment (EA)
126 South Kalaheo Avenue Resident Project
Kailua, Oahu, Hawaii
Tax Map Key: (1) 4-3-012: 030

Thank you for your letter dated June 18, 2021 requesting the State of Hawaii Department of Transportation (HDOT) review and comments on the subject property. HDOT understands the project involves the replacement of a demolished single-family home with a new residence at 126 South Kalaheo Avenue in Kailua Oahu. The subject property is approximately one mile away from the end of State Route 61 (Pali Highway/Kailua Road), which is the nearest roadway under HDOT jurisdiction.

Based on the project description and location, HDOT does not anticipate any significant adverse impacts to State roadways; therefore, we have no comments to provide.

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

Sincerely,

JADE T. BUTAY
Director of Transportation

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

Mr. Jade T. Butay
Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

Attn: Blayne Nikaido

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Butay,

Thank you for your letter dated June 29, 2021 (in reference to DIR 0597, STP 8.3205). As the planning sub-consultant for the Applicant, Brandon Wey, we acknowledge that HDOT does not anticipate any significant impacts to State roadways.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

United States Department of the Interior

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

In Reply Refer To:
01EPIF00-2021-TA-0360

June 30, 2021

Mr. Vincent Shigekuni
Senior Vice President
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484

Subject: Technical Assistance regarding Draft Environmental Assessment for the 126 S. Kalaheo Ave. residence Kailua, O'ahu

Dear Mr. Shigekuni:

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

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

If you are representing a federal action agency, please request an official species list following the instructions at our PIFWO website

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

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

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

Sincerely,

AARON NADIG
Digitally signed by AARON NADIG
Date: 2021.06.30 09:06:56 -10'00'

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‘ve marked species that may occur in the vicinity of your project, this list is not comprehensive and should only be used for general guidance.

Enclosure 1. Federal Status of Animal Species

Scientific Name	Common Name / Hawaiian Name	Federal Status	May Occur In Project Area
Mammals			
Lasiurus cinereus semotus	Hawaiian hoary bat/‘ōpe‘ape‘a	E	☒
Reptiles			
Chelonia mydas	green sea turtle/honu - Central North Pacific distinct population segment (DPS)	T	☒
Eretmochelys imbricata	hawksbill sea turtle/ honu ‘ea or ‘ea	E	☒
Birds			
Anas wyvilliana	Hawaiian duck/koloa	E	☐
Branta sandvicensis	Hawaiian goose/nēnē	T	☐
Fulica alai	Hawaiian coot/‘alae ke‘oke‘o	E	☐
Gallinula galeata sandvicensis	Hawaiian gallinule/‘alae ‘ula	E	☐
Himantopus mexicanus knudseni	Hawaiian stilt/ae‘o	E	☐
Oceanodroma castro	band-rumped storm-petrel Hawai‘i DPS/‘akē‘akē	E	☒
Pterodroma sandwichensis	Hawaiian petrel/‘ua‘u	E	☒
Puffinus auricularis newelli	Newell’s shearwater/‘a‘o	T	☒
Ardenna pacificus	wedge-tailed shearwater/‘ua‘u kani	MBTA	☒
Buteo solitarius	Hawaiian hawk/‘io	MBTA	☐
Gygis alba	white tern/manu-o-kū	MBTA	☐
Insects			
Manduca blackburni	Blackburn’s sphinx moth	E	☐
Megalagrion pacificum	Pacific Hawaiian damselfly	E	☐
Megalagrion xanthomelas	orangeblack Hawaiian damselfly	E	☐
Megalagrion nigrohamatum nigrolineatum	blackline Hawaiian damselfly	E	☐

Enclosure 2. Federal Status of Plant Species

Plants				
Scientific Name	**Common Name or Hawaiian Name**	**Federal Status**	**Locations**	**May Occur In Project Area**
Abutilon menziesii	ko‘oloa‘ula	E	O, L, M, H	☐
Achyranthes splendens var. *rotundata*	‘ewa hinahina	E	O	☐
Bonamia menziesii	no common name	E	K, O, L, M, H	☐
Canavalia pubescens	‘āwikiwiki	E	Ni, K, L, M	☐
Colubrina oppositifolia	kauila	E	O, M, H	☐
Cyperus trachysanthos	pu‘uka‘a	E	K, O	☐
Gouania hillebrandii	no common name	E	Mo, M	☐
Hibiscus brackenridgei	ma‘o hau hele	E	O, Mo, L, M, H	☐
Ischaemum byrone	Hilo ischaemum	E	K, O, Mo, M, H	☐
Isodendrion pyrifolium	wahine noho kula	E	O, H	☐
Marsilea villosa	‘ihi‘ihi	E	Ni, O, Mo	☐
Mezoneuron kavaiense	uhiuhi	E	O, H	☐
Nothocestrum breviflorum	‘aiea	E	H	☐
Panicum fauriei var. *carteri*	Carter’s panicgrass	E	Molokini Islet (O), Mo	☐
Panicum niihauense	lau‘ehu	E	K	☐
Peucedanum sandwicense	makou	E	K, O, Mo, M	☐
Pleomele (Chrysodracon) hawaiiensis	halapepe	E	H	☐
Portulaca sclerocarpa	‘ihi	E	L, H	☐
Portulaca villosa	‘ihi	E	Le, Ka, Ni, O, Mo, M, L, H, Nihoa	☐
Pritchardia affinis (maideniana)	loulu	E	H	☐
Pseudognaphalium sandwicensium var. *molokaiense*	‘ena‘ena	E	Mo, M	☐
Scaevola coriacea	dwarf naupaka	E	Mo, M	☐
Schenkia (*Centaurium*) *sebaeoides*	‘āwiwi	E	K, O, Mo, L, M	☐
Sesbania tomentosa	‘ōhai	E	Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa	☐
Tetramolopium rockii	no common name	T	Mo	☐
Vigna o-wahuensis	no common name	E	Mo, M, L, H, Ka	☐

Location key: O=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

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

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

Attn: Charmian Dang

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Nadig,

Thank you for your letter dated June 30, 2021 (in reference to 01EPIF00-2021-TA-0360). As the planning sub-consultant for the Applicant, Brandon Wey, we greatly appreciate the technical assistance provided in the letter, especially in regard to identifying the species most likely to occur within the vicinity of the project area. That information will be included in the Draft EA.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

BOARD OF WATER SUPPLY

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

July 13, 2021

RICK BLANGIARDI, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
RAY C. SOON
MAX J. SWORD
NA`ALEHU ANTHONY

JADE T. BUTAY, Ex-Officio
ROGER BABCOCK, Jr., Ex-Officio

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

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

Mr. Vincent Shigekuni
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Your Letter Dated June 18, 2021 Requesting Pre-Assessment Consultation Comments for an Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue, Kailua – Tax Map Key: 4-3-012: 030

Thank you for your letter regarding the proposed replacement of a demolished single-family home.

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

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

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

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

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

Very truly yours,

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

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

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

Attn: Robert Chun, Project Review Branch, Water Resources Division

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Lau,

Thank you for your letter dated July 13, 2021. As the planning sub-consultant for the Applicant, Brandon Wey, we appreciate the comments provided and will include them in the Draft Environmental Assessment (EA).

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
925 DILLINGHAM BOULEVARD, SUITE 200•HONOLULU, HAWAII 96817
PHONE: (808) 768-7762 • FAX: (808) 768-7792
www.honolulu.gov/dcs

RICK BLANGIARDI
MAYOR

SARAH ALLEN
DIRECTOR

JOY BARUA
DEPUTY DIRECTOR

June 25, 2021

PBR HAWAI'I & Associates, Inc.
Attn: Vincent Shigekuni
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Dear Mr. Shigekuni:

SUBJECT: Pre-Assessment Consultation: Environmental Assessment in support of a SMA Use Permit
Single-Family Residence at 126 South Kalaheo Avenue
TMK: (1) 4-3-012:030, O'ahu, Hawai'i

Thank you for your Pre-Assessment Consultation for a HRS Chapter 343 Environmental Assessment in support of a Special Management Area Use Permit (SMP).

Our review of the documents indicates that the proposed project will have no adverse impacts on any Department of Community Services activities or projects in the surrounding neighborhood.

Thank you for providing us the opportunity to comment on this matter.

Sincerely,

Sarah Allen
Director

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

Ms. Sarah Allen
Director
Department of Community Services
City and County of Honolulu
925 Dillingham Boulevard, Suite 200
Honolulu, HI 96817

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Ms. Allen,

Thank you for your letter dated June 25, 2021. As the planning sub-consultant for the Applicant, Brandon Wey, we appreciate the information provided and will include it in the Draft Environmental Assessment (EA).

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

RICK BLANGIARDI
MAYOR

ALEX KOZLOV, P.E.
DIRECTOR

HAKU MILLES, P.E.
DEPUTY DIRECTOR

July 13, 2021

Mr. Vincent Shigekuni
Senior Vice President
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Pre-Assessment Consultation for a HRS Chapter 343 Environmental Assessment in Support of a Special Management Area Use Permit for the Construction of a Single-Family Residence at 126 South Kalaheo Avenue, Kailua, O'ahu, TMK: 4-3-012:030

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

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

Sincerely,

For Alex Kozlov, P.E.
Director

AK:krn (855070)

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

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

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Kozlov,

Thank you for your letter dated July 13, 2021. As the planning sub-consultant for the Applicant, Brandon Wey, we acknowledge that DDC has no comments to offer at this time.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

RICK BLANGIARDI
MAYOR

ROGER BABCOCK, JR., Ph. D., P.E.
DIRECTOR AND CHIEF ENGINEER

DAWN S. SZEWCZYK, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 21-404

June 29, 2021

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

Dear Mr. Shigekuni:

Subject: Pre-Assessment Consultation for a HRS, Chapter 343, Environmental Assessment in Support of a Special Management Area Use Permit for Construction of a Single-Family Residence at 126 S. Kalaheo Avenue, TMK: 4-3-012:030

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

- During construction and upon completion of the project; any damages/deficiencies along the roadway on S. Kalaheo Avenue shall be repaired to City standards and accepted by the City and at no cost to the City and County of Honolulu.

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

Sincerely,

w/ Roger Babcock, Jr., Ph. D., P.E.
for Director and Chief Engineer

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

Mr. Roger Babcock, Jr., Ph.D., P.E.
Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
1000 Uluohia Street, Suite 215
Kapolei, HI 96707

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Babcock,

Thank you for your letter dated June 29, 2021 (in reference to DRM 21-404). As the planning sub-consultant for the Applicant, Brandon Wey, we appreciate the information provided and will include it in the Draft Environmental Assessment (EA).

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

RICK BLANGIARDI
MAYOR

DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

July 13, 2021

2021/ELOG-1230(CK)

Mr. Vincent Shigekuni, Senior Vice President
PBR Hawaii Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

SUBJECT: Request for Pre-Consultation Comments
Environmental Assessment for Residence on Shoreline Lot
Wey Residence (Project)
126 South Kalaheo Avenue – Kailua
Tax Map Key 4-3-012: 030

This is in response to your letter, received June 21, 2021, requesting comments on the scope and content to be addressed in a Draft Environmental Assessment (DEA), as required under Chapter 343, Hawaii Revised Statutes (HRS), for the construction of a new single-family dwelling on a 37,180-square-foot shoreline lot in Kailua. The following items should be addressed in the DEA:

1. Long-term Planning Policies and Objectives: The DEA should address, in an itemized manner, the proposed Project's consistency with the relevant policies of the General Plan and the Koolaupoko Sustainable Communities Plan.

2. Land Use Ordinance (LUO), Chapter 21, Revised Ordinances of Honolulu (ROH): Based on a review of our records, the Project site consists of a 37,180-square-foot shoreline zoning lot located in the R-10 Residential District. Therefore, proposed development activities must comply with the development standards applicable to the R-10 Residential District. Project compliance with these standards should be presented and evaluated in the DEA. The LUO is available on our website at: www.honoluludpp.org/ApplicationsForms/ZoningandLandUsePermits

3. Onsite Structures: The DEA should describe all existing and proposed structures on the site, including residences, garages, swimming pools, lanais, pavement, fences, stairways, shoreline hardening structures, etc. If any existing structures are proposed to remain in place, the DEA should describe what and where they are located, whether they were lawfully established (permitted), and whether they are located within any required setback areas. Such structures should be included in the DEA's analysis of compliance with the applicable development standards in the LUO.

4. Special Management Area (SMA): As noted in your letter, on September 15, 2020, Governor Ige signed Act 16 (2020) into law. The stated purpose of Act 16 (2020) is to strengthen the State's coastal zone management policy by amending Chapter 205A, HRS, to protect state beaches, and to reduce residential exposure to coastal hazards.

   The DEA should include in its analysis all of the required components for an SMA Use Permit under both Chapter 205A, HRS, as revised, and Chapter 25, ROH. The revised text of Chapter 205A, HRS, as amended by Act 16 (2020) is available online at:
   https://www.capitol.hawaii.gov/session2020/bills/SB2060_HD2_.htm

   Chapter 25, ROH, is available online at:
   www.honolulu.gov/rep/site/ocs/roh/ROH_Chapter_25_article_1_12.pdf

5. Shoreline Setback: All development must be located outside of the shoreline setback area, which currently extends 40 feet mauka of the Certified Shoreline for most residential properties. This setback distance from the shoreline must be confirmed on a shoreline survey certified by the State of Hawaii, and must also be reflected in the plans submitted for the SMA Use Permit to confirm compliance with the Shoreline Setback Ordinance (Chapter 23, ROH). A draft shoreline survey should be included and evaluated in the DEA. A *certified* shoreline survey should be included in the Final EA.

   Alternatively, if the Applicant seeks to waive the requirement for a certified shoreline survey and locate all development more than 55 feet from an uncertified (presumed) shoreline, the DEA should include a shoreline survey and plans that identify and label the proposed distance from the presumed shoreline. Under this approach, the Applicant must provide evidence documenting the location of the presumed shoreline. Such information may include, but is not limited to, a previously certified shoreline survey, erosion and/or accretion information, historic versus current photographs, and physical or geographic markers such as survey pins or trees that document the level of change in the shoreline since the most recent certified shoreline survey. Please note that a

waiver of the requirement for a certified shoreline survey is subject to the discretion of the Director of the Department of Planning and Permitting (DPP).

Chapter 23, ROH, is available online at:
www.honolulu.gov/rep/site/ocs/roh/ROH_Chapter_23__.pdf.pdf

The DPP Rules Relating to Shoreline Setbacks and the Special Management Area are available online at:
www.honoluludpp.org/Portals/0/AboutDPP/administrativerules/DppRules03Shoreline.pdf

6. Flood Zone: The DEA should identify the subject property's Flood Zone, as mapped by the Federal Emergency Management Agency, and evaluate the proposed Project's compliance with the City's Flood Hazard Areas Ordinance (Chapter 21A, ROH), which is available online at:
https://www.honolulu.gov/rep/site/ocs/roh/ROH_Chapter_21A_.pdf

7. Coastal Hazards: The Project site, as a shoreline lot, is susceptible to Sea Level Rise (SLR), tsunamis, and storm surge. Mayor's Directive 18-2, issued on July 16, 2018, requires all City departments and agencies to use the Hawaii *Sea Level Rise Vulnerability and Adaptation Report*, the *Sea Level Rise Guidance* and the *Climate Change Brief* in planning decisions. As a result, proposed development activities within the SMA must be evaluated not only for potential impacts to sensitive SMA resources, but also for current and future susceptibility to coastal hazards such as flooding, SLR, wave action, tsunami, and storm surge.

The recent amendments to Chapter 205A, HRS, under Act 16 (2020), further reiterate the need to evaluate potential impacts related to coastal hazards and SLR. As such, the following items need to be evaluated in a site-specific Coastal Hazards Study and analyzed in both the DEA and SMA Use Permit application prepared for the Project. This study should evaluate the site's existing topographic, geologic, and shoreline environment, and show whether and how a proposed development can safely be located outside of the 3.2-foot SLR-XA and avoid impacts associated with other coastal hazards. This study should include analysis of potential impacts and mitigation measures associated with implementation of the Project related to, but not limited to, the following.

- SLR - Potential impacts relating to SLR at the subject property, based on review of the State's Sea Level Rise Exposure Area (SLR-XA) Mapping Tool, of 3.2 feet of SLR by mid-century.

- Storm Surge - Potential impacts and hurricane storm surge inundation levels at the subject property during Category 1 through 4 hurricane events, based on review of the National Oceanic and Atmospheric Administration's (NOAA) National Hurricane Storm Surge Hazard Maps.

- Potential cumulative impacts of coastal hazards and property inundation should SLR exacerbate existing flooding, coastal erosion, wave-action, or other coastal hazards that may occur at the subject property.

The DEA should also explore project alternatives, site design (siting and configuring the proposed dwelling as far from the shoreline as possible), project design features (elevated structures, alternative foundations, etc.), Best Management Practices, and appropriate mitigation measures to reduce potential impacts related to coastal hazards to the extent possible. Relevant sources of information are available online at the following links:

- Mayor's Directive No. 18-2 (2018) regarding climate change and sea level rise:
www.honolulu.gov/rep/site/dpptod/climate_docs/MAYORS_DIRECTIVE_18-2.pdf

- Sea Level Rise Vulnerability and Adaptation Report:
http://climate.hawaii.gov/wp-content/uploads/2019/02/SLR-Report_Dec2017-with-updated-disclaimer.pdf

- State Sea Level Rise Exposure Area (SLR-XA) Mapping Tool:
www.pacioos.hawaii.edu/shoreline/slr-hawaii/

- Guidance for Using the SLR-XA: https://climate.hawaii.gov/wp-content/uploads/2020/12/Guidance-for-Using-the-Sea-Level-Rise-Exposure-Area.pdf

- Honolulu Office of Climate Change, Sustainability and Resiliency Climate Ready Oahu Web Explorer:
www.resilientoahu.org/water

- NOAA Storm Surge Mapping tool:
https://www.nhc.noaa.gov/nationalsurge/

8. Wetlands and Sensitive Species:

The DEA should identify the presence or potential presence of any protected wetlands, sensitive habitat, flora species, and fauna species. The DPP recommends reaching out the U.S. Fish and Wildlife Service (USFWS) to obtain a list of species that are known to occur, or may potentially occur, in the project vicinity. Known, mapped wetlands can be viewed on the USFWS National Wetlands Inventory *Wetlands Mapper*. The DEA must evaluate potential impacts to each identified sensitive species, and provide standard agency-required mitigation measures as well as any applicable site-specific mitigation measures to avoid or minimize potential impacts to each identified species, critical habitat and habitat applicable to the site. The Wetlands Mapper is available online at: https://www.fws.gov/wetlands/data/mapper.html.

9. Historic, Archeological, and Cultural Resources:

Please be advised that in December 2020, the State Historic Preservation Division (SHPD) began using a new online system to better track consultation requests:
https://shpd.hawaii.gov/hicris/landing.

Because the new tracking system requires agency-to-agency requests, the Department of Planning and Permitting (DPP) has created a generic request letter that consultants/property owners may use for projects that will eventually require DPP approval. This letter may be completed by a consultant or property owner and submitted to SHPD directly via their online system to initiate requests before permit applications are submitted to the DPP. The letter includes a general DPP contact number and email, as well as blank fields where the property owner or their consultant can enter their contact information. The generic request letter is available online at:
https://tinyurl.com/h7yvc7vp.

Finally, please contact the appropriate Neighborhood Board and any relevant neighborhood associations or commissions to request an opportunity to present the Project proposal at the next available Neighborhood Board meeting and/or association meeting(s).

Thank you for the opportunity to comment on this proposal. Should you have any questions, please contact Christi Keller, of our staff, at (808) 768-8087, or c.keller@honolulu.gov.

Very truly yours,

FOR: Dean Uchida
Director

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

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

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Uchida,

Thank you for your letter dated July 13, 2021 (in reference to 2021/ELOG-1230[CK]). As the planning sub-consultant for the Applicant, Brandon Wey, we appreciate the comments provided on:

1. Long-term Planning Policies and Objectives
2. Land Use Ordinance (LUO), Chapter 21, Revised Ordinances of Honolulu (ROH)
3. Onsite Structures
4. Special Management Area (SMA)
5. Shoreline Setback
6. Flood Zone
7. Coastal Hazards
8. Wetlands and Sensitive Species
9. Historic, Archaeological, and Cultural Resources
10. Neighborhood Board

and will include them in the Draft Environmental Assessment (EA).

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

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

RICK BLANGIARDI
MAYOR

LIONEL CAMARA JR.
ACTING FIRE CHIEF

SHELDON K. HAO
ACTING DEPUTY FIRE CHIEF

July 12, 2021

Mr. Vincent Shigekuni
PBR HAWAII and Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Pre-Assessment Consultation for 126 South Kalaheo Avenue
Kailua, Hawaii 96734
Tax Map Key: 4-3-012: 030

In response to your letter of June 18, 2021, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; 2012 Edition, Sections 18.2.3.2.2 and 18.2.3.2.2.1.)

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

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45,720 millimeters) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire

   hydrants and mains capable of supplying the required fire flow shall be provided when required by the Authority Having Jurisdiction. (NFPA 1; 2012 Edition, Section 18.3.1, as amended.)

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

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

Should you have questions, please contact Battalion Chief Reid Yoshida of our Fire Prevention Bureau at 723-7151 or ryoshida@honolulu.gov.

Sincerely,

JASON SAMALA
Assistant Chief

JS/TC:ns

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

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

Attn: Christi Keller

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Samala,

Thank you for your letter dated July 12, 2021. As the planning sub-consultant for the Applicant, Brandon Wey, we appreciate the comments provided on:

1. Fire department access roads;
2. Water supply approved by the County;
3. Unobstructed width and unobstructed vertical clearance of a fire apparatus road;
4. Submitting civil drawings to Honolulu Fire Department;

and will include them in the Draft Environmental Assessment (EA).

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulupd.org

RICK BLANGIARDI
MAYOR

RADE K. VANIC
INTERIM CHIEF

JOHN D. McCARTHY
DEPUTY CHIEF

OUR REFERENCE EO-DK

June 29, 2021

Mr. Vincent Shigekuni
Senior Vice President
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

This is in response to your letter of June 18, 2021, requesting input on the Pre-Consultation, Environmental Assessment, in support of a Special Management Area Use Permit for the construction of a single-family residence project located at 126 South Kalaheo Avenue in Kailua.

The Honolulu Police Department (HPD) has reviewed the project plans and anticipates short-term impacts to traffic in the area as South Kalaheo Avenue is a heavily traversed road. The HPD recommends that adequate notification be made to area residents due to the ingress and egress of construction vehicles, equipment, and deliveries during the construction phase of the project.

If there are any questions, please call Major Crizalmer Caraang of District 4 (Kaneohe, Kailua, Kahuku) at 723-8639.

Thank you for the opportunity to review this project.

Sincerely,

DARREN CHUN
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

August 25, 2021

Mr. Darren Chun
Assistant Chief of Police
Support Services Bureau
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, HI 96813

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR A HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Chun,

Thank you for your letter dated June 29, 2021 (in reference to EO-DK). As the planning sub-consultant for the Applicant, Brandon Wey, we appreciate the comments and recommendation provided and will include it in the Draft Environmental Assessment (EA).

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

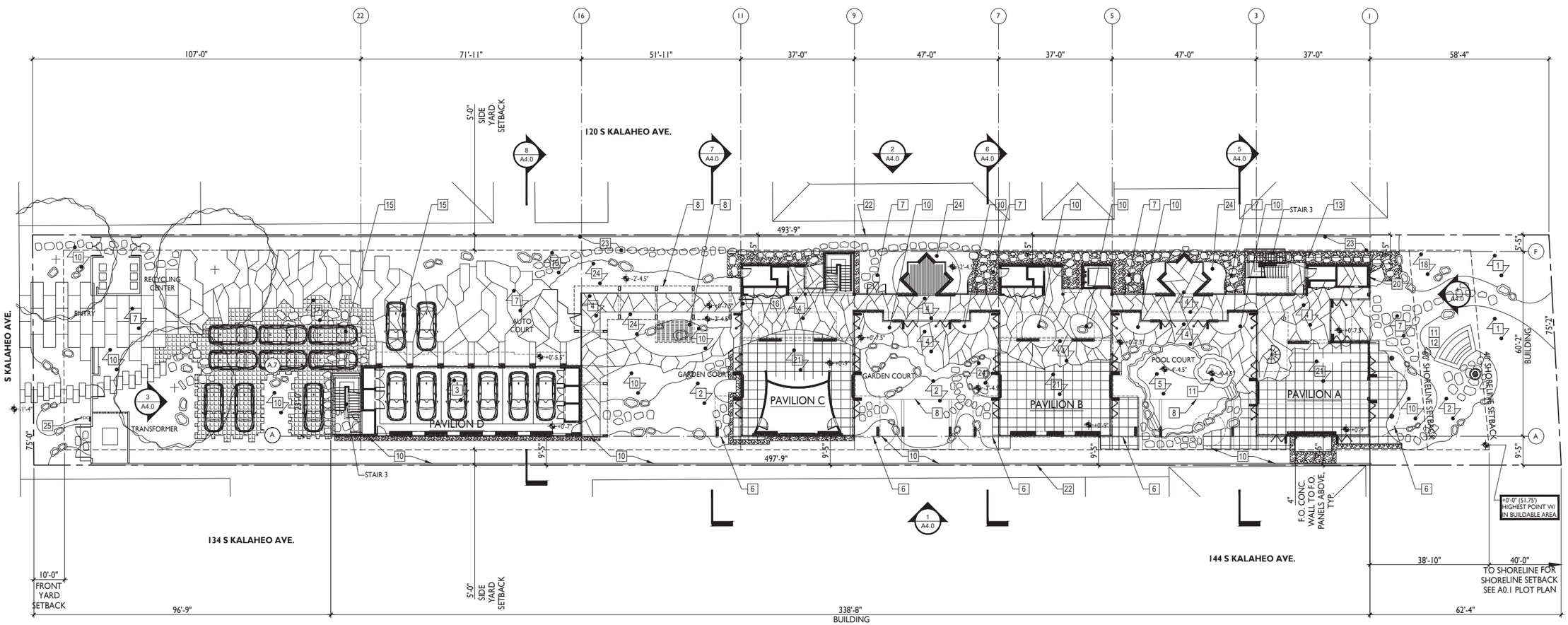
Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

Appendix B

Conceptual Site Plan



SITE PLAN
Scale: 1/16" = 1'-0"

TOTAL LOT AREA & ZONING LOT AREA: 37,180 SF

SETBACKS:
FRONT YARD SETBACK: 10 FT
SIDE SETBACK: 5 FT + 1'-0" ADDITIONAL EVERY 2 ADDITIONAL FEET OVER 15'-0" IN HIEGHT
REAR YARD SETBACK (FROM SHORELINE BEYOND PROPERTY LINE): 40'-0"

BUILDING AREA:
MAXIMUM BUILDING AREA: 18,590 SF (50% OF ZONING LOT)
PROPOSED BUILDING AREA: 9,000 SF.

FLOOR AREA RATIO:
MAXIMUM FAR: 0.7

DESCRIPTIVE BUILDING AREAS:	CONDITIONED FLOOR AREA ONLY:	13,350 SF
	GARAGE	1,467 SF
	UNCOVERED DECK	1,270 SF
	COVERED WALK	827 SF
	ROOF DECK	687 SF

IF FAR EXCEEDS 0.6, SIDE AND REAR YARD SETBACKS MUST BE AT LEAST 8 FT
PROPOSED FLOOR AREA: 13,350 SF
PROPOSED FAR: .36

IMPERVIOUS SURFACE AREA:
MAXIMUM IMPERVIOUS SURFACE AREA: 27,885 SF (75% OF ZONING LOT)
PROPOSED IMPERVIOUS SURFACE AREA: 11,200 SF

OFF-STREET PARKING REQUIREMENTS:
4 PER UNIT FROM 4,000 TO 4,749 SF, 1 ADDITIONAL FOR EACH 750 SF OVER 4,000 SF
PROPOSED BUILDING SQUARE FEET: 13,350
REQUIRED PARKING: 17
PROPOSED PARKING: 17

BUILDING HEIGHT / SIDE YARD SETBACKS

BUILDING HEIGHT	SETBACK
15'-0"	5'-0"
23'-0"	9'-0"
25'-0"	≥ 10'-0"

SITE PLAN KEYNOTES

1. EXISTING SAND DUNE; TO BE RESTORED AND PRESERVED
2. LAWN
3. CONCRETE GARAGE FLOORING
4. STONE PAVING
5. POOL
6. SECOND FLOOR EXTERIOR DECK ABOVE
7. STONE PAVING W/ SAND OR GROUND COVER BETWEEN
8. TRELLIS ABOVE
9. SECOND FLOOR EXTERIOR BRIDGE ABOVE
10. PLANTING (SHRUBS & GROUNDCOVER)
11. SPA
12. SPA, FIREPIT AND SEATING AREA TO BE DESIGNED TO WORK WITH EXISTING DUNE AND TOPOGRAPHY
13. OUTDOOR STORAGE LOCKERS
14. NOT USED
15. PARKING FOR AN ADDITIONAL CARS (AS REQ'D)
16. MAIN ENTRANCE
17. DRIVABLE TURF
18. SAND AND NATIVE PLANTING - BLEND WITH EXISTING; SEE LANDSCAPE PLAN
19. NEW AND EXISTING COCONUT PALMS
20. OUTDOOR SHOWER
21. FINISH FLOOR TILE (INTERIOR AND EXTERIOR WHERE SHOWN)
22. PROPERTY LINE WALL OR FENCE (6'-6" HIGH); TYP AT EAST AND WEST PROPERTY LINE FROM STREET SETBACK TO EVEN W/ NORTH FACE OF HOUSE
23. SERVICE PATH; SEE LANDSCAPE PLAN FOR BOUNDARIES
24. ARTIFICIAL POND
25. FIRE DEPARTMENT CONNECTION

SITE PLAN LEGEND

PROPERTY LINE
FRONT, SIDE, & REAR SETBACKS
SOFFIT / EAVE ABOVE

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

DATE: 5/16/2022

PROJECT #: 2024

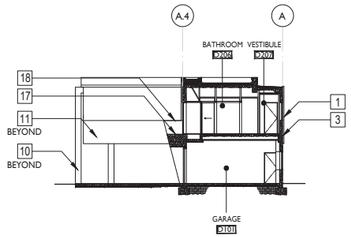
SITE PLAN

SCALE: AS SHOWN

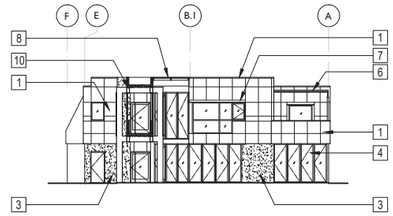
A2.0

Appendix C

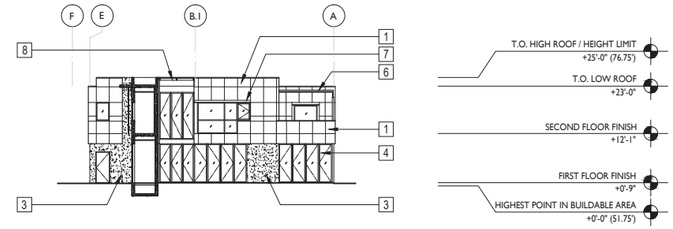
Conceptual Building Elevations and Sections



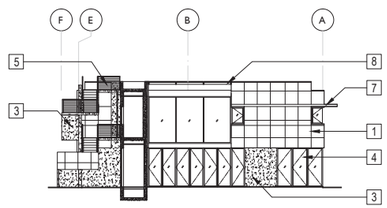
8 PAVILION D SOUTH SECTION
Scale: 1/16" = 1'-0"



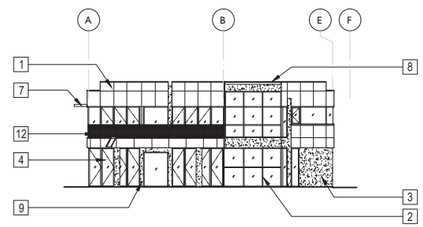
7 PAVILION C SOUTH ELEVATION (SECTION THROUGH GALLERY)
Scale: 1/16" = 1'-0"



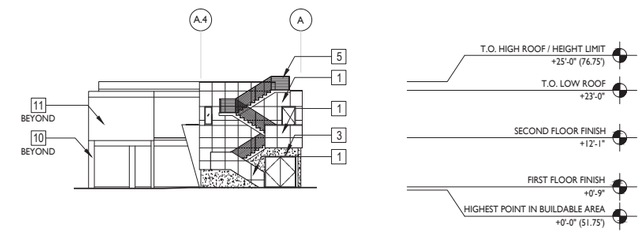
6 PAVILION B SOUTH SECTION
Scale: 1/16" = 1'-0"



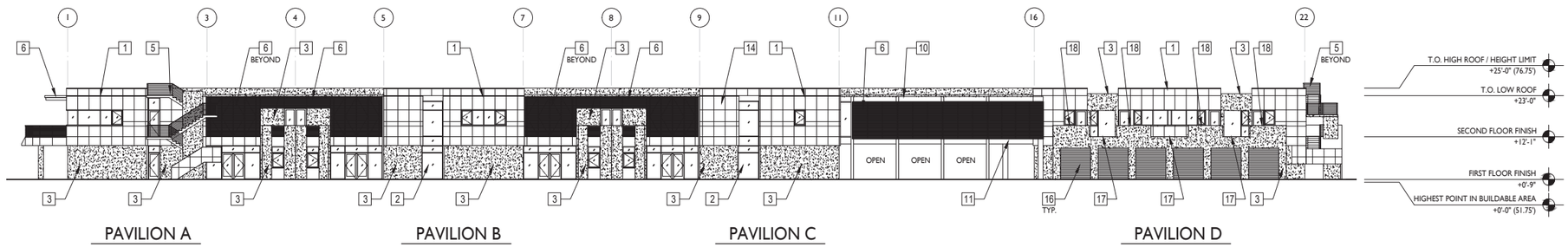
5 PAVILION A SOUTH ELEVATION (SECTION THROUGH GALLERY)
Scale: 1/16" = 1'-0"



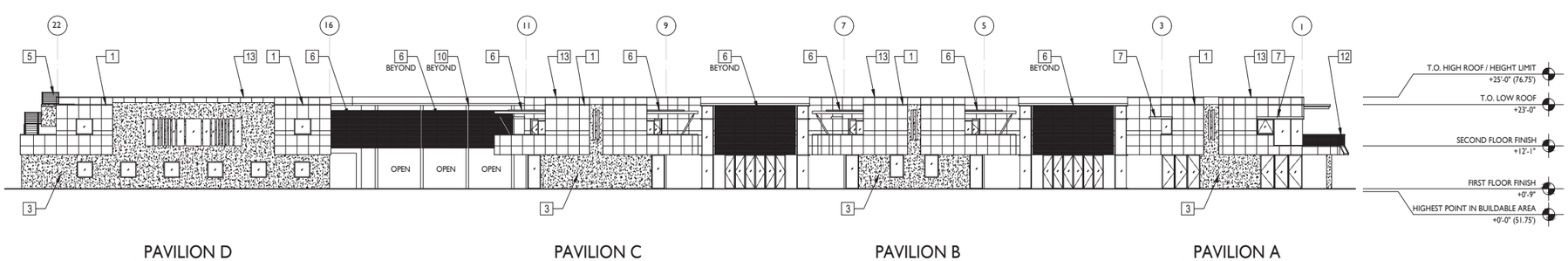
4 PAVILION A NORTH ELEVATION
Scale: 1/16" = 1'-0"



3 PAVILION D SOUTH ELEVATION
Scale: 1/16" = 1'-0"



2 WEST ELEVATION
Scale: 1/16" = 1'-0"



1 EAST ELEVATION
Scale: 1/16" = 1'-0"

HEIGHT:
MAXIMUM HEIGHT: DETERMINED BY THE BUILDING ENVELOPE CREATED AS THE RESULT OF THE INTERSECTION OF TWO PLANES. THE FIRST PLANE IS MEASURED HORIZONTALLY ACROSS THE PARCEL AT 25 FEET ABOVE THE HIGH POINT OF THE BUILDABLE AREA BOUNDARY LINE. THE SECOND PLANE RUNS PARALLEL TO GRADE, MEASURED AT A HEIGHT OF 30 FEET. IF THE TWO PLANES DO NOT INTERSECT, THEN THE BUILDING ENVELOPE IS DETERMINED BY THE FIRST PLANE

HEIGHT LIMIT: 25 FEET ABOVE HIGHEST POINT OF BUILDABLE AREA (DETERMINED BY THE FIRST PLANE AS THE TWO PLANES DO NOT INTERSECT)
HIGHEST POINT OF BUILDABLE AREA : 51.75' (PROJECT'S +0'-0")
PROPOSED HEIGHT: 76.75' (PROJECT'S +25'-0")

HEIGHT SETBACKS:
HEIGHT SETBACK REQUIREMENTS: ANY PORTION OF A STRUCTURE EXCEEDING 15 FEET MUST BE SET BACK FROM EVERY SIDE AND REAR BUILDABLE AREA BOUNDARY LINE ONE FOOT FOR EACH TWO FEET OF ADDITIONAL HEIGHT OVER 15 FEET

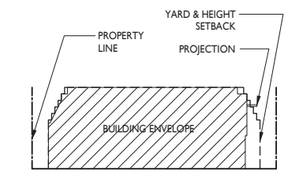
PROJECTIONS INTO REQUIRED YARD:
PROJECTIONS WITH NO MORE THAN 30 INCH VERTICAL THICKNESS MAY PROJECT INTO REQUIRED YARDS AND HEIGHT SETBACKS 30 INCHES IF REQUIRED YARD IS LESS THAN OR EQUAL TO 10 FEET

VERTICAL THICKNESS OF TRELLIS: 6 INCHES

PROJECTION INTO HEIGHT SETBACK: 25 INCHES

REQUIRED SIDE YARD: 5 FEET

SEE DIAGRAM BELOW



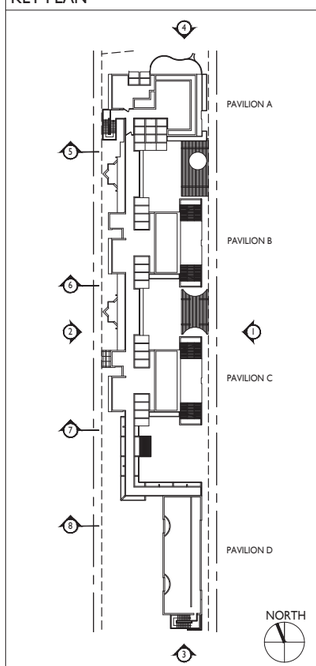
TYP. SOUTH SECTION DIAGRAM
SCALE: N.T.S.

NOTE:
LANDSCAPE NOT SHOWN FOR CLARITY. THE INTENTION IS TO HAVE SIGNIFICANT PLANTING THROUGHOUT

EXTERIOR ELEVATION KEYNOTES

1. PANELIZED EXTERIOR BUILDING CLADDING SYSTEM
2. GLASS WINDOW WALL
3. TEXTURED CONCRETE WALL
4. GLASS FOLDING DOOR
5. OPEN STAIR W/ METAL GUARDRAILS
6. TRELLIS
7. TRELLIS EYEBROW OVER WINDOW
8. SKYLIGHTS W/ TRELLIS BELOW
9. TEXTURED CONCRETE COLUMN
10. ENTRANCE WALKWAY FRAME
11. EXTERIOR BRIDGE
12. EXTERIOR DECK W/ METAL GUARDRAIL
13. PARAPET BEYOND
14. SLOPING ROOF
15. NOT USED
16. WOOD CLAD GARAGE DOORS
17. PLANTER
18. BALCONY BEHIND CONCRETE GUARDRAIL

KEY PLAN



West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

DATE: 5/16/2022

PROJECT #: 2024

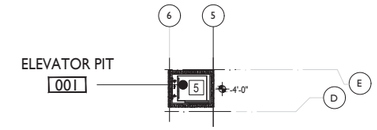
ELEVATIONS & SECTIONS

SCALE: AS SHOWN

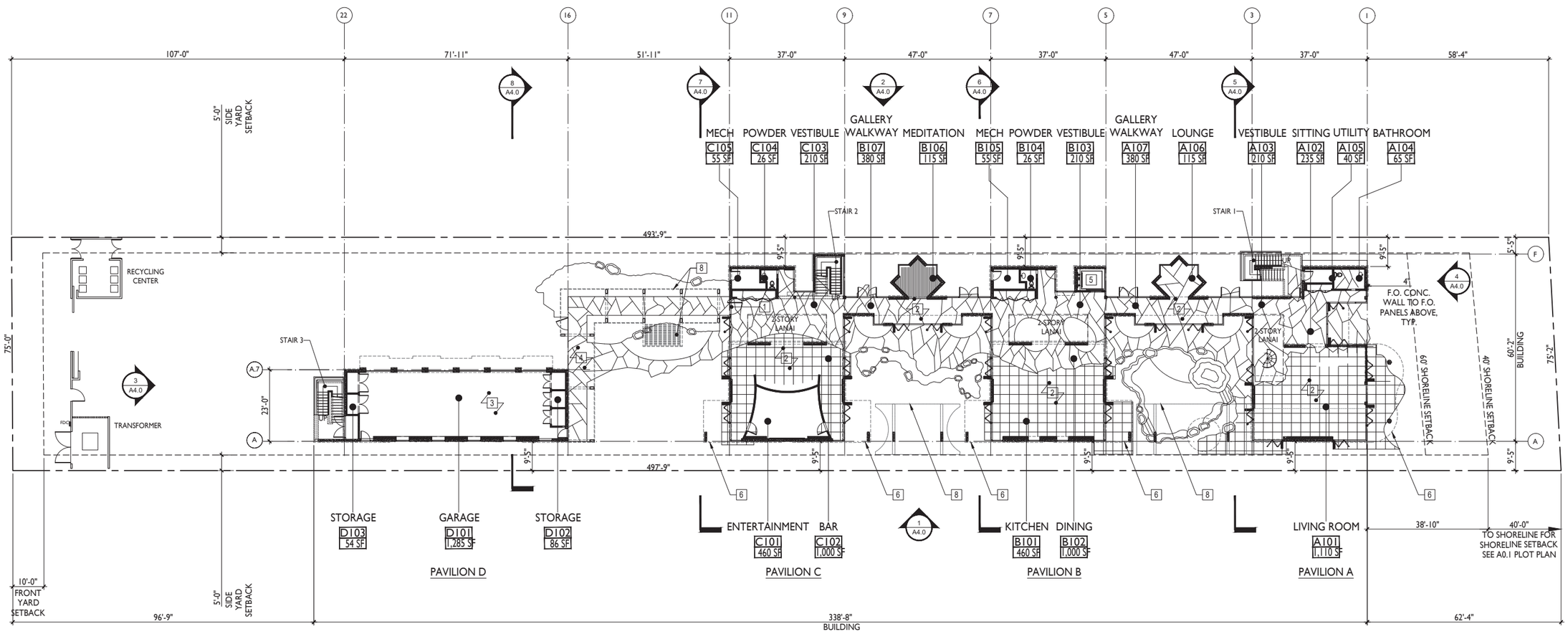
A4.0

Appendix D

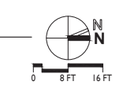
Conceptual Floor Plans



2 ELEVATOR PIT PLAN
Scale: 1/16" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



BATHROOMS:
MAXIMUM NUMBER OF BATHROOMS: 9.5
PROPOSED NUMBER OF BATHROOMS:
FIRST FLOOR: 2 POWDER ROOMS 1/2 + 1/2 = 1
1 POWDER ROOM W/ SHOWER = 1
SECOND FLOOR: 7 FULL BATHROOMS = 7
TOTAL: 9

WET BARS:
MAXIMUM NUMBER OF WET BARS: 2
PROPOSED NUMBER OF WET BARS: 2

FLOOR PLAN KEYNOTES

1. MAIN ENTRANCE
2. INTERIOR STONE OR TILE FLOORING
3. CONCRETE GARAGE FLOORING
4. EXTERIOR PAVED PATHWAY
5. ELEVATOR, SEE 2/---
6. SECOND FLOOR EXTERIOR DECK ABOVE
7. NOT USED
8. TRELLIS ABOVE

FLOOR PLAN LEGEND

- PROPERTY LINE
- FRONT, SIDE, & REAR SETBACKS
- SOFFIT / EAVE ABOVE
- (N) CONSTRUCTION (WALL, DOOR, PLANTER, FINISH MATERIAL)
- (N) CONCRETE WALLS

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

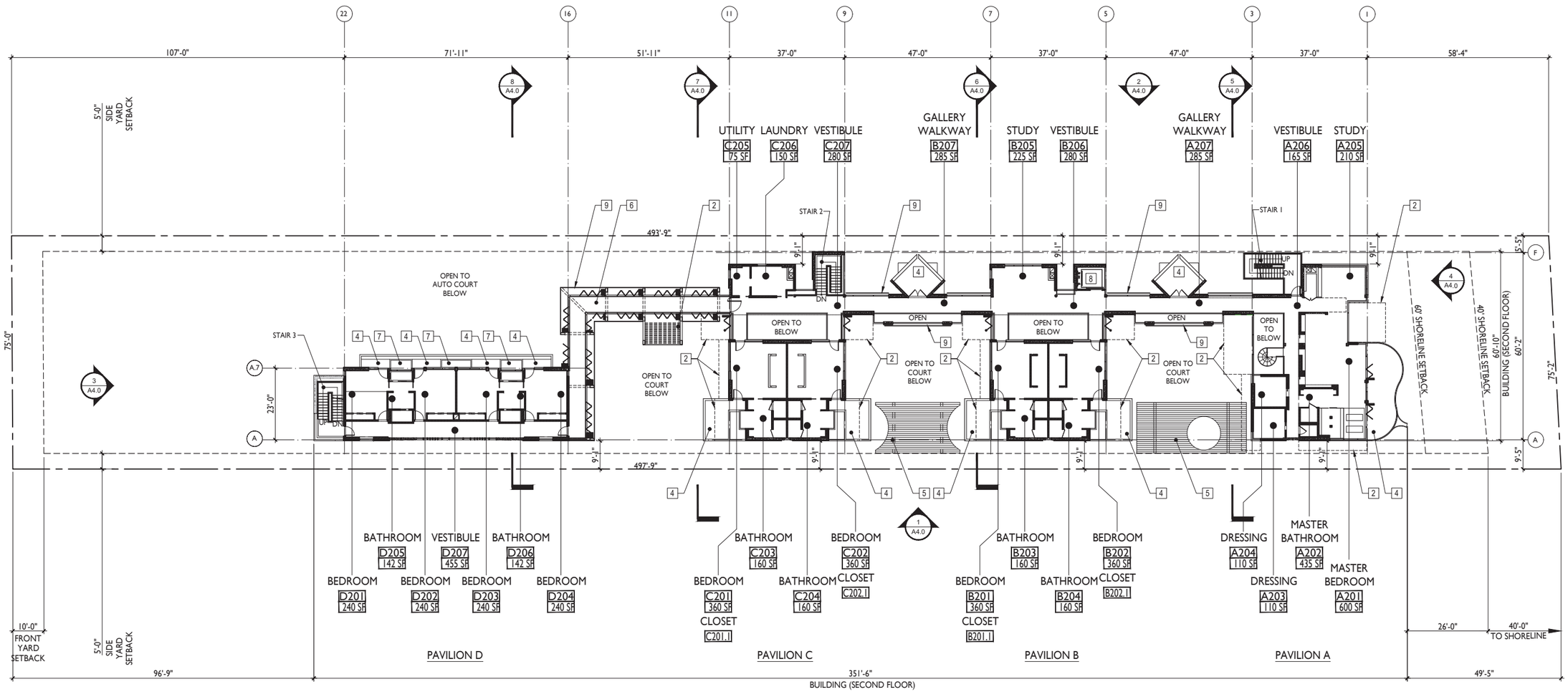
DATE: 5/16/2022

PROJECT #: 2024

FIRST FLOOR PLAN

SCALE: AS SHOWN

A3.0



SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

BATHROOMS:
MAXIMUM NUMBER OF BATHROOMS: 9.5
PROPOSED NUMBER OF BATHROOMS:
FIRST FLOOR: 2 POWDER ROOMS 1/2 + 1/2 = 1
1 POWDER ROOM W/ SHOWER = 1
SECOND FLOOR: 7 FULL BATHROOMS = 7
TOTAL: 9

LAUNDRY ROOMS:
MAXIMUM NUMBER OF LAUNDRY ROOMS: 1
PROPOSED NUMBER OF LAUNDRY ROOMS: 1

FLOOR PLAN KEYNOTES

1. EXTERIOR PATIO ABOVE
2. TRELLIS ABOVE
3. EXTERIOR WALKWAY ABOVE
4. EXTERIOR PATIO
5. TRELLIS BELOW
6. EXTERIOR WALKWAY
7. PLANTER
8. ELEVATOR
9. TRELLIS

FLOOR PLAN LEGEND

- PROPERTY LINE
- FRONT, SIDE, & REAR SETBACKS
- SOFFIT / EAVE ABOVE
- (N) CONSTRUCTION (WALL, DOOR, PLANTER, FINISH MATERIAL)
- (N) CONCRETE WALLS

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

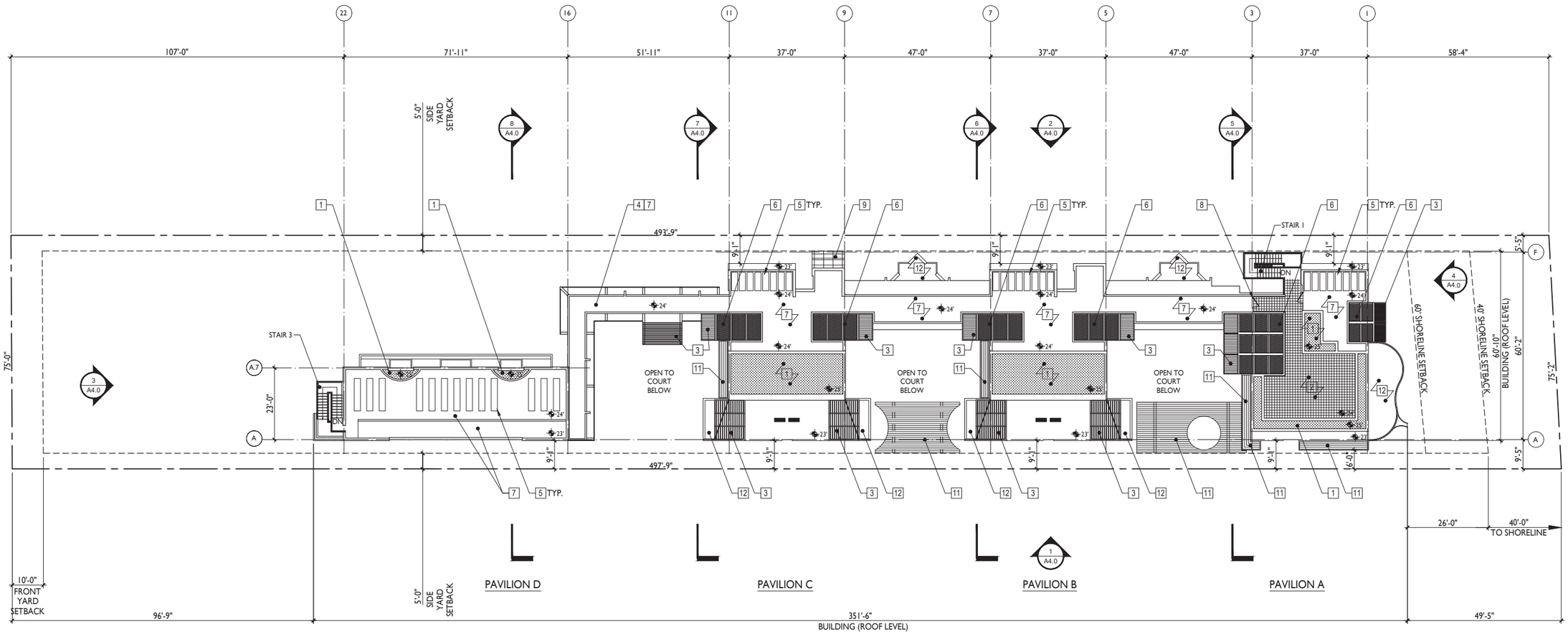
DATE: 5/16/2022

PROJECT #: 2024

SECOND FLOOR PLAN

SCALE: AS SHOWN

A3.1



ROOF PLAN

Scale: 1/16" = 1'-0"

ROOF PLAN KEYNOTES

1. PLANTED ROOF
2. EXTERIOR PATIO
3. TRELLIS
4. ROOF OVER EXTERIOR WALKWAY
5. SOLAR PANEL
6. SKYLIGHT W/ TRELLIS BELOW
7. WALKABLE ROOF FOR MAINTENANCE ACTIVITIES ONLY. OSHA COMPLIANT GUARDRAIL AT PERIMETER LOCATIONS
8. SAFETY GUARD
9. SLOPED ROOF @ +12'-9" TO +23'-0"
10. NOT USED
11. TRELLIS BELOW
12. EXTERIOR PATIO BELOW @ +12'-0"

ROOF PLAN LEGEND

- PROPERTY LINE
- FRONT, SIDE, & REAR SETBACKS
- OUTSIDE EDGE OF ROOF
- ROOF SURFACE

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

DATE: 5/16/2022

PROJECT #: 2024

ROOF PLAN

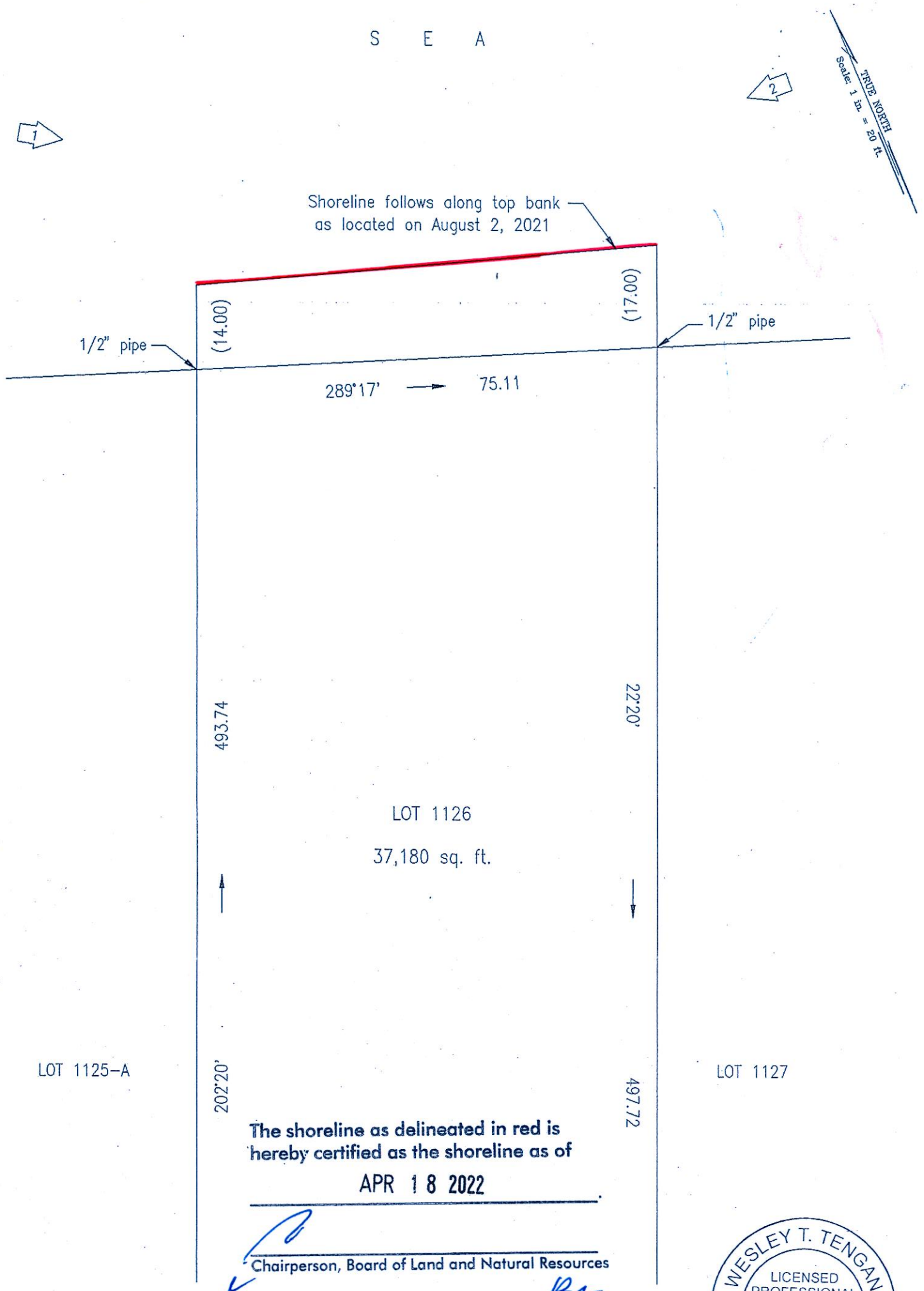
SCALE: AS SHOWN

A3.2

Appendix E

Certified Shoreline Survey

SURVEY OFFICE COPY



The shoreline as delineated in red is hereby certified as the shoreline as of

APR 18 2022

Chairperson, Board of Land and Natural Resources

WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6958
HAWAII, U.S.A.

SHORELINE MAP
LOT 1126
LAND COURT APPLICATION 677
AS SHOWN ON MAP 255
Kailua, Koolaupoko, Oahu, Hawaii
Date: August 2, 2021
Tax Map Key: (1)4-3-12:30
Owner: Wey Investments F Series

This work was prepared by me or under my supervision

EXP. 4/22
WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate Number 6958

Note: 1 denotes position and direction of photograph

126 S. Kalaheo Ave.

SHORELINE PHOTOGRAPHS

PHOTO: 1

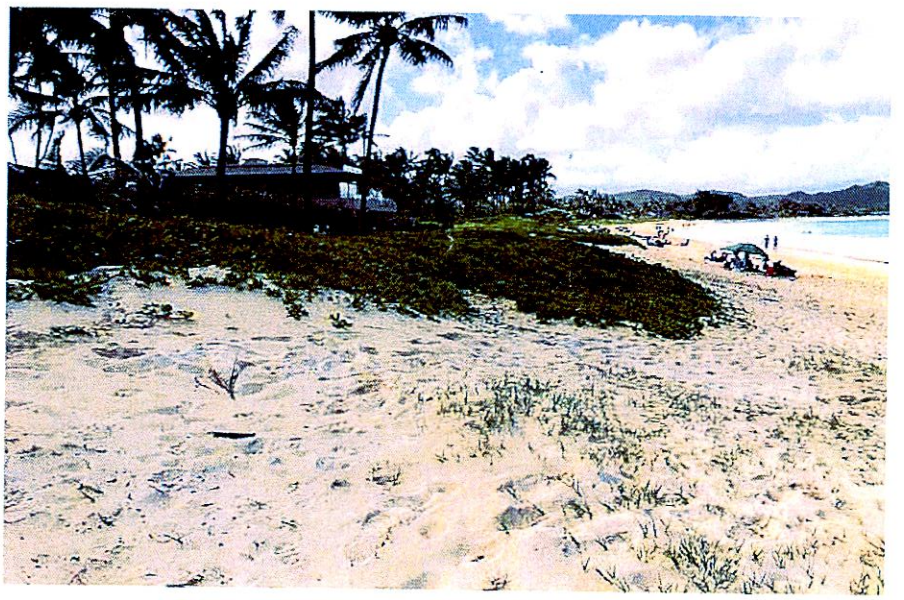


PHOTO: 2

126 S. KALAHEO AVENUE

4-3-12:30

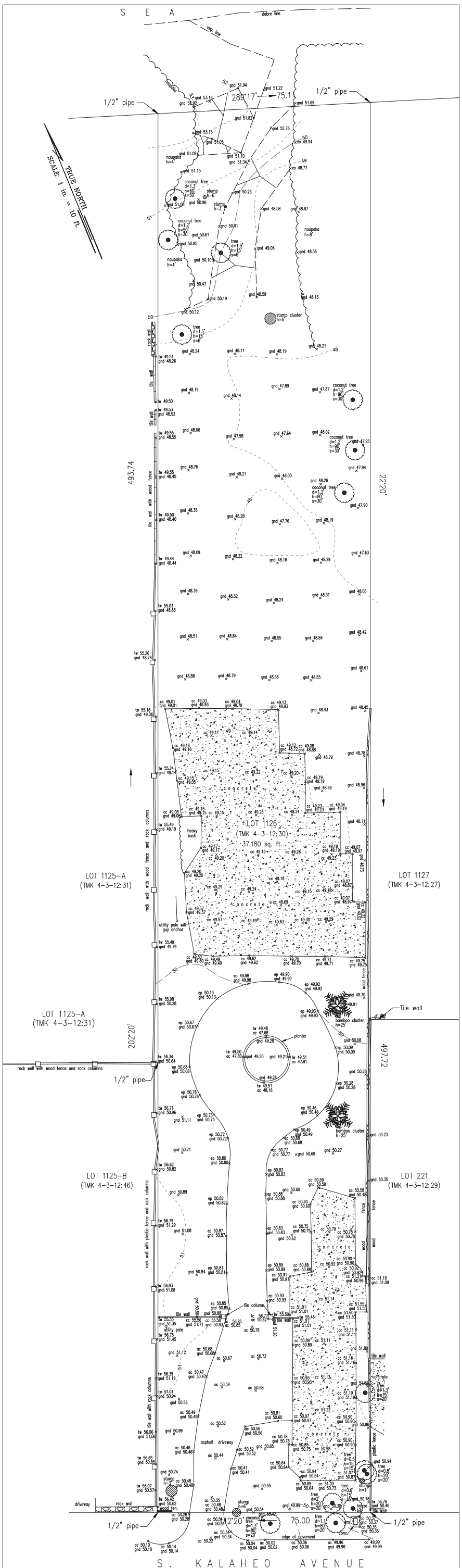
8/2/2021

1:00 P.M.

PARTY CHIEF: GRANT FUJISHIGE

Appendix F

Topographic Map

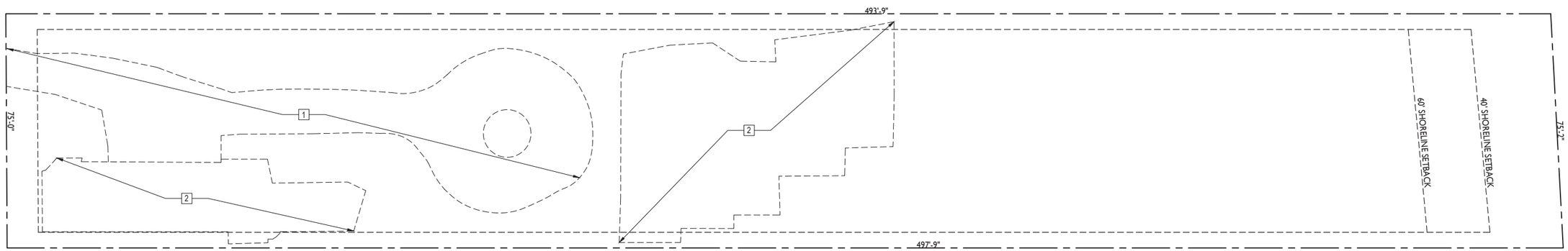


Notes:
1. Only improvements shown were located
2. All easements may not be shown
3. Elevations are assumed

TOPOGRAPHIC MAP
LOT 1126
LAND COURT APPLICATION 677
AS SHOWN ON MAP 255
Kailua, Koolaupoko, Oahu, Hawaii
Date: March 19, 2021
Tax Map Key: 4-3-12:30

Appendix G

Demolition Plan



FIRST FLOOR DEMOLITION PLAN

Scale: 1/16" = 1'-0"

N
0 8 FT 16 FT

DEMOLITION PLAN KEYNOTES

1. DEMOLISH EXISTING PAVING
2. DEMOLISH EXISTING CONCRETE

DEMOLITION PLAN LEGEND

—— – ——	PROPERTY LINE
– – – – – – –	FRONT, SIDE, & REAR SETBACKS
- - - - - - - - - - - - - -	EXISTING SITE WORK TO BE DEMOLISHED

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

DATE: 5/16/2022

PROJECT #: 2024

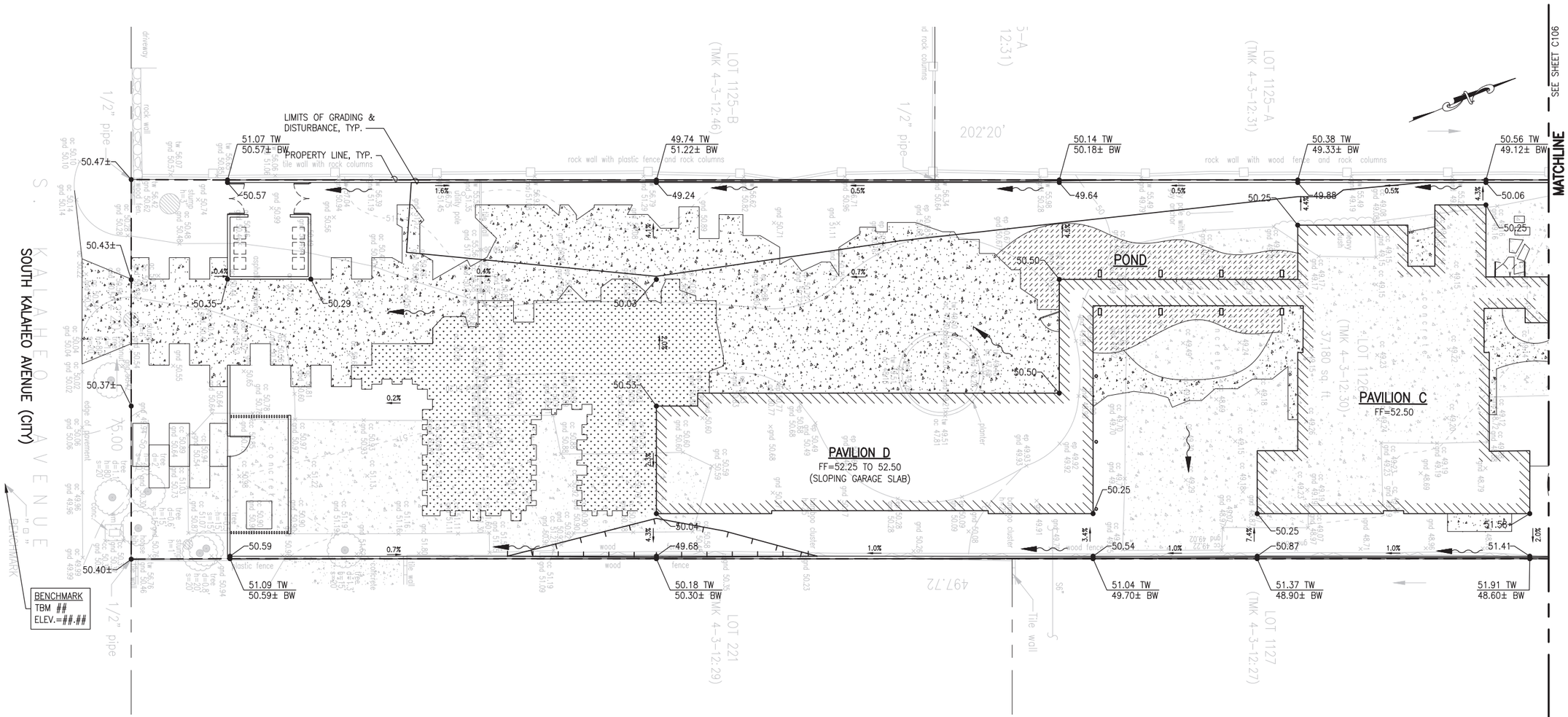
FIRST FLOOR DEMOLITION PLAN

SCALE: AS SHOWN

A1.0

Appendix H

Conceptual Grading Plans



GRADING PLAN

SCALE: 1" = 10'

EARTHWORK SUMMARY:

EXCAVATION = ## CY
EMBANKMENT = ## CY
AREA OF DISTURBANCE & GRADING = #.## ACRES

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THEY INCLUDE CUT/FILLS TO THE FINISHED ELEVATIONS SHOWN ON PLANS, BUT DO NOT INCLUDE LOSSES DUE TO CLEARING & GRUBBING OR SHRINKAGE (EXCLUDES AREA WITHIN BUILDING FOOTPRINT).

LEGEND:

- PROPERTY LINE
- CONCRETE PAVING, SEE LANDSCAPE DWGS.
- LIMITS OF GRADING AND DISTURBED AREA
- XXX — FINISH GRADE CONTOUR
- XXX — EXISTING GRADE CONTOUR
- FLOW DIRECTION
- #.#% — PROPOSED SLOPE
- #.#%± — EXISTING SLOPE
- #.## — PROPOSED SPOT ELEVATION
- #.#± — MATCH EXISTING ELEVATION
- ×7.6 — EXISTING SPOT ELEVATION

GRAPHIC SCALE:

10 5 0 10 20

1" = 10'

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

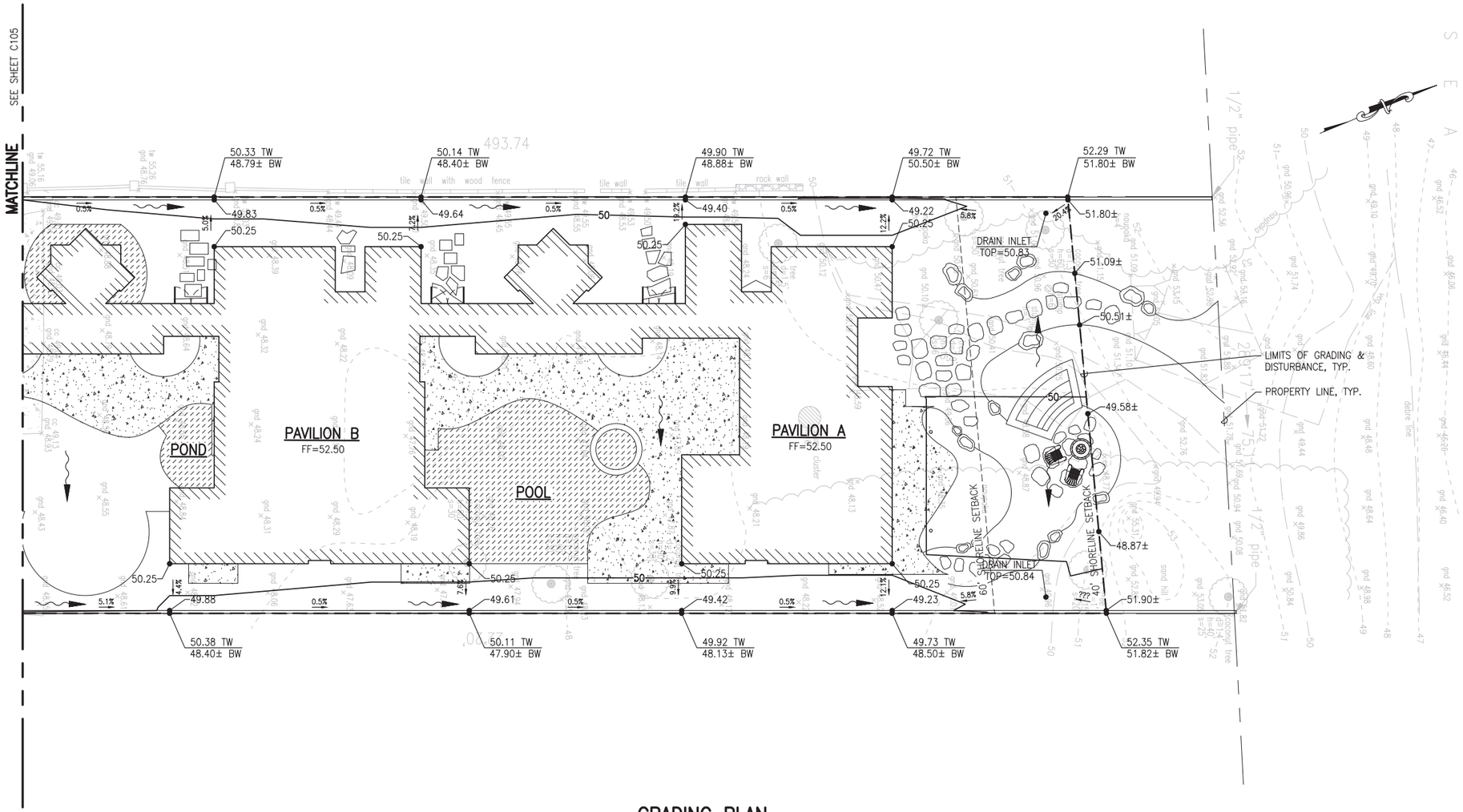
DATE: 5/16/2022

PROJECT #: 2024

GRADING PLAN

SCALE:

C101



GRADING PLAN

SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
- CONCRETE PAVING, SEE LANDSCAPE DWGS.
- LIMITS OF GRADING AND DISTURBED AREA
- XXX — FINISH GRADE CONTOUR
- XXX — EXISTING GRADE CONTOUR
- FLOW DIRECTION
- #.#% — PROPOSED SLOPE
- #.#%± — EXISTING SLOPE
- #.## — PROPOSED SPOT ELEVATION
- #.#± — MATCH EXISTING ELEVATION
- ×7.6 — EXISTING SPOT ELEVATION

GRAPHIC SCALE:

10 5 0 10 20

1" = 10'

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

DATE: 5/16/2022

PROJECT #: 2024

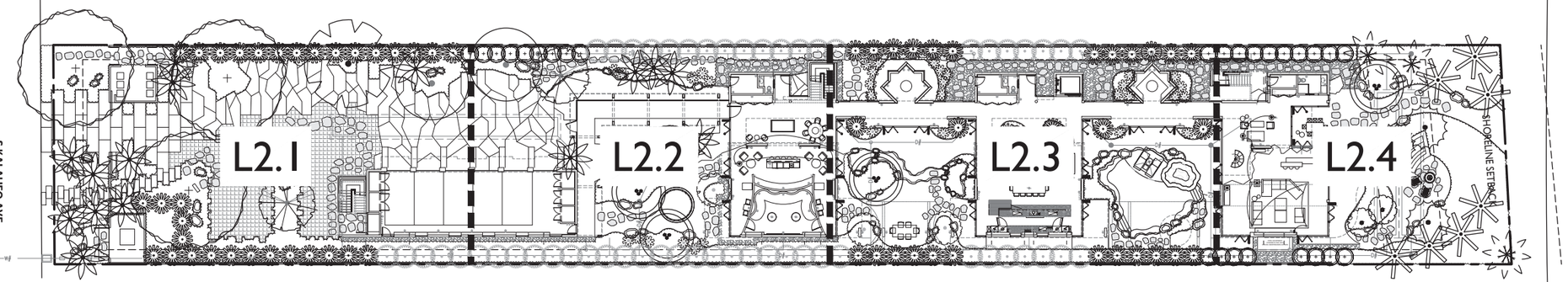
GRADING PLAN

SCALE:

C102

Appendix I

Conceptual Landscape Plan



OVERALL PLANTING PLAN

Scale: 1/20" = 1'-0"

N

0 10 FT 20 FT

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245

310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS
PACKAGE

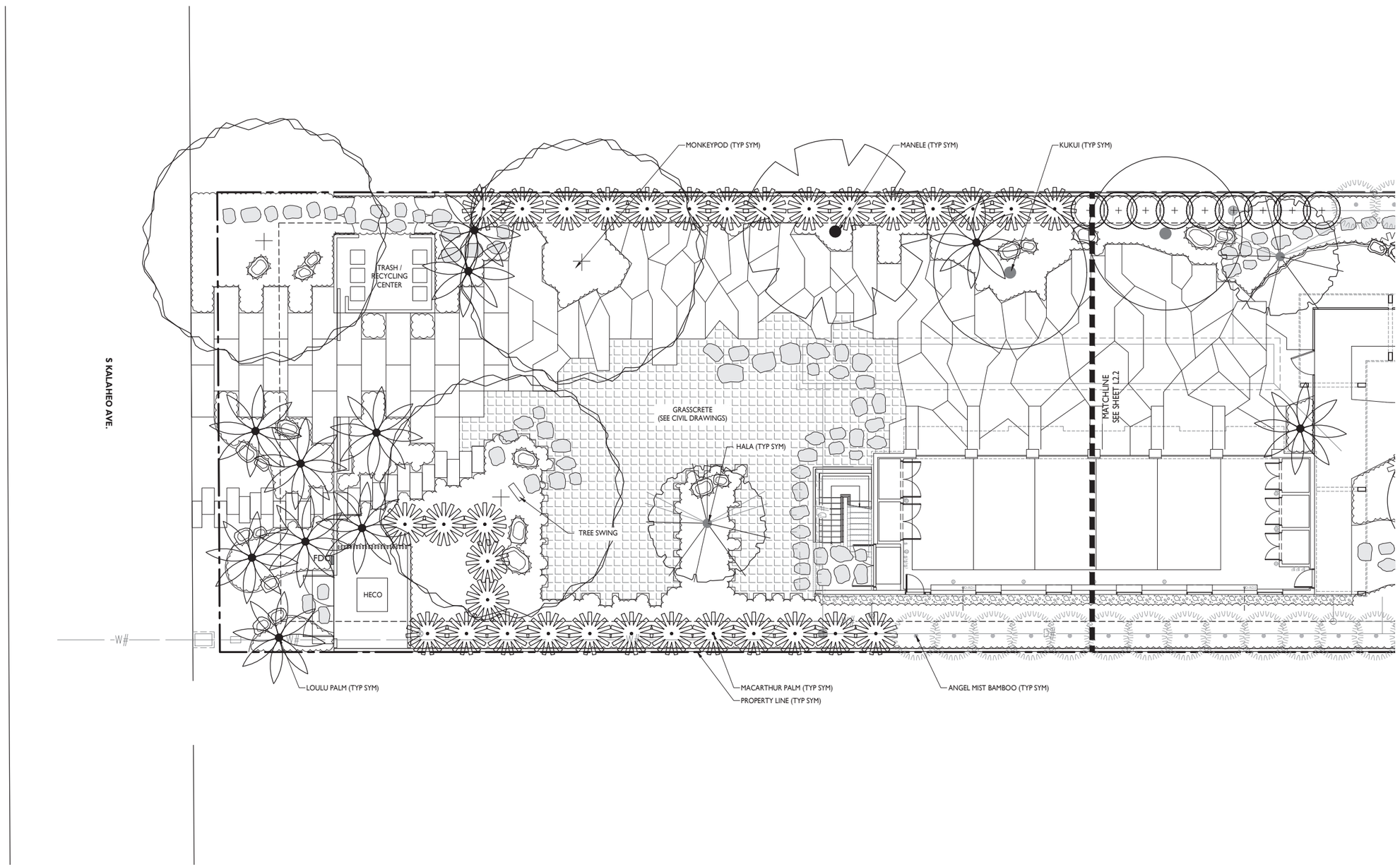
DATE: 5/16/2022

PROJECT #: 2024

OVERALL
PLANTING PLAN

SCALE: AS SHOWN

L2.0



PLANTING PLAN - 1

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

0 4 FT 8 FT

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

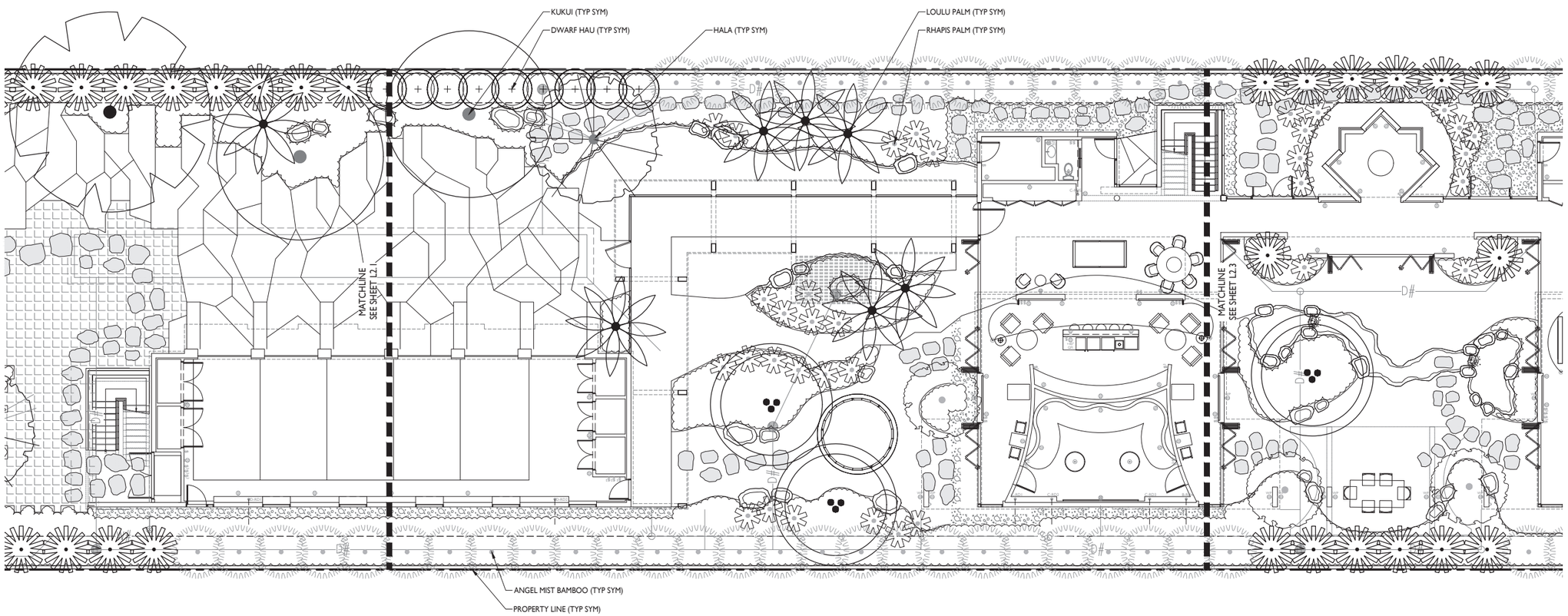
DATE: 5/16/2022

PROJECT #: 2024

PLANTING PLAN - 1

SCALE: AS SHOWN

L2.1



PLANTING PLAN - 2

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

0 4 FT 8 FT

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

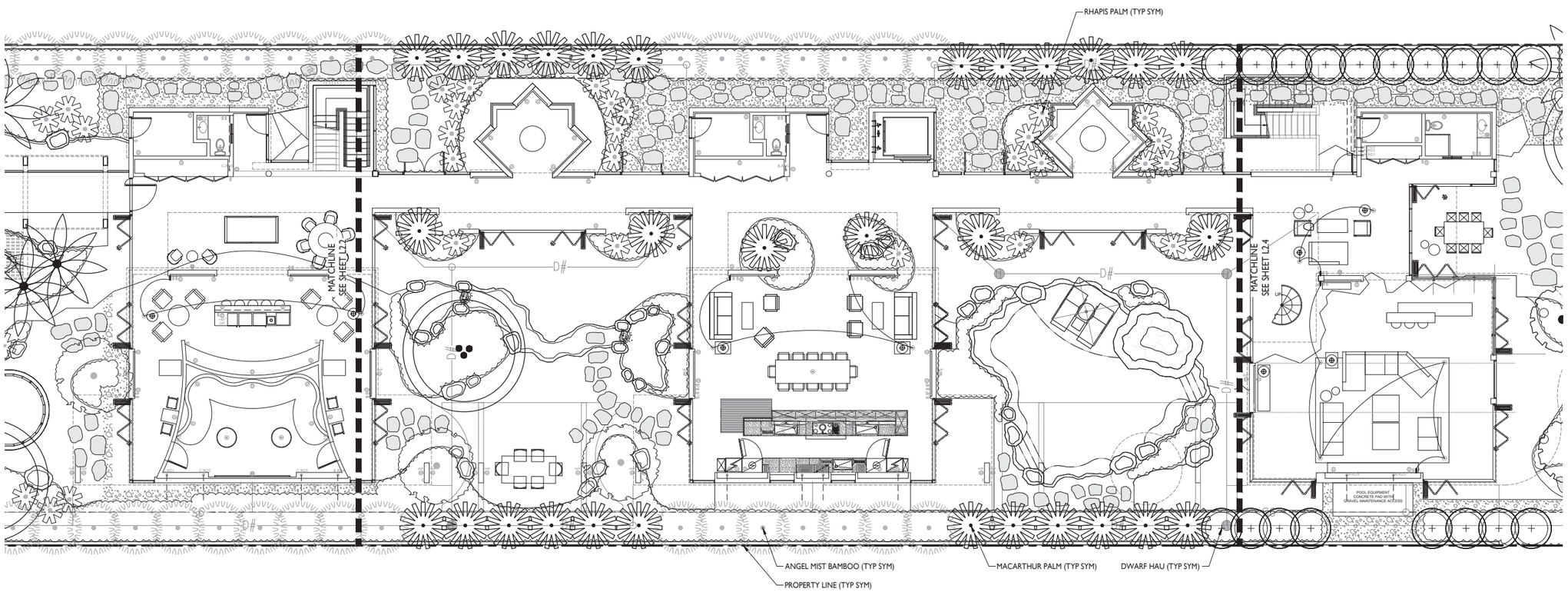
DATE: 5/16/2022

PROJECT #: 2024

PLANTING PLAN - 2

SCALE: AS SHOWN

L2.2



PLANTING PLAN - 3

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

N

0 4 FT 8 FT

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS
PACKAGE

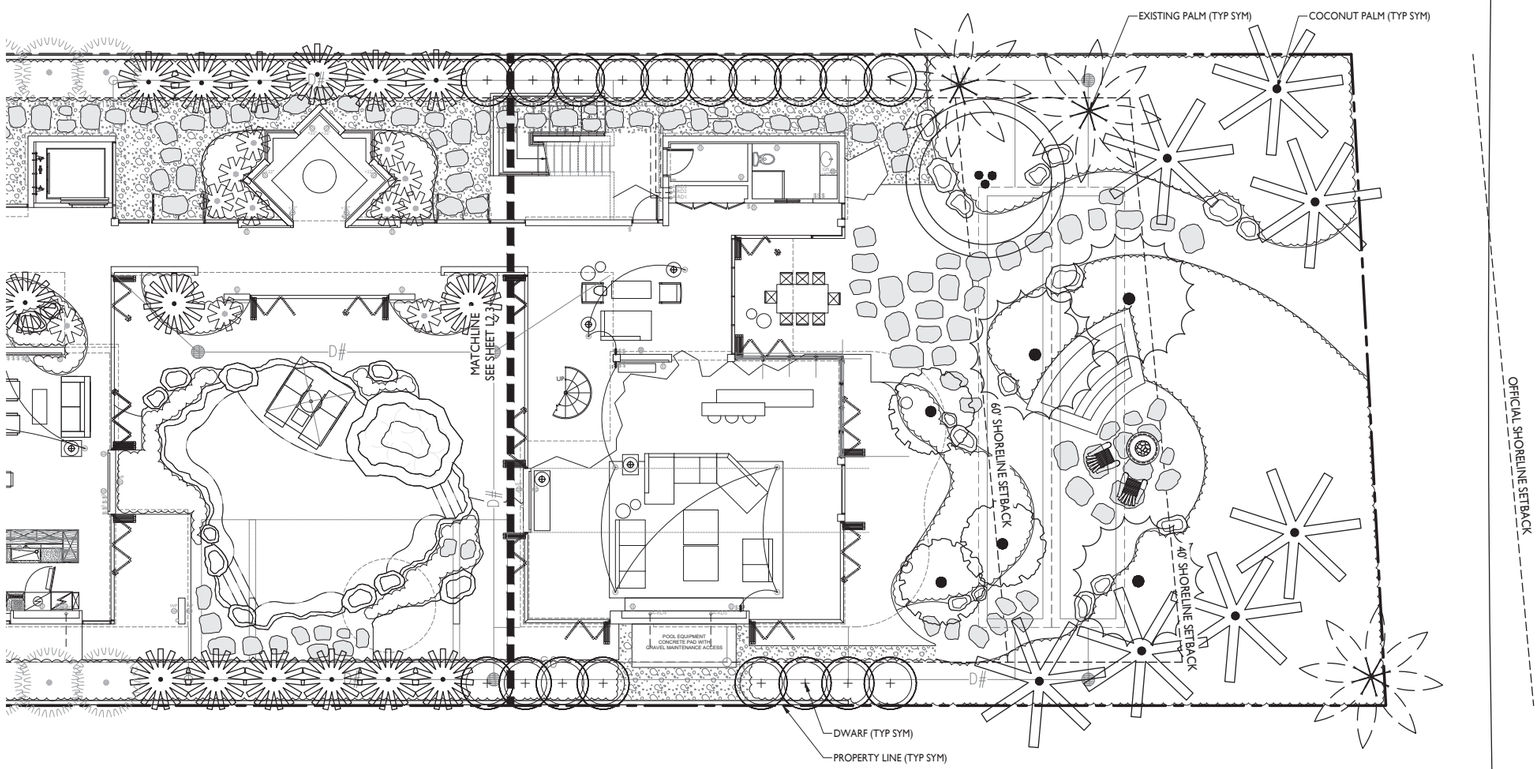
DATE: 5/16/2022

PROJECT #: 2024

PLANTING
PLAN - 3

SCALE: AS SHOWN

L2.3



PLANTING PLAN - 4

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

N

0 4 FT 8 FT

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

DATE: 5/16/2022

PROJECT #: 2024

PLANTING PLAN - 4

SCALE: AS SHOWN

L2.4

PLANTING SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	AM2	Aleurites moluccana / Kukui	25 gal	3" CAL. MIN.	2		Well branched, FULL CANOPY
	FAG BER	Fagraea berteriana / Pua Kenikeni	25 gal	2" Cal. Min.	4		Well branched
	HIB DWA	Hibiscus tiliaceus `Dwarf` / Dwarf Hau	5 gal.	2"Cal	27		Bushy
	PT	Pandanus tectorius / Hala	45 gal.	6"-8" Cal.	5		Well branched
	PC2	Plumeria rubra `Candy Stripe` / Frangipani	25 gal	2`-3` CAL.	3		Multi-Branching
	SAM SAM	Samanea saman / Monkeypod Tree	Field Stock	6"-8" Cal.	3		
	SS8	Sapindus saponaria / Manele	45 gal	3" CAL. MIN.	1		Specimen from National Tropical Botanical Garden, Full canopy

PALM TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	PRI DWA	Pritchardia hillebrandii / Loulu Palm	45 gal.	4"-6" Cal	16		6'-7' Height, size per HOA design guidelines

PALMS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	CN5	Cocos nucifera / Coconut Palm	Field Stock		7		Clean trunk
	PM2	Ptychosperma macarthurii / Macarthur Palm	25 gal.		62		MIN. 3 CANES PER PALM, CLEAN TRUNKS

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	DA	Dendrocalamus minor `Amoenus` / Angel Mist Bamboo	15 gal		54		
	RE2	Rhapis excelsa / Rhapis Palm	5 gal	as shown	45		BUSHY

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL PLANT QUANTITIES AND DIMENSIONS PRIOR TO INSTALLATION. QUANTITIES SHOWN ON PLANT LIST AND MATERIAL SCHEDULES ARE FOR REFERENCE ONLY, VERIFY ACTUAL QUANTITIES AS SHOWN ON PLAN. IF THERE IS A DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE.

2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.

3. PRIOR TO TREE AND SHRUB HOLE EXCAVATION, ALL PLANTING LOCATIONS SHALL BE STAKED OUT BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT. DO NOT PLANT UNTIL GROUND HAS BEEN PREPARED AND FREE OF STONES GREATER THAN 1/2", DIA., SITE IS NEAT, ORDERLY, AND THE LANDSCAPE ARCHITECT ACCEPTS SITE FOR PLANTING.

4. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCE IN PLANS AND ACTUAL FIELD CONDITIONS.

5. NOTIFY LANDSCAPE ARCHITECT 30 DAYS PRIOR TO PLANTING OPERATIONS FOR APPROVAL OF ALL PLANT MATERIAL AT PLACE OF GROWTH. ALL PLANT MATERIAL NOT APPROVED BY THE LANDSCAPE ARCHITECT WILL BE SUBJECT TO REJECTION. THE LANDSCAPE ARCHITECT WILL INSPECT PLANTS AT THE PLACE OF GROWTH AND AFTER THE DELIVERY TO THE PROJECT. EACH TREE SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT. TREES DELIVERED TO THE PROJECT WITHOUT LANDSCAPE ARCHITECT'S TAG WILL BE REJECTED.

6. PLANTS SHALL MEET SIZE INDICATED BY MINIMUM HEIGHT AND SPREAD. PLANTS SHALL BE STRAIGHT AND UNIFORMLY SHAPED, UNLESS UNIQUE OR SPECIAL CHARACTERISTICS ARE SPECIFIED, AND SHALL BE UNDAMAGED, SOUND, HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECT INFESTATION. PLANTS NOT CONFORMING TO THESE REQUIREMENTS ON DELIVERY TO THE PROJECT AND AT THE END OF THE PLANT ESTABLISHMENT PERIOD WILL BE REJECTED.

7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE REMOVAL AND DAMAGES RESULTING FROM PLANTING ANY PLANT SPECIES LISTED ON THE HAWAII DEPARTMENT OF AGRICULTURE 'NOXIOUS WEED RULES' AS DEFINED IN THE STATUTE, HAWAII ADMINISTRATIVE RULES 4:68:1 OR THE 'FEDERAL NOXIOUS WEED LIST' AS DEFINED IN TITLE 7 OF THE CODE OF FEDERAL REGULATIONS (CFR), PARTS 360 AND 361.

8. ALL TREE WORK MUST ADHERE TO AMERICAN NATIONAL STANDARD INSTITUTE (OR ANSI) - A300 TREE CARE STANDARDS AND ANSI-Z133 SAFETY STANDARDS FOR TREE WORK. WORK SHALL BE CONTRACTED TO ARBORISTS THAT HAS BEEN CERTIFIED IN GOOD STANDINGS AS AN ISA CERTIFIED ARBORIST FOR AT LEAST 5 YEARS TO ASSURE THAT TREE WORK IS PERFORMED PROPERLY AND TREES ARE NOT DAMAGED BY PRACTICES SUCH AS TOPPING, FLUSH CUTS, OVER-THINNING, OR CLIMBING WITH SPIKES. CONTRACTOR SHALL SUBMIT A COPY OF THE ISA ARBORIST CERTIFICATION OF GOOD STANDING OF 5 YEARS TO THE LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS PRIOR TO TREE PRUNING.

9. FOR THE DURATION OF CONSTRUCTION WITHIN THE DRIP LINE OF TREES TO REMAIN THERE MUST BE: NO CHANGES, ALTERATIONS OR DISTURBANCE TO THE GRADE BY ADDING FILL, EXCAVATING OR SCRAPING EXCEPT AS NOTED ON PLANS; NO STORAGE OF CONSTRUCTION MATERIAL OR EQUIPMENT; NO STOCKPILING OF ANY CONSTRUCTION MATERIAL OR ANY EXCAVATED MATERIAL NO DISPOSAL OF ANY LIQUIDS (E.G. CONCRETE SLEUTH, GAS, OIL, PAINT); NO VEHICULAR TRAFFIC, EQUIPMENT OR EXCESSIVE PEDESTRIAN TRAFFIC NO ATTACHMENT OF ANY WIRES, ROPES, LIGHTS, OR ANY OTHER SUCH ATTACHMENT OTHER THAN THOSE OF PROTECTIVE NATURE TO ANY TREE TO BE PRESERVED; AND NO CLEANING OF EQUIPMENT OR MATERIAL UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES TO REMAIN.

10. PROTECTIVE FENCE SHALL BE ERECTED AROUND TREES IDENTIFIED ON PLAN OR TREES WITH TRUNK DIAMETER GREATER THAN 24 INCHES AS MEASURED AT HEIGHT OF 4 1/2 FEET. PROTECTIVE FENCE SHALL BE 4 FEET HIGH ORANGE PLASTIC MESH OR APPROVED EQUIVALENT SUPPORTED ON STEEL T-POST A MINIMUM OF 6 FEET LONG. PROTECTIVE FENCE SHALL SURROUND TREE AT MINIMUM OF 20 FEET FROM OUTSIDE EDGE OF TREE TRUNK WITH STEEL T-POST AT A MINIMUM OF 5 FEET ON CENTER.

11. IF TREES OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL ARE DAMAGED BEYOND SURVIVAL CONDITIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REMOVE SUCH TREES AND REPLACE THE TREE WITH A SAME SPECIES AND SIZE AND MAINTAIN FOR THE DURATION OF CONSTRUCTION OR 12 MONTHS WHICHEVER IS GREATER AT NO COST TO THE OWNER.

12. PROVIDE AN EVEN LAYER OF PLANTING SOIL OVER ALL PLANTING AREAS. REFER TO THE SPECIFICATIONS FOR TOPSOIL MIXTURE DEPTH. REPRESENTATIVE SAMPLES OF SOIL FROM PROJECT SITE SHALL BE SUBMITTED TO A LABORATORY ACCEPTABLE TO THE LANDSCAPE ARCHITECT FOR ANALYSIS OF REQUIRED SOIL AMENDMENTS. TEST RESULTS AND FERTILIZATION SCHEDULE SHALL BE PRESENTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE BEFORE PLACING PLANTING SOIL. UNIFORMLY DISTRIBUTE FERTILIZER AND AMENDMENTS OVER PLANTING AREAS AS RECOMMENDED BY THE SOIL ANALYSIS REPORT. ROTOTILL TOP LAYER OF SOIL TO EVENLY INCORPORATE FERTILIZER AND AMENDMENTS.

13. GUY WIRES, FLAGGING, STAKES, WINDBREAKERS, ETC. SHALL BE MAINTAINED AND REPLACED IF NECESSARY BY THE CONTRACTOR UNTIL THE TREE OR SHRUB IS ABLE TO STAND BY ITSELF. THE CONTRACTOR SHALL REMOVE AND DISPOSE AT THE END OF PLANT ESTABLISHMENT PERIOD.

14. AFTER INSTALLATION OF PLANTING & IRRIGATION, LANDSCAPE CONTRACTOR TO PROVIDE MARK-UP INFORMATION OF ANY CHANGES MADE IN THE FIELD TO THE FINAL AS-BUILT PLANS.

15. ANY ALTERATION/ADJUSTMENT TO THESE PLANS AFTER CONSTRUCTION IS COMPLETE SHALL BE CONSIDERED FIELD-POSTED AS-BUILT PLANS. INFORMATION ADDED AS FIELD-POSTED AS-BUILT PLANS ARE NOT DRAFTED AS PART OF THE DESIGNED CONSTRUCTION DOCUMENTS AND MUST BE VERIFIED IN THE FIELD.

West Edge Architects
PETER M. MITSAKOS & ASSOCIATES, INC.
128 Sierra Street,
Suite C
El Segundo, California 90245
310 821 2399

WEY RESIDENCE

WEY RESIDENCE

126 SOUTH KALAHEO AVE.,
KAILUA, HI 96734

ENTITLEMENTS PACKAGE

DATE: 5/16/2022

PROJECT #: 2024

PLANTING SCHEDULE & NOTES

SCALE: AS SHOWN

L2.5

Appendix J

Kailua Neighborhood Board No. 31
August 2021 Minutes

KAILUA NEIGHBORHOOD BOARD NO. 31

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

DRAFT REGULAR MEETING MINUTES
THURSDAY, AUGUST 5, 2021
Via VIDEO TELECONFERENCE (WEBEX)

CALL TO ORDER – Chair Hicks called the meeting to order at 7:00 p.m., performing a roll call, with a **quorum of 13 board members present**. Note: This 19-member Board requires 10 members to establish quorum and to take official Board action.

Board Members Present – Josiah Akau, Bill Hicks, Jade Lau, Levani Lipton, Kathy Thurston, Claudine Tomasa, Dan Vermillion, Donna Wong, Gary Weller, Kelli Ann Kobayashi, Jennifer Tobara-Honold, Steve Trecker, Mele Kalama-Kingma, David Laeha (arrived at 7:04 p.m.).

Board Members Absent – Alan Akao, Colin Kippen, Jon White, and Jeff Zuckernick.

Guests – Captain Aaron Jones (Honolulu Fire Department), Lieutenant John Asing (Honolulu Police Department), Danielle Ornellas (Board of Water Supply); Representative Lisa Marten, Meagan Ostrem (Marine Corps Base Hawaii), Traci Brown (HSH), Representative Pat Branco, Councilmember Esther Kia'aina, Representative Scot Matayoshi, U.S. Representative Kai Kahele and Roz Makaula, Kimeona Kane (808 Cleanups); Brandon Wey, E. Yoji Eguchi, Georgi DeCosta, Amelia McKenzie, Elleen Hilton (Windward Coalition), Pua, Wayman, Dana Gusman (Alexander & Baldwin), Vincent Shigekuni (PBR Hawaii & Associates), Peter Mitsakos (West Edge Architects), Aga Conboy, Don Kobayashi, Carrie Ragsdale, Margaret Novack, Verna Pacheco, Noela Napoleon, Carol Abe, Ben Rowe, Ione Gumpfer, Melodie Aduja, Lynn Kenton, Heather Shank (Residents and Guests) and Spencer Johnson (Neighborhood Commission Office). **Note: Name was not included if not legible. There were 55 total attendees.**

Oath of Office: Neighborhood Assistant Johnson performed the Oath of Office, officially swearing-in members Jennifer Tobara-Honold, Steve Trecker, and Mele Kalama-Kingma.

ELECTION OF OFFICERS TO SERVE FROM AUGUST 5, 2021 to JUNE 30, 2022
Chair Hicks asked for nominations for Board Secretary. Weller nominated Jennifer Tobara-Honold, Seconded by Tomasa. Hearing no objections, Tobara-Honold was elected Board Secretary, (13-0-0). (Aye: Akau, Hicks, Kalama-Kingma Tomasa, Kobayashi, Lau, Lipton, Thurston, Tobara-Honold, Trecker, Vermillion, Weller, Wong; **Nay:** None; **Abstain:** None.)

Chair Hicks asked for nominations for Board Treasurer. Hearing no nominations, this item was deferred.

Laeha arrived at 7:04 p.m., 14 members present.

ANNOUNCEMENTS - TheBus Route 87: The Kailua-Downtown Express route will be limited to one (1) route, each way, effective on August 22, 2021.

VACANCY: Sub District 2 - Enchanted Lake
Wong nominated Amber Granite to fill the Sub District 2 vacancy. Wong disclosed Granite as her niece. **Weller seconded the nomination. Hearing no objections, Amber Granite was elected as a board member, (14-0-0) (Aye:** Akau, Hicks, Kalama-Kingma Tomasa, Kobayashi, Laeha, Lau, Lipton, Thurston, Tobara-Honold, Trecker, Vermillion, Weller, Wong; **Nay:** None**; Abstain:** None).

Granite joined the meeting, 15 present.

PUBLIC AGENCIES
Honolulu Police Department (HPD) – Lieutenant John Asing reported the following.

- July 2021 Statistics: Motor Vehicle Thefts: nine (9); Burglaries: 10, Thefts: 33, Vehicle Break-ins: 45.

Honolulu Fire Department (HFD) - Captain Aaron Jones reported the following.

- July 2021 Statistics – There was one (1) structure fire, one (1) nuisance fires, eight (8) activated alarms, 99 medical calls, five (5) vehicle crash/collisions, seven (7) mountain rescues, and two (2) hazardous material incidents.

- Safety Tip: Captain Jones shared child-heating source safety tips.

Questions, comments, and concerns followed. Rescues: Lau asked if there was a way to differentiate the statistics between residents and tourists.

Board of Water Supply (BWS) – Danielle Ornellas reported the following.

- Bill Payment: Upgrades to the payment portal includes ability to start/stop water service, enroll in paperless billing, customer service communication (via email), and online bill payment.
- Lanikai Water System Improvement Project: Phase one will be completed by the end of August 2021.

Questions, comments, and concerns followed. Signage: Weller inquired about additional signage displaying traffic delays.

Marine Corps Base Hawaii (MCBH) – Meagan Ostrem reported the following.

- Military Training: Bellows Beach Park will be closed for Military training purposes through August 20, 2021.
- Back Gate Construction: Construction continues the rear gate base entry.
- Patriot's Day: Week of Service during the week of 9/11/21. Service opportunities are needed.

Questions, comments, and concerns followed.

1. Loud Noises: Thurston inquired about loud "booms" asking if these are caused by Military training.
2. Drone: Weller raised concerns with a drone flying over the Base.
3. Community Service: Granite inquired about the service opportunities for Patriot's Day.
4. Military Training: Kobayashi inquired about the Military training exercises relating to the closure of Bellows.
5. Aircraft: Wong asked what type of aircraft will be used during the training and the flight patterns.

ELECTED OFFICIALS

Mayor Rick Blangiardi's Representative – No representative present, Chair Hicks reported the following.

- Kapa'a Quarry Road: The roadside area was cleared in sections, in May of 2021. Future encampments can be cleared, following landowner action.
- Parking Concerns: Two (2) citations were issued within the past year, investigation will continue to identify illegally planted bushes and rocks, preventing public parking. Notice of specific addresses will streamline the process.
- Roadway Striping: The markings near Buzz's Steakhouse resulted in a service request. Restriping has been scheduled for late July, early August 2021.
- Youth Sports: Spectators are currently now allowed at Youth Sporting events.
  Wendy's Wall: Wendy's will build a wall, the Department of Planning and Permitting (DPP) has approved providing pedestrian access from Uluopihi Loop, vehicular access will not be provided from Uluopihi Loop, and because the Wendy's property line is along the City's existing sidewalk, the City would need to demolish the sidewalk to install something to block car headlights from residences.

Questions, comments, and concerns followed.

1. Kapa'a Quarry Road: Weller commented that the current length of vegetation creates a safety hazard, thick grass/weeds limit visibility, and unfamiliar motorists do not realize the water on either side of the road.
2. Wendy's Sidewalk/Wall: Wong raised concerns with the response from the Department of Design and Construction (DDC). Wong commented that there are no sidewalks in Pohakapu. Residents Ben Rowe, Noela Napoleon, and Verna Pacheco reiterated concerns about the response. Resident Pacheco lives behind Wendy's, she commented that deliveries keep her up all night. Headlights, menu board lights, loud noises, and cleaning services add to the nightly disruption. Thurston asked if there was any noise violation pursued or legislative mitigation to pressure the owner. Representative Marten commented that she communicated with Cotti Foods and was unaware a wall was approved with pedestrian access. Representative Marten commented that Wendy's is allowed to operate 24/7 and suggested a change in regulations for businesses that are next to residences. Councilmember Kia'aina reported that Corporation Council indicated that the City was not prohibited from moving forward on the project to build a wall. Councilmember Kia'aina commented that the next step was to get landowner consent to move forward on the building of the wall. Chair Hicks commented that the information provided in the city's report could be dated. Resident of Ulumanu, Traci Brown, raised concerns with road safety, reported illegal U-turns, and the merge lane being co-opted as a drive-through line. Brown suggested delineators to block the drive through in a way that the merge lane cannot be used for the drive through. Brown also raised concerns with individuals drinking and talking loudly outside of Wendy's at 1:00 a.m. Brown suggested the use of plastic dumpsters to reduce noise levels. Representative Marten reported that the Department of Transportation Services did install a sign notifying

motorists the U-turn is 400 feet ahead. Lau commented that the Department of Health carries a lot of weight in the food industry. Lau recommended calling HPD every time a traffic violation or hazard is observed. Lau commented that the safety studies and traffic studies were done during the Covid-19 lockdown and when school was not in session. Resident Rowe agreed. Wong commented that the bike lane might be another option to change the traffic issues.

Governor David Ige's Representative – No representative present, a written report was distributed via email. Chair Hicks reported the following:

- Emergency Proclamation: The emergency proclamation expires on Friday, August 6, 2021, whereupon Governor Ige can choose to extend it.

RESIDENT AND COMMUNITY CONCERNS

ELECTED OFFICIALS

Councilmember Esther Kia'aina - Councilmember Kia'aina reported the following.

- Wendy's Update: Continuing work on this issue, will provide an update in September 2021.
- Maunawili Falls: Effective July 15, 2021, the trailhead will be closed for two (2) years. A petition can be signed for a temporary band during the duration of the closing. A petition would require 75% concurring and the consent of the Neighborhood Board.
- Kailua Boat Ramp: Received a briefing from the DCC; planning process will start in 2022, planning and design would cost $4 Million and construction about $5 Million.
- Traffic Delays: Depending on the Board of Water Supply's work, some residents reported two (2) hour travel times leaving Lanikai. Working on limiting traffic to local traffic only.

Questions, comments, and concerns followed.

1. Boat Ramp: Weller suggested community input during the planning and design phase. Weller suggested building the boat ramp in a location other than the current location, allowing boat access during the construction process. Thurston agreed, requesting community input.
2. School District: Lau commented on behalf of resident Aga Conboy regarding a lack of school zone signage near the Board of Water Supply construction project.
3. Beach Access: Kalama-Kingma raised concerns with beach access, suggesting long term parking permits for residents.
4. School Signage: Resident Conboy reiterated concerns expressed by Lau, she mentioned a work order from 2018 for 20 signs notifying motorists about school crossing along the street has been unfulfilled.

Roz Makaula, on behalf of U.S. Representative Kai Kahele: Makaula reported the following.

- Russian Ship: There was a Russian combat ship operating in international waters, about 20-30 nautical miles off the shore of Kauai.
- Illegal Immigrants: Submitted a community relations services request whether illegal immigrants have been flown to Hawaii, awaiting a response.
- Flight Patterns: An area control center is responsible for the flight paths. NextGen, an air transportation system led by the FAA to modernize America's air transportation system is being implemented.
- Funding: $5.8 Million was advanced for community funded projects within the district.
- National Guard: Passed a Bill to reimburse National Guard units for providing capital security in the aftermath of the January 6, 2021, insurrection.

U.S. Representative Kai Kahele – Representative Kahele reported the following.

- Congressional District Work Period: Observing conditions at home in August.
- National Defense Authorization Act: Will be addressed in September.
- Hawaii National Guard: The state has been reimbursed for costs associated with the HNG supporting security measures in Washington, DC.

Questions, comments, and concerns followed.

- Helicopter Noise Concerns: Representative Matayoshi encouraged cooperation between entities for addressing these issues. Representative Kahele has requested the FAA directly seek input from the Kailua and Kaneohe Neighborhood Boards as they draft new regulations.

Senator Jarrett Keohokalole – No report given.

Representative Patrick Branco – Representative Branco reported the following.

1. Aikahi Elementary: The Department of Education is acquiring the deed for land from the City.
2. Cleanups: Participated in a cleanup of the area around Windward Boats, removed a dozen shopping carts from the marsh. Working to create a monthly cleanup.
3. Commercial Activity: Call HPD if you see illegal commercial activity.

Senator Chris Lee – No report given.

Representative Lisa Marten – Representative Marten reported the following:

- Aircraft Noise: Submit Aircraft noise complaints at https://www.faa.gov/noise/inquiries/
- Covid-19 Pandemic: The Covid-19 vaccine works for the Delta variant, get vaccinated with at-home-vaccinations.
- Illegal Commercial Tours: Fines for commercial activity violations have increased to $5,000.
- Farmers Market: Sunday, August 15, 2021, near Keolu Theatre.

Questions, comments, and concerns followed.

1. Testing Travelers: Kalama-Kingma asked if vaccinated travelers require a Covid-19 test result.
2. Covid-19 Numbers: Granite requested information regarding the numbers of infections/vaccinations.
3. Freedom: Thurston commented on the right to choose, respecting people's decisions.
4. Schools and Covid-19: Kalama-Kingma raised concerns with children possibly being bullied based on their decision to get vaccinated or take the Covid-19 test.
5. Aerial Advertising: Laeha raised concerns with helicopter tours.
6. Covid-19 Vaccination: Laeha urged everyone to get vaccinated as it deals with everyone's health and can prevent this pandemic from continuing to affect our lives.

Representative Scot Matayoshi Representative Matayoshi reported the following.

- Maunawili Falls: Trailhead has been closed in order to relocate the trailhead; volunteers staff the hike to turn away visitors.
- Covid-19: Get vaccinated, very few cases from vaccinated individuals.

Questions, comments, and concerns followed. Air traffic: Laeha commented on aerial advertising and tour helicopters.

REPORTS FROM MEMBERS WHO ATTENDED OTHER MEETINGS - None.

PRESENTATION

Special Management Area Use Permit for 126 S. Kalaheo Avenue Mr. Vincent Shigekuni, PBR Hawaii & Associates and Peter Mitsakos, West Edge Architects presented the following:

Peter Mitsakos stated that the property is in the special management district and that is why they are presenting to the Neighborhood Board. They are also presenting to be good neighbors. The property is outside of the flood plain and would not be impacted by the anticipated sea level rise of 3.2 feet. Mitsakos showed the design of the proposed site plan. He indicated that the PZ&E committee indicated concern over the building being too large and out of scale for the neighborhood and of the possibility that it would be used commercially instead of as a traditional house. Mitsakos stated that the house is comparable to the neighboring houses. The house is allowed to be built to .7 of floor to area ratio, and only is being proposed to come out to .37, which is similar to the neighboring houses at .36 and .45 and about half of the allowable density. Mitsakos showed multiple views of the proposed house, showing the dense foliage that is meant to be planted and the inconspicuousness of the house. The building is supposed to be a minimum of 40 feet behind the shoreline and is designed to be 83 feet behind that and also aligned with the houses on the either side. Brandon Wey (property owner) stated that he has been in Hawaii for a few years and loves the Kailua beach area. He addressed concerns of potentially renting out the house by saying that he has never rented out any of his properties. Wey said that he plans to use it as a home to retire in. Wey said that he does not throw any loud parties. Mitsakos offered to show floor plans to anyone interested in seeing them, and reemphasized that their intentions are to be good neighbors.

Questions, comments, and concerns followed.

1. Variances: Chair Hicks thanked the presenters and said that the reason this came to the board was because of the special management area use permits need to be made available to the public through the Neighborhood Board. He asked if there are any variances being requested. Mitsakos confirmed that no variances were being requested, and that the building is just over 13,000 square feet.

2. Measurement: Wong brought up the comment of not having a certified shoreline measurement, but that they are 83 feet away. Mitsakos responded and said that the process is that they have a licensed surveyor establish what they think is the shoreline, but only the state can officially say what is the shoreline. He stated that they are relatively confident of it considering the location of the houses on either side. If they do need to move it back more, it would not be a problem. Wong asked if they would have a certified shoreline during the EA process. Mitsakos replied that they have made an application to the state who determines the accuracy of the measurement, and that process takes 6 months.
3. Environmental Assessment: Wong asked when they expect the EA to come out. Mitsakos said that they have started the assessment process and there are multiple stages. They expect the whole process including public comments, time to respond, and discussions with DPP will take until March of next year, but they expect that it would come out this fall (2 months from now).
4. Design: Weller expressed concerns to Wey about the design of the house being in modules and a possible vacation rental that could be rented out in the future as separate units. He also expressed concern about this becoming an entertainment complex, considering Brandon's background. Weller asked for assurances that this house will be used for Wey and his family. Wey said that he does agree to not use the property as a vacation rental and has never used any of his properties for that purpose. He said that he wanted a spiritual place where he will not be disturbed and will not disturb his neighbors.
5. Floor Plan: Mitsakos showed the floor plan for the inside of the house, showing that there is only one kitchen, and the modules cannot be separated in parts. Weller asked Mitsakos to send the floor plan in a pdf to the Board Chair.
6. Website: Lau asked if Mitsakos had a website where she could see other properties and developments he has done. Mitsakos gave his website: www.westedgearchitects.com.
7. Native Plants: Kobayashi said that she liked the environmental aspects of the property and hoped they will consider using native plants. She asked if there would be any changes to shoreline vegetation as sometimes people have tried to extend their property by using vegetation along the shore.
8. Future: Granite said that she is speaking from the perspective of someone who was born and raised in Kailua and is an adult now living in Kailua. She asked Wey if he intends for this property to be one that he passes down to different generations that come after him or if it would be sold. She said that she comes from a family who purchased their home for $90,000 at the time it was being developed and now we are listening to a proposal of a home worth millions of dollars. Granite said that she wanted to raise the point that these types of properties raise property values and make it unaffordable for future generations to be able to live in Kailua. She said that we are under the impression as local people that we are going to pass down our land to future generations and hopes that those who come into the community would have the similar mindset, keeping in mind that these are ancestral lands that we are going to live on.
9. Previous Structure: Trecker said that he wants whoever is doing the EA to check with the City and County of Honolulu to find out whether or not the previous structure on the property was a vacation rental. Trecker said that if it was a vacation rental, somewhere down the road it could be used as one again. He also said that he is concerned that most properties are 1 story properties and doesn't like two (2) story structures being built that are looming above the beach, which doesn't match the rest of the area.
10. Surveys: Thurston asked if there are any requirements for archaeological surveys. Mitsakos confirmed that they are hiring an archaeologist to do a survey as part of the EA and they will have to do more work if they find something.

Vermillion left at 10:31 p.m., 14 members present.

Kobayashi left at 10:35 p.m., 13 members present.

BOARD MOTIONS
The Kailua Neighborhood Board supports the recommendations of the PZ&E committee on revisions to the Land Use Ordinance. (Planning, Zoning, and Environment Committee motion.)

Wong introduced the motion and said that she wouldn't go into great detail about the importance of the land use ordinance but would let what happens at Wendy's stand for itself. She said that the Wendy's property and bordering Ko'olau Farmers property were probably initially residential and then Kaneohe Ranch took those properties out and put them in business zoning. The noise that is happening at night and the activities, under this zoning, are permitted. She said that the motion is about seeing something that you don't like and does not fit in, yet it is somehow permitted either automatically through induced ordinance or with a conditional use permit.

The Motion PASSED; (12-0-1) (Aye: Akau, Granite, Hicks, Kalama-Kingma, Lau, Lipton, Thurston, Tobara-Honold, Tomasa, Trecker, Weller, Wong; **Nay**: None; **Abstain**: Laeha).

The Kailua Neighborhood Board requests a presentation on the inspection report on the status of the Keopu Flood Control Basin and plans to restore functionality of the Keopu Flood Control Basin. (Pollution of Kailua Waterways and Beaches Subcommittee motion.)

Lipton introduced the motion and said that the motion affirms the importance of the function of the silk basin in terms of catchment and settling out of sediment, especially during large rains and heavy flood events. She said that there are many upland housing developments, and in March of this year the big rain caused a lot of sediment to come off the mountainside and flowed directly into Kaelepulu wetland instead of getting trapped in the poorly maintained silt basin. This causes pollution all the way down to the canal, where there are three (3) endangered bird species that live there, and then on to Kailua Bay. The resolution is meant to protect the birds and mitigate some of the pollution.

The Motion PASSED; (13-0-0) (Aye: Akau, Granite, Hicks, Kalama-Kingma, Laeha, Lau, Lipton, Thurston, Tobara-Honold, Tomasa, Trecker, Weller, Wong; **Nay**: None; **Abstain**: None).

APPROVAL OF REGULAR MEETING MINUTES - Thursday, July 1, 2021
Minutes were amended with 3 corrections by Laeha regarding his comments: (1) under Councilmember Esther Kia'aina's remarks, He encouraged participation with DLNR in the planning and involvement of the Maunawili neighborhood in the management of the "Trail head" and trails and personally offered to assist in these efforts.; (2) under Representative Scot Matayoshi's remarks, Laeha commented that the US Supreme Court upheld a City and County's ban on Aerial ads in December of 2006. This ban addressed the economic, aesthetic and safety issues affecting the community restricting aerial advertising and that similar legislation restricting tour operators should be put in place.; (3) under U.S. Representative Kai Kahele's remarks, Laeha commented on the lack of enforcement of helicopters allows tour operator to fly when they want, where they want and as often as they want. We need tracking and enforcement from the ground.

Hearing no objections to the amendments, the Thursday, July 1, 2021, Regular Meeting Minutes were APPROVED as amended by UNANIMOUS CONSENT; (13-0-0) (Aye: Akau, Granite, Hicks, Kalama-Kingma, Laeha, Lau, Lipton, Thurston, Tobara-Honold, Tomasa, Trecker, Weller, Wong; **Nay**: None; **Abstain**: None).

COMMITTEE REPORTS - Stand as published below. Chair Hicks commented that we could not have had an in-person meeting due to the COVID spike. However, by the end of the year, online meetings will also have to have an in-person location per the new law.
Executive Committee: Chair, Bill Hicks

- In-person KNB meetings at the Kailua District Park starting on August 5th in a hybrid format with equipment provided by the NCO were planned.

Public Safety, Public Health, and Civil Defense (PSPHCD) Committee: Chair, Claudine Tomasa
Improving HPD statistical reporting to the Kailua Neighborhood Board
Public Safety, Public Health, and Civil Defense (PSPHCD) Committee: Chair, Claudine Tomasa

- Residents raised concerns regarding the Vaping Shop in Kailua next to the 7-Eleven Store on Kailua Road since vaping is an epidemic affecting youths and the store is located in proximity to a public school. This public health concern must be addressed within the legislative arena.

Pollution of Kailua's Waterways and Beaches PSPHCD Subcommittee: Chair, Levani Lipton

- The importance of monthly maintenance and cleaning at Kailua Beach Park was stressed.
- The blue water task force of Surfrider Foundation is looking for volunteers to train and collect water quality samples.
- Resident Bourke recommends that water quality data and results be shared with the public and visitors, and that monthly results can be posted at Kailua Beach Park.
- A resolution was brought forth concerning the need for regular maintenance of the Keopu Silt Basin.

Transportation and Public Works Committee: Chair, Bill Hicks

- A three-hour in-person meeting was held on July 13, 2021, where Complete Streets Administrator Renee Espiau provided an overview of the Complete Streets process. Projects will be accomplished as funding becomes available. Before a project receives final approval to proceed, a traffic study will typically be conducted to ensure the impacts of the proposed changes are acceptable.

- Kailua Complete Streets project proposals presented by DTS in May were reviewed in depth. Reductions from two lanes to one lane of vehicular traffic on Kailua Rd., Kuulei Rd., and Oneawa St. were questioned and Kuulei Rd. and Oneawa St. will be looked at further.

Planning, Zoning & Environment (PZ&E) Committee: Chair, Donna Wong

- The committee submits the following motion: "The Kailua Neighborhood Board supports the recommendations of the PZ&E committee on revisions to the Land Use Ordinance."

Government and Community Services Committee: Chair, Gary Weller

- A committee meeting was held via ZOOM on July 21, 2021, where continuing issues were reviewed, and the land fill situation was discussed.

Parks and Recreation Committee: Chair, Dan Vermillion

- Commercial Activity in Kailua Bay. Discussions regarding an increase in commercial activity in Kailua Bay, including canoe sailing tours landing on the Mokes and trucks unloading kayaks on the beach. Bill 11 should be reviewed and possibly amended.

COMMITTEE MEMBERSHIP MOTIONS

Mele Kalama-Kingma asked to join the Parks and Recreation committee. **Hearing no objections, Kalama-Kingma was appointed to the committee.**

TREASURER'S REPORT
Budget is $2,850. Olelo is $2,400 to broadcast, leaving about $450 for board business. Last month postage and mailing were $42, so if that is to be kept up, a budget augment of around $40 may need to be requested.

CHAIR'S REPORT - Chair Hicks reminded committee chairs that committee agendas for September are due by Sunday August 22, 2021.

ADJOURNMENT: Chair Hicks adjourned the meeting at 10:52 p.m.

Submitted by: Spencer Johnson, Neighborhood Assistant
Reviewed by: Lindon Valenciano, Neighborhood Assistant
Revised by: Bill Hicks, Chairman, Kailua Neighborhood Board

Appendix K

Archaeological Field Inspection and Background Literature Research

ASM Project 38230

October 29, 2021

Dr. Susan Lebo
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Suite 555
Kapolei, HI 96707

Re: Field inspection and background literature research support for the prepartion of an Environmental Assesment for the proposed replacement residence at 126 South Kalaheo, Kailua (TMK: (1) 4-3-012:030), Kailua Ahupuaʻa, Koʻolaupoko District, Island of Oʻahu.

Dear Susan:

As requested by West Edge Architects, ASM Affiliates (ASM) conducted an archaeological due diligence study of TMK: (1) 4-3-012:030 in Kailua Ahupuaʻa, Koʻolaupoko District, Island of Oʻahu. The subject parcel consists of roughly 0.85 acres of residential-zoned land located within a larger residential neighborhood along the coast in eastern portions of Kailua Bay. In an effort to provide a comprehensive analysis, and to assess the potential for encountering significant archaeological/cultural resources, this study summarizes background research on the culture-history and archaeology of the Kailua area as well as the results of a field inspection of the parcel conducted by ASM on October 10, 2021

Description of the Subject Parcel

The subject parcel, a residential lot, is located at 126 South Kalaheo Avenue, Kailua, TMK: (1) 4-3-012:030 (Figures 1-3). The lot stretches from South Kalaheo Avenue to the coast at Kailua Beach, covering 0.8535 acres (37,180 square feet). The parcel is bounded to the northwest and southeast by neighboring residential plots, bounded to the southwest by South Kalaheo Avenue, and bounded to the northeast by Kailua Beach. The subject parcel lies roughly in the eastern third of Kailua Beach, approximately 1.3 kilometers west of the beach's southern terminus at the Lanikai Monument, and 3 kilometers south of the northern terminus where Kawainui Canal meets Kailua Bay. Geologically, the lot is situated on dune (Qbd) and beach (Qby) deposits (Sherrod et al. 2007) (Figure 4), with Jaucus (JaC) sands – a fine, single grain sand ranging from pale brown to very pale brown most often found on slopes of less than seven percent (USDA Soil Staff 2020) (Figure 5). These deposits likely formed in the mid-Holocene from an accretion barrier in front of what was then Kawainui Bay, now Kawainui Marsh, when sea level was approximately two meters higher than it is today (Grossman and Fletcher 1998).

The property is a largely leveled area and is developed with two building foundations, a driveway, a circular fountain, and short brick wall with a metal gate (Figure 6). The northern extent of the lot is not levelled and contains several large, intact sand dunes where the property abuts the beachfront (Figure 7). The subject parcel currently contains the remnants of a driveway connecting South Kalaheo Avenue to several separate concrete foundations throughout the property. Records on file at the Department of Planning and Permitting (DPP) of the City and County of Honolulu indicate that structures on the property have been recently demolished. Permit #84371 was issued on January 3, 2020. This permit resulted in the demolition of a single-family dwelling at the back of the subject parcel (Figure 8) as well

as a garage and maid's quarters at the front of the subject parcel (Figures 9 and 10). The permit also indicates that the foundations will be removed at a later date.

The layout of the primary residence's former walls is still visible as cuts within the foundations, which are predominately comprised of concrete and floor tiles. The residence is connected to South Kalaheo Avenue by an asphalt driveway that forms a loop around the fountain in the southwestern portions of the property (Figure 11). A short brick wall and attached metal gate separate the inner driveway area containing the loop and fountain from the southernmost portion of the lot (Figure 6). The foundation of the maid's quarters is located adjacent to and east of the driveway at the south end of the property. The brick wall and gate extend from roughly the center of the maid's quarters to the west to create full separation between the main residence and street access. The back, northeastern portion of the subject parcel is undeveloped (Figure 11).

Culture-Historical Background for Kailua Ahupuaʻa

The subject parcel is situated within Kailua Ahupuaʻa, a land unit of the District of Koʻolaupoko on the island of Oʻahu. The plot is centrally located along the northeastern border of Kailua Ahupuaʻa and Kailua Bay, lying directly adjacent to the beachfront. According to Pukui et al. (1974:117), Koʻolaupoko can be literally translated into "short windward", referring to the district's geographic location on the east (windward) side of Oʻahu, and that it is smaller than the Koʻolauloa ("long windward") District which neighbors to the north. The translation of Kailua is "two seas" (Pukui et al. 1974:69), likely referring to the large ponds of Kaʻelepulu and Kawainui within the *ahupuaʻa*. According to oral traditions, a channel running underneath the hills separating the two ponds represented a romantic union between the male Kawainui Marsh and female Kaʻelepulu Pond, granting great *mana,* or "spiritual power" to the Kailua Ahupuaʻa (Paki 1976 in Mann et al. 2002).

Kailua Ahupuaʻa was known by the Hawaiian people as a "fat land", where food was bountiful and of great quality. A one and a half mile continuous terrace system stretching *mauka* (inland) from the edge of Kawainui Marsh provided vast quantities of taro, along with more terraces surrounding Kaʻelepulu Pond and its subsidiary streams (Sterling & Summers 1978:227). Kaʻelepulu was used as a fishpond, and contained "fat mullet, awa, ahole, and oopu… the fish were tender and always fat" and may have been as large as 216 acres (Sterling & Summers 1978:227-232). Kawainui was also used as a fishpond and "was the site of the Makalei tree, a famous mythological tree which had the power of attracting fish" and was overseen by the goddess Haumea (Sterling & Summers 1978:231). The fish were so plentiful and tame in Kawainui Pond that one who entered the water would be swarmed by them and could easily catch them using just their hands. Cleaning of the ponds was tiresome work, overseen by the *aliʻi* (elite) who directed the workers. Men, women, and children from across Koʻolaupoko and neighboring Waimanalo were brought to the Kawainui and Kaʻelepulu to pull the algae from the ponds, creating circles in the water out of the pulled vegetation. Any fish trapped in these circles would be theirs to keep (Sterling & Summers 1978:230).

The *ahupuaʻa* of Kailua did not stop at the beach, but continued roughly a mile offshore to the coral reefs of Kailua Bay, making Kailua the largest *ahupuaʻa* in the District of Koʻolaupoko. In addition to numerous avian resources, mollusks and other saltwater resources were collected from this reef, adding to the already abundant food resources in Kailua. High-quality basalt for tool-making was also accessible within the *ahupuaʻa* from a quarry just south of Kawainui (Sterling & Summers 1978:229).

With such abundance, the area became a popular destination for *aliʻi* from across the islands. Sterling & Summers write:

. . . The eyes looked with eagerness on the plain of Alele where the Cheif Kakuhihewa vacationed. It was beautiful from the flats of Alaala to the coast of Puunaʻo and Kalaeohua, from the place of the drifting sea weed of Kuahine of the place of the lipoa sea weed of Oneawa. (1978:232)

The plain of Alele was home to a significant recreational area and contained a celebrated race course as well as Pamoa, a 240-foot-long house constructed by Kakuhihewa. Aside from governmental roles, Pamoa was also a space for practice with weaponry, astrology, astronomy, instruction in royal songs and singing, and outside areas were reserved for running, cliff jumping, bowling, sliding, and boxing (McAllister 1933:189).

A lone mountain known as Olomana stands apart from the Koʻolau range in Kailua Valley, just southwest of Kaʻelepulu Pond and roughly 3 miles south of the project area. Oral traditions dictate how Olomana and Mahinui (the hills separating Kailua and Kāneʻohe Ahupuaʻa) were formed:

. . . Olomana was a noted warrior, famous for his great strength and his enourmous height [. . .] being twelve yards to the shoulders, and thirteen in height. He was a very brave man and was much feared. No chief or warrior dared to face him.

The ruler of Oʻahu, Ahuapau, employed a young warrior, Palila, to travel Oʻahu in a circuit, knowning that he would encounter Olomana upon reaching Kailua and, hopefully Palila would be defeated. Palila was raised in the temple of Alanapo, where the men are "richly endowed with supernatural powers and very great warriors (Sterling & Summers 1978:235)" Ahuapau initially tried to mislead Palila into believing the journey to be safe, though did inform Palila of the true intent of the mission before he left. Upon encountering Olomana, Palilia jumped upon his shoulders and after a brief encounter "struck him (Olomana), cutting him in two; one portion flew toward the sea, being Mahinui, and the other portion remained where he stood, being the present hill of Olomana" (Sterling & Summers 1978:235-236).

During the Great *Māhele*, the *ahupuaʻa* of Kailua was originally claimed by Kauikeaouli then later given to his wife, Hakaleleponi Kalama (Kameʻeleihiwa 1992:263-264). A total of eighteen *konohiki* were awarded *ʻili* in Kailua which diminished Kalama's land awards tremendously (ibid.). A total of 132 *kuleana* claims were made for Kailua. The project area is situated on *LCAw*. 4452:12, which was awarded to Queen Kalama in June 1852. No other *LCAw*. are located in the vicinity of the project area.

By the early 1900s, much of the Kailua area had been converted into numerous cattle, sheep, and horse ranches, the largest of which being Kaneohe Ranch. Between 1850 and 1875 government land sales amounting to 3,000 acres made much of Kailua Ahupuaʻa accessible for private use, with most of that land eventually becoming aquired by Kaneohe Ranch under the Castle Trust (Mann et al. 2002:10). Kāneʻohe Ranch also experimented with pineapple and sugar cane plantations within Kailua Ahupuaʻa.

Much of the land was devoted to pasture as part of Kaneohe Ranch during the early twentieth century until the 1940s, resulting in significant changes to the landscape. Per Handy et al. (1991:99):

> . . .this *ahupua'a* must formerly have been very rich, having one of the most extensive continuous terrace areas on Oahu, extending inland 1.5 miles from the margin of Kawainui Swamp. The lower terraces are now swampy, though a few are used for truck growing; those in the main section are under intensive cultivation for experimental purposes by the Hawaiian Sugar Planters' Association; the upper terraces are unused. I am told that small terrace sections extend up each of the stream courses which water the main flats. . .
>
> Taro is no longer grown in Kailua. The main body of old terraces are more useful for experimental purposes in sugar. Much former taro land has reverted to swamp and would be expensive to reclaim. As for the other lands, there is now too little water, due to deforestation of the lower levels under grazing.

Once World War II broke out portions of the Kaneohe Ranch lands were sold to the government for expansion of the naval base present-day Marine Corps Base Hawaii (MCBH) and the small town of Kailua experienced a population surge as military personnel and their families settled in the area. In 1942, Harold Castle, owner of Kaneohe Ranch, donated and/or sold off thousands of acres of former ranch land

for post-war development, which included the construction of churches, schools, and a hospital. Interestingly, during the late 1940s Kailua town was home to a few firsts in the Hawaiian Islands: "the first bowling alley, a branch office of the telephone company, and the very first supermarket" (Kailua Chamber of Commerce 2018). In the middle 1950s construction began on a new four-lane highway through the Koʻolau Mountains; in 1957, the first tunnel was opened of the Pali Highway (Route 63), which connected Kailua and the windward side of Oʻahu with Honolulu and ʻEwa beyond (Historic Hawaii Foundation 2016). Also, around this time, Kailua became the official postal designation for the direct APE vicinity (Kailua Chamber of Commerce 2018). Since 1960, the population of Kailua town has increased exponentially. By 1992, Kailua comprised at least 50,000 residents living in homes, apartments, and condominiums surrounding the business district. The central business district of Kailua is currently undergoing expansion with new retailers, restaurants, and services as tourism continues to bring more and more visitors.

Alongside ranching, commercial agriculture became another dominant economic entity within Kailua Ahupuaʻa following the Māhele. Rice was grown until the start of the 20th century, when production shifted toward taro and then western crops (Mann et al. 2008:10). The sandy area between Kalaheo and Oneawa streets was home to the Hawaiian Copra Companyʻs "Coconut Grove" where the sand dunes of Kailua were flattened and subequently planted with palms.

Commecial agriculture and ranching continued into the mid 20th century when the ranches and farms of the area began to be subdivided into suburban residential lots. Upgrades to the Pali Highway (Hawaiʻi Route 61) such as the Nuʻuanu Pali Tunnels completed in 1961 meant that Kailua became a desireable suburb with quick and easy access to downtown Honolulu (Mann et al. 2002:11). Historic aerial images indicate that the subject parcel was approximately adjacent to agricultural fields as late as 1952, though the residential development in the area was rapidly subsuming agricultural and ranch lands (Figures 12 and 13). Growth of residential developements in Kailua Town and Ahupuaʻa continue to this day.

Previous Archaeological Studies in the Vicinity of the Subject Parcel

At least eight archaeological studies have been conducted within a 0.5-mile vicinity of the project area while nearly 50 archaeological studies have been conducted within the Kailua accretion berm (Filimoehala and Rieth 2014:13). No previous studies have been conducted at TMK: (1) 4-3-012:030 or any adjacent parcels. The majority of archaeological studies within Kailua Ahupuaʻa have been conducted *mauka* of the subject parcel within the Maunawili Valley and surrounding the Kaʻelepulu and Kawainui ponds, as the *makai* (seaward) portions of Kailua were for the most part developed before State or Federal historic preservation regulations were enacted (Mann et al. 2002:12). Dispersed prehistoric habitation sites have been located scattered across the *ahupuaʻa* among pre-contact agricultural fields and terraces, though remain absent from the Kailua Beach accretion berm. (Mann et al. 2002:19). Multiple heiau, terraces, and other prehistoric sites have also been located within Maunawili Valley and along Kawainui Marsh (McAllister 1933:186).

As previously stated, much of Kailua, inclduing the subject parcel, have been built on the Kailua accretion berm. The sandy, well drained deposits present throughout the berm were favored for pre-contact Hawaiian habitation and burial (Filimoehala and Rieth 2014:5). Consequently, burial remains are frequently encountered within the Kailua accretion berm (e.g. Bush and Hammatt 2004; Cleghorn 1997; Hammatt & Medeiros 1999:10-11; Kawachi and Smith 1990; Mann et al. 2002:21-23; Medical Examiner 1991; Putzi and Dye 2004).. Previous development of the area, such as the grading of the sand dunes for Coconut Grove, likely destoryed any remaining above-ground or shallow prehistoric cultural deposits thus obscuring sub-surface archaeological deposits.

Filimoehala and Rieth (2014:12) document that at least 100 individual burials have been encountered within the Kailua Berm and that at least 89 of these were encountered within 500 meters of the shore. On the *mauka* side of the Kalaheo Avenue from the subject parcel, seven projects within 0.5 miles of the

subject parcel, have encountered burials (Alton 1972; Bush and Hammatt 2004; Cleghorn 1997; Filimoehala and Rieth 2014; Hammatt and Shideler 2001; Jourdane 1994; Medical Examiner 1991) (Figure 14). While many of the encountered burials have been documented in or around the business district, this is likely a product of the greater degree of development within the business district as opposed to the residential areas (Filimoehala and Rieth 2014:12).

Field Inspection and Findings

On October 11, 2021, Nick Belluzzo, M.A., and Evan Ryder, B.A. conducted a surface reconnaissance of the subject property, which is accessed from a short driveway leading from South Kalaheo Avenue.

Exposed sand deposits and primarily invasive vegetation cover the unpaved portions of the property including the perimeter, between the two foundations, and in the northeastern portions of the parcel towards the beach. Three large, exposed sand deposits were identified (Figures 15 and 16). The exposed sands are located (1) at the northeast end of the property roughly 10 meters from the sand dunes and beach access, (2) directly north of the primary residence foundation, and (3) between the two foundations. Various invasive trees and shrubs line the perimeter and other open spaces of the property, including buffalo grass and *koa haole*. The fountain in the center of the driveway is overgrown with *Passiflora foetida*. The north end of the property contains palms as well as *naupaka* growing on the sand dunes. Ground-nesting shearwater birds and their nests were also identified throughout the subject parcel. Cautious investigation of the back dirt created by their burrows indicates that sands continue below the surface of the property, but no archaeological material was observed.

No historic properties of any kind were observed on the surface of the subject parcel. However, the sand dunes at the edge of the parcel (as well as the sand deposits located throughout the parcel) are consistent with contexts elsehwere in the vicinity where human burials have been encountered. While no above-ground resources were identified and no sub-surface testing was undertaken, it is likely, based on the previous archaeology documented above, that subsurface deposits, including human burials, may be present, despite the already developed nature of the property.

Any future development/demolition plans for the subject property that will involve subsurface disturbance as part of a county permit may require historic preservation review under Hawai‘i Revised Statues (HRS) Chapter 6E by the Department of Land and Natural Resources-State Historic Preservation Division (SHPD). Given the prior archaeological studies conducted relative to the Kailua accretion berm and the knowledge that archaeological resources exist in a subsurface context in the vicinity of this parcel, it is possible that, at a minimum, SHPD will require the preparation of an archaeological monitoring plan and archaeological monitoring during all ground-disturbing activities. Monitoring could result in the inadvertent discovery of subsurface cultural deposits associated with both habitation and burial, which will need to be documented and treated pursuant to Hawai‘i Administrative Rules (HAR) §13-280, and may require additional archaeological work related to data recovery and/or preservation actions. Alternatively, SHPD may request that an Archaeological Inventory Survey with subsurface testing that targets areas of proposed subsurface disturbance be conducted prior to permit approvals.

I would like to thank you and your client for the opportunity to provide you with our services. Should you have any question or would like further information please feel free to contact me.

Should you have any question or concerns, please do not hesitate to contact me directly

Sincerely,

Nick Belluzzo, M.A.
Senior Archaeologist
Honolulu Office Director

Works Cited

Alton, Helen
1972 Workers Terribly Frightened: Pool Diggers Uncover Bones. *Honolulu Star Bulletin*: C6. May 18, 1972.

Bush, A.R. and H.H. Hammatt
2004 Letter report concerning three human burials diturbed during pool excavation at 205 Ku‘upua Street residence, Kailua O‘ahu (TMK 4-3-74:53). Site 50-80-11-6694. Cultural Surveys Hawai‘i, Inc.: Kailua.

Cleghorn, Paul L.
1997 Letter report concerning recovery of human skeletal material, 159 Ku‘ukama Street, Kailua, O‘ahu. [TMK 4-3-70:25, State Site 50-80-11-5530]. Prepared for Dr. and Mrs. Robert Medoff, Kailua. Pacific Legacy: Kailua.

Filimoehala, C.W. and T.M. Rieth
2014 Supplemental Archaeological Inventory Survey in Support of the Kailua Intermediate School Phase 2 Building D North Wing Addition and Alteration Project, TMK (1) 4-3-056:009 Portion. International Archaeological Research Institute, Inc.: Honolulu.

Grossman, E.E. and C.H. Fletcher
1998 Sea level higher than present 3500 years ago on the northern main Hawaiian Islands. *Geology* 26:4 (363-366).

Hammatt, H.
1992 Reccomendation for Osteological analysis of burial #1, excavated from the Kailua Elderly Housing construction site on February 13, 1992. Letter on file at the State Historic Preservation Division: Kapolei.

Hammatt, H., and C. Medeiros
1999 Report Documenting the Disinterment of an Inadvertently Discovered Human Burial (State Site #50-80-11-5770) at 119-A Mo‘okua Street (Ordenstein Residence) Island of O‘ahu (TMK 4-3-28:73). Cultural Surveys Hawaii: Kailua.

Hammatt, H.H. and D.W. Shideler
2001 Report Documenting the Disinterment of Inadvertently Discovered Human Burials (State Site #50-80-11-5771) at St. Anthony’s School, 145 Makawao Street, Kailua Ahupu‘a, District of Ko‘olaupoko, Island of O‘ahu. TMK 4-3-28:10. Cultural Surveys Hawai‘i, Inc., Kailua.

Handy, E.S. Craighill, E.G. Handy, and M.K. Pukui
1991 [1972] *Native Planters in Old Hawaii: Their Life, Lore, and Environment.* Bishop Museum Press, Honolulu

Jourdane, Elaine
1994 Human Burials: Kailua. In *Inadvertent Discovery of Human Remains at the 139 Ulupa Street, Kailua, Ko‘olaupoko, O‘ahu, TMK 4-3-28:34, Site No. 50-80-11-4864*. On file at State Historic Preservation Division: Kapolei.

Kailua Chamber of Commerce
2018 History of Kailua. Internet resource: http://www.kailuachamber.com/page-538236, last accessed December 23, 2020.

Kame‘eleihiwa, L.

1992 *Native Land and Foreign Desires: Ko Hawaii ʻĀina a Me Nā Koi Puʻumake a Ka Poʻe Haole, Pehea lā e Pono ai? How Shall We Live in Harmony?* Bishop Museum Press, Honolulu.

Kawachi, Carol T., and Marc Smith
1990 Memorandum regarding human skeletal remains found in area of Kailua Beach Park. Probably in TMK 4-3-10. State Historic Preservation Division: Kapolei.

Mann, M., D. Shideler, and H. Hammatt
2002 Archaeological Monitoring Report for the Kalama Beach Park Project (Boettcher Estate) 248 North Kalaheo Avenue Kailua Ahupuaʻa, Koʻolaupoko District, Island of Oʻahu TMK: 4-3-16:4.

McAllister, J.
1933 *Archaeology of Oahu*. Bulletin 104. Bishop Museum: Honolulu.

Medical Examiner
1991 Report concerning human skeletal remains found east of current project area, north of Kailua Road, Kailua. Probably in TMK 4-3-74.

Paki, P.
1976 Oral History Communication to Muriel Seto, Kailua.

Pukuʻi, M., S. Elbert, and E. Moʻokini
1974 *Place Names of Hawaii*. *Revised and Expanded Edition.* University of Hawaii Press, Honolulu.

Putzi, J.L. and T.S. Dye
2004 Archaeological Inventory Survey of a Beach Lot in Kailua, TMK:4–3–22:11. T.S. Dye and Colleagues, Archaeologists, Inc.: Honolulu.

Sherrod, D., J. Sinton, S. Watkins, and K. Brunt
2007 *Geologic Map of the State of Hawaiʻi*. U.S. Department of the Interior, U.S. Geological Survey. Open-File Report 2007-1089. Electronic document, http://pubs.usgs.gov/of/2007/1089, accessed Apr 27, 2018.

Soil Survey Staff (United States Department of Agriculture, Natural Resources Conservation Service)
2020 Official Soil Series Descriptions. Electronic document, https://soilseries.sc.egov.usda.gov/osdlist.aspx.

Sterling, E., and C. Summers
1978 *Sites of Oahu*. Bishop Museum Press, Honolulu.

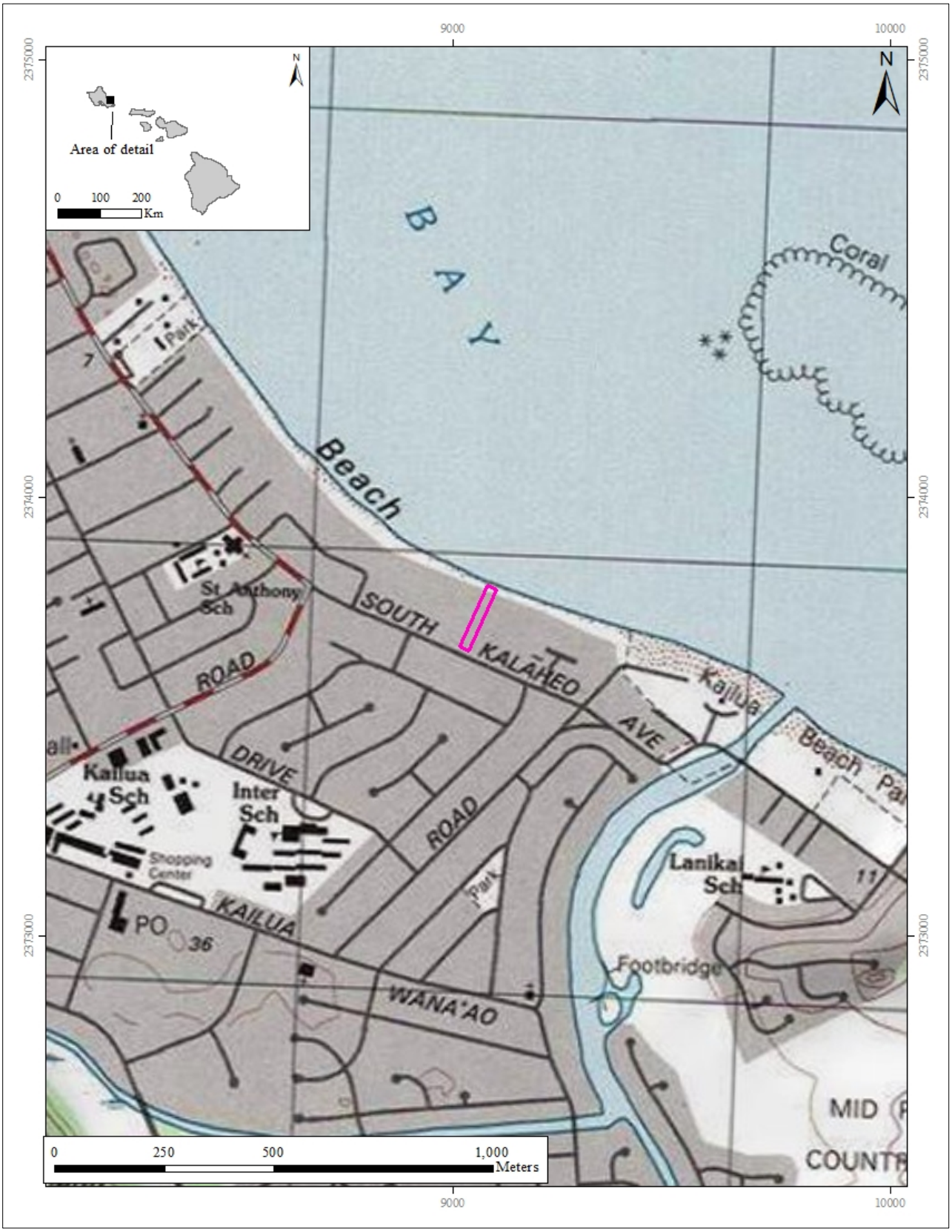


Figure 1. Subject parcel (in pink) on the Mokapu Point USGS Quadrangle.

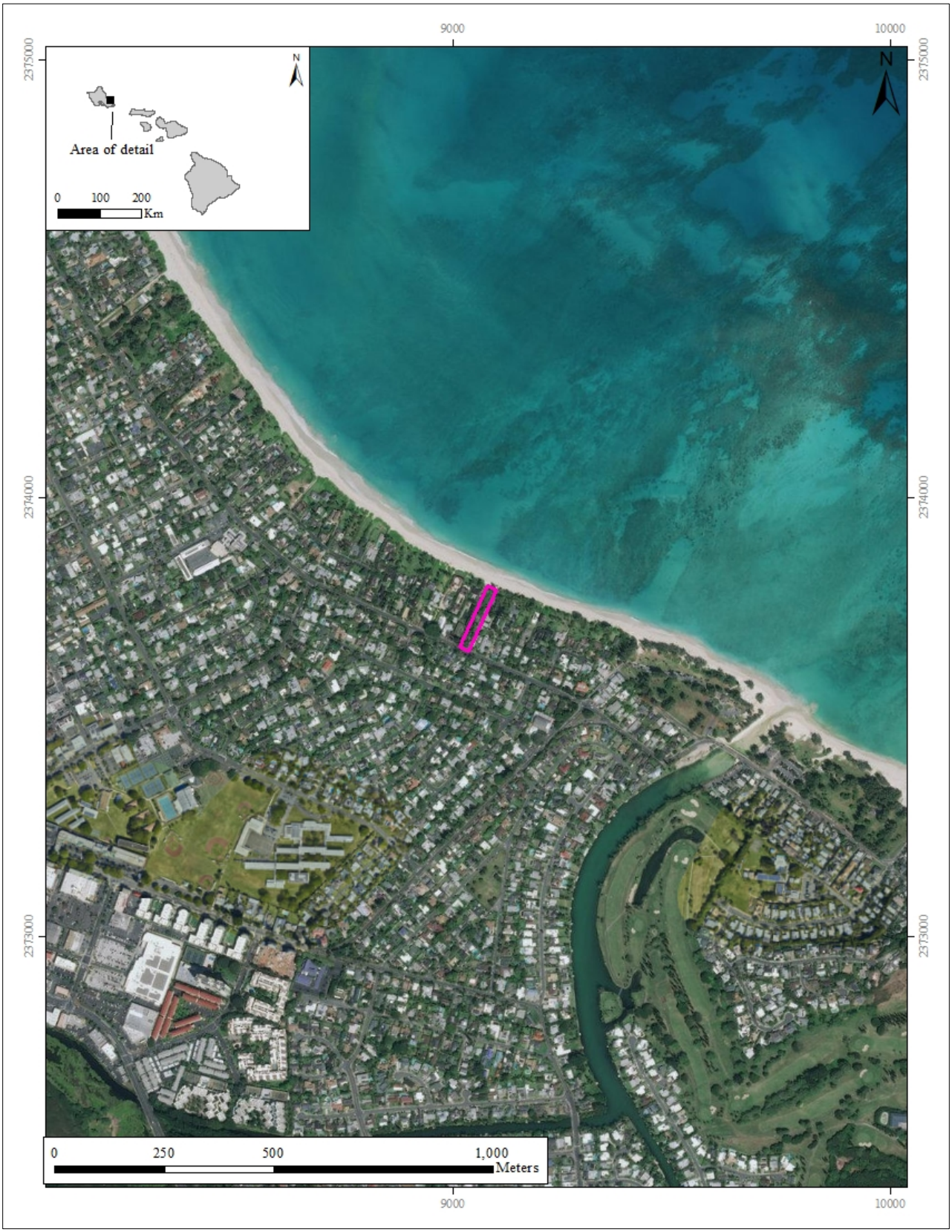


Figure 2. Satellite image of the subject parcel (in pink).

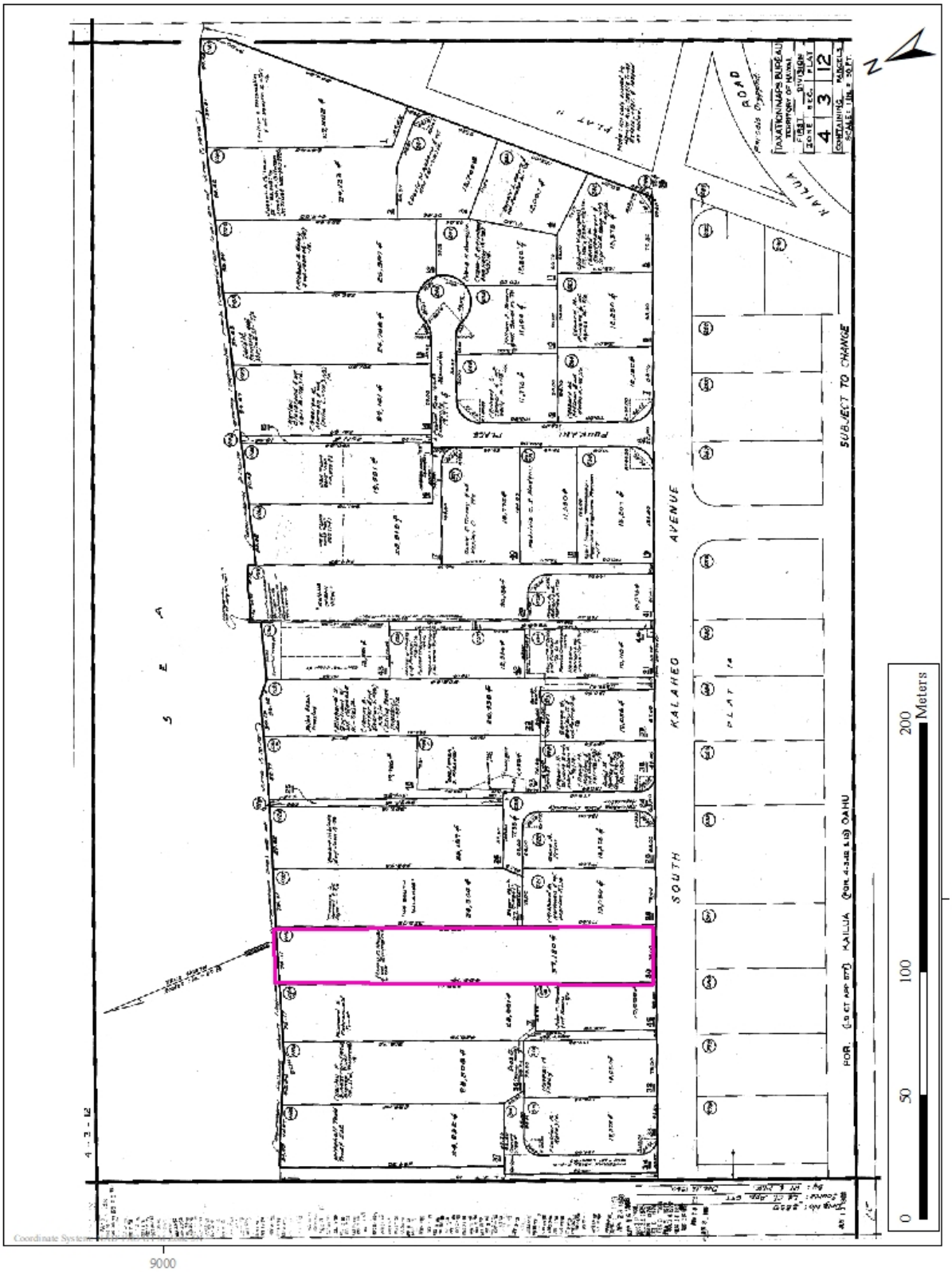


Figure 3. Tax Map Key TMK: (1) 4-3-012 showing the direct APE (Parcel 030).

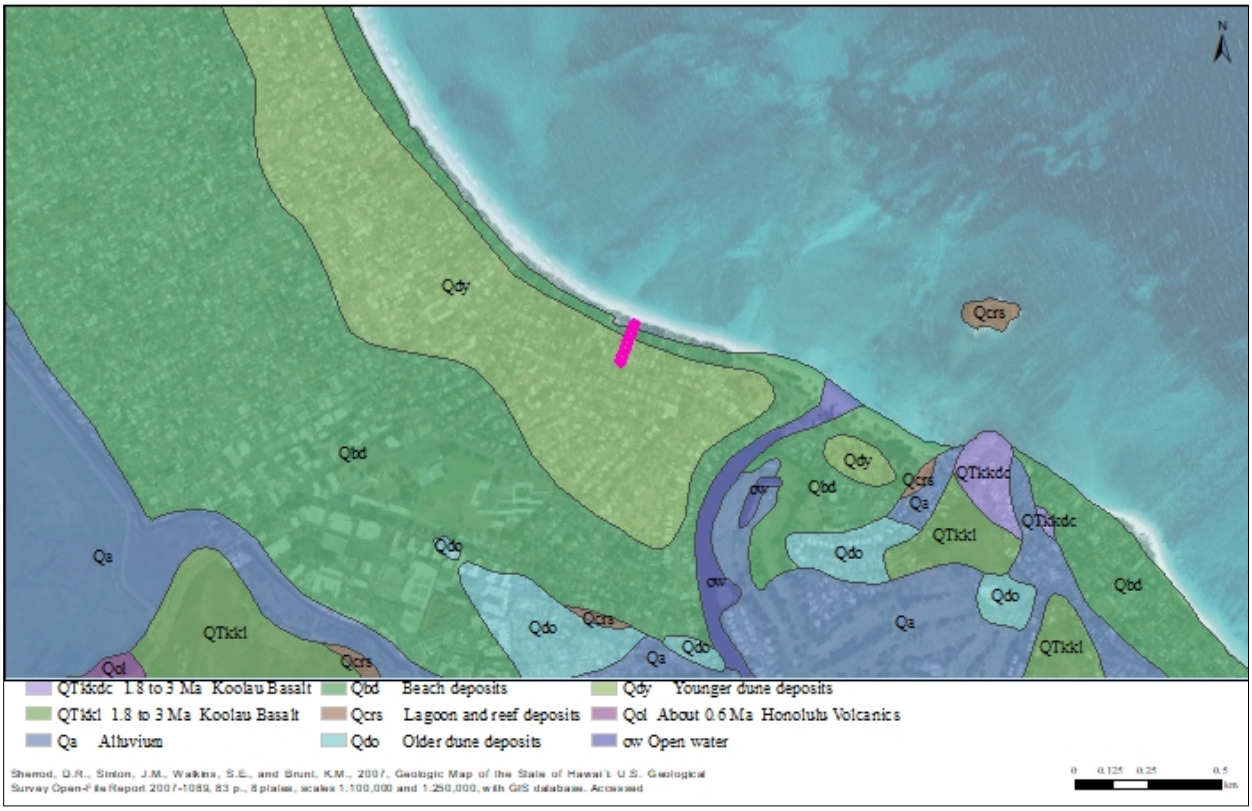


Figure 4. Geology in the vicinity of the subject parcel (pink).

Figure 5. Soils in the vicinity of the subject parcel (pink).

Figure 6. Driveway and entrance to property, view to the northeast.

Figure 7. Sand dunes and *naupaka* at the northeast edge of the subject parcel, view to the northeast.

Figure 8. Foundation of former primary residence based on location provided in DPP permit #843731, view to the southwest.

Figure 9. Foundation of former maid's quarters based on location provided in DPP permit #843731, view to the northeast.

Figure 10. Brick fountain feature, view to the north.

Figure 11. Undeveloped northeastern portion of the subject parcel, view to the northeast.

Figure 12. Subject parcel in a 1952 USGS aerial image.

Figure 13. Subject parcel (pink) in the left foreground in a 1951 USGS oblique aerial image.

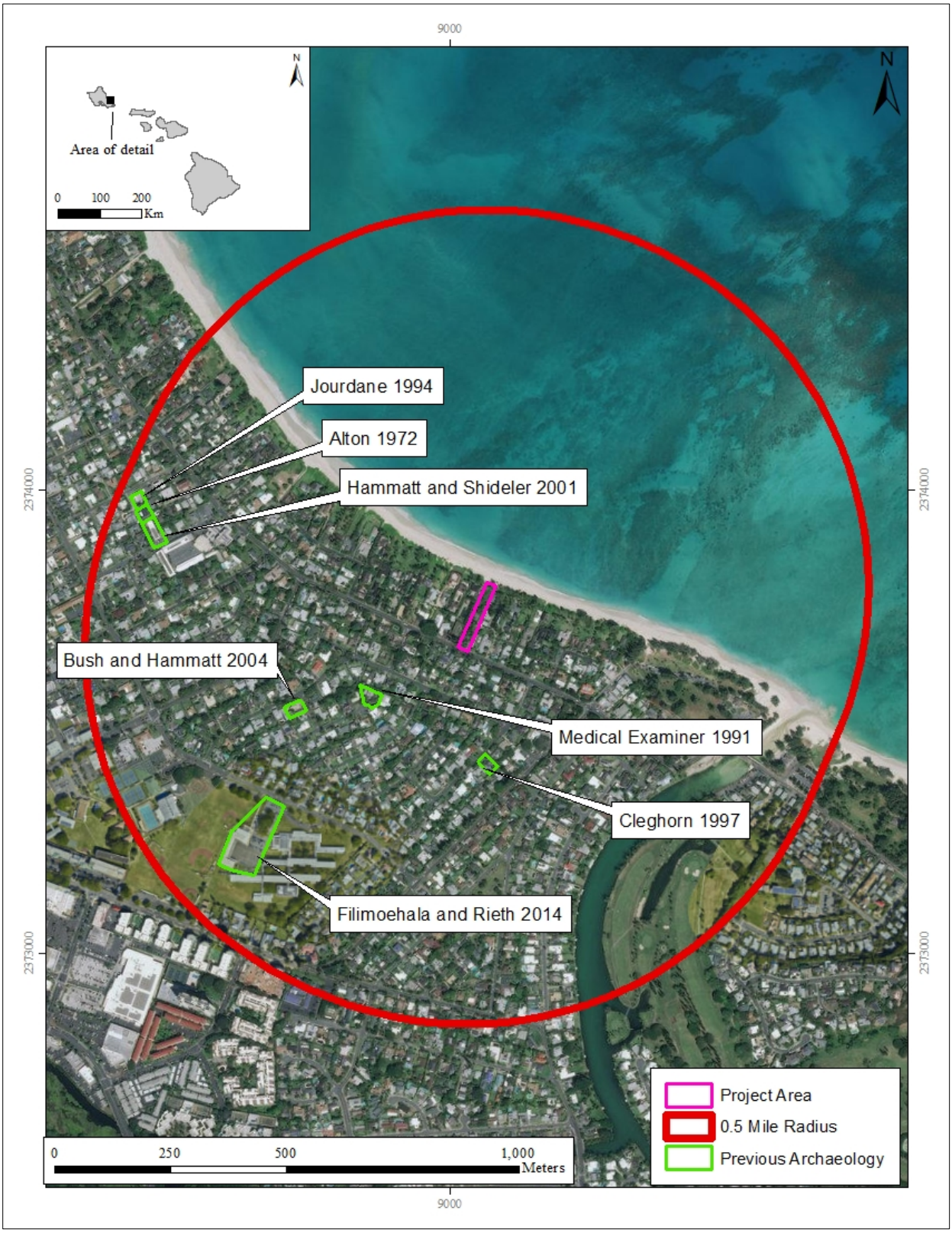


Figure 14. Map of previous archaeology which encountered human skeletal remains within 0.5 miles of the of the current subject parcel.

Figure 15. Exposed sand in the southwest of the parcel, view to the north.

Figure 16. Exposed sand in the northeast of the parcel, view to the southwest. Shearwater nest in foreground adjacent to the coconut.

Appendix L

Draft EA Comments and Responses

STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR

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

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

Coastal Zone Management Program

Environmental Review Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented Development

Statewide Geographic Information System

Statewide Sustainability Program

DTS 202112060809NA

January 6, 2022

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

Atten: Ms. Christi Keller

Dear Mr. Uchida:

Subject: Chapter 25, Revised Ordinance of Honolulu, Draft Environmental Assessment for the Proposed Single-Family Residence Project at 126 South Kalaheo Avenue, Kailua, Oahu; Tax Map Key: (1) 4-3-012: 030

The Office of Planning and Sustainable Development (OPSD) is in receipt of your review request, dated December 3, 2021, on the Draft Environmental Assessment (Draft EA), on the proposed residence development project, located at 126 South Kalaheo Avenue, Kailua, Oahu.

According to the Draft EA, the applicant proposes the development of a two-story, single-family detached dwelling unit with a garage and accessory structures on a 37,180 square-foot shoreline parcel. The project site is located within R-10 Residential District, and county designated special management area (SMA), under the Hawaii Coastal Zone Management (CZM) Law, Hawaii Revised Statutes (HRS) Chapter 205A. The proposed project will be built upon graded land where a previous home once existed.

The property is outside the 3.2-foot sea level rise exposure area. The closest structure is proposed to be set back approximately 80 feet from the certified shoreline.

The subject EA is triggered by Revised Ordinances of Honolulu (ROH) Chapter 25 that any proposed development requiring a SMA use permit shall be subject to an assessment by the agency in accordance with the procedural steps set forth in HRS Chapter 343.

Construction of the project would cost around $12 million and would require approximately 24 months to complete.

The OPSD has reviewed the Draft EA, and has the following comments to offer:

1. The Draft EA states that the proposed residence is designed to include nine bedrooms and nine bathrooms. The Final EA and the subject SMA use permit application shall ensure that the proposed residence is for single-family residence use within the SMA. Otherwise, the EA may mispresent the information required to support the subject SMA use permit application.

2. Sea level rise increases the risk of waves, storm surges, high tide, and shoreline erosion on a shoreline parcel. According to the National Hurricane Storm Surge Hazard Maps provided by the Draft EA, the coastal area along the property may be subject to storm surge inundation during hurricane events. The Final EA should discuss and consider site-specific mitigation measures, including design elevation and setbacks from the shoreline during the life of the proposed residence, to mitigate potential impacts of storm surge inundation during hurricane events.

3. The OPSD suggests that the Final EA provide a site plan illustrating the distance of the proposed residence structures from a certified shoreline to ensure that no structures and activities are proposed within the shoreline area as defined in HRS § 205A-41, and that sand dunes will be protected. Please note that shoreline hardening structures, including seawalls and revetments, are prohibited at sites with beaches pursuant to HRS § 205A-2(c)(9)(B) and HRS § 205A-46(a)(9), as amended, enacted by Act 16, Session Laws of Hawaii 2020. Page 56, *Beach protection* shall refer to HRS § 205A-2(c)(9), as amended.

4. Grading and construction will disturb onsite soils that could then run into the ocean if not contained. The OPSD concurs that site-specific best management practices with erosion and sediment control measures, including silt fences, berms and other erosion control devices, shall be implemented to confine the proposed excavation and construction activities, and prevent potential soil, construction debris and polluted runoff from adversely impacting the coastal ecosystem, and State waters as specified in Hawaii Administrative Rules Chapter 11-54.

5. In enacting Act 224, SLH 2005, the legislature found that light pollution in Hawaii's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. The exterior lighting and lamp posts associated with the proposed residence project shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across property boundaries toward the shoreline and ocean.

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841, or by email at shichao.li@hawaii.gov.

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

c: Mr. Vincent Shigekuni, PBR Hawaii

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

June 9, 2022

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

Attn: Shichao Li

SUBJECT: HRS CHAPTER 343 DRAFT ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Ms. Evans,

Thank you for your letter addressed to Ms. Christi Keller of the Department of Planning and Permitting dated January 6, 2022 (in reference to DTS 202112060809NA). As the planning sub-consultant for the Applicant, Brandon Wey, we are appreciative of your agency's comments and offer the following responses:

1. The Final EA and the subject SMA use permit application will clearly state that the proposed residence is for single-family residential use within the SMA.
2. The Final EA will discuss and consider site-specific mitigation measures, including design elevation and setbacks during the life of the proposed residence to mitigate potential impacts of storm surge inundation during hurricane events. While the surrounding homes along the shoreline are single-story, the bedrooms (and associated bathrooms) of the proposed residence are all located on the second floor at approximately 64.5 feet above mean sea level (ASML). The living rooms, kitchen and dining room are all located on the ground floor, at an elevation of approximately 52.5 feet AMSL. The shoreline fronting the Property is a sand dune topping at approximately 53 feet AMSL with approximately half of the sand dune covered in dense naupaka. The existing sand dune between the property and Kailua Bay will remain untouched. Native plant materials will be incorporated on the property between the sand dune and the new structure. The majority of the new residence will be raised by three feet of fill material.
3. The Final EA will include a site plan illustrating the distance of the proposed residence structures from the certified shoreline. It will be included as Appendix B. Additionally, per your comments, page 56 was revised to read that the "Applicant has no plans to…construct hardening structures, including seawalls and revetments per HRS section 205-A-2(c)(9), as amended."
4. We acknowledge OPSCD's concurrence that site-specific best management practices with erosion and sediment control measures will prevent potential soil, construction debris and polluted runoff from adversely impacting the coastal system and State waters.

5. Section 3.6 of the Final EA will be revised to read: *"To minimize the potential impact that artificial lighting may have on avian and marine species, the exterior lighting and lamp posts associated with the proposed single-family residence will be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas and lessen possible seabird strikes."*

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

Vincent Shigekuni

From: Kamakana Ferreira <kamakanaf@oha.org>
Sent: Wednesday, January 5, 2022 11:07 AM
To: Vincent Shigekuni
Cc: c.keller@honolulu.gov; msimeon@honolulu.gov; Kai Markell
Subject: OHA Comment Re: DEA for 126 South Kalaheo Single-Family Residence
Attachments: DEA for 126 Kalaheo Single-Family Residential Project, Kailua, Oahu.pdf

Aloha e Mr. Shigekuni:

The Office of Hawaiian Affairs (OHA) is in receipt of your letter dated December 3, 2021, inviting us to comment on the December 2021 draft environmental assessment (DEA) for the proposed Wey Private Residence at 126 South Kalaheo Avenue, Kailua, O'ahu [TMK (1)4-3-012:030]. PBR Hawai'i has prepared the DEA on behalf of the applicant, Brandon Wey, pursuant to Hawai'i Revised Statutes (HRS) 343 as the parcel is within the Special Management Area (SMA) and valued over $500,000.

The proposed action will first require demolition of an existing single-family home and driveway. The entire area will be cleared, grubbed and graded. The new house design will be organized in a series of pavilions with intervening and substantially sized garden courts. At the ground level, the intention is to create a continuous living environment of indoor and outdoor spaces through the extensive use of movable glass walls and the use of similar flooring materials for both interior and exterior spaces. Planting materials will further be extended into the interior spaces. A finding of no significant impact is currently anticipated. OHA provides the following comments regarding HRS 6E mitigations and cultural resources.

HRS 6E Mitigations

An archaeological literature review was prepared for the project by ASM Affiliates in October 2021. Soil maps within the review indicate the project area contains mostly Jaucus and Beaches sands, a medium commonly utilized for sand dune burial purposes in this area of O'ahu. While no historic properties were identified during the site visit, ASM indicates that the subsurface context is consistent with nearby contexts where human burials may be present. The DEA states that the State Historic Preservation Division (SHPD) may require archaeological monitoring and/or an archaeological inventory survey (AIS).

While OHA does support archaeological monitoring, we believe that archaeological testing should be carried out within the proposed building foot-print due to the presence of Jaucus sands and the discovery of burials in nearby areas. OHA believes that monitoring should not be used as a primary identification method and that such a practice is disadvantageous to our beneficiaries. The recommendation to do archaeological testing would allow any newly discovered human remains during testing work to be classified as previously identified instead of inadvertent. Notably, an inadvertent discovery is primarily under the jurisdiction of SHPD, not the respective Island Burial Council. OHA believes the previously identified designation is of greater value to our beneficiaries as the Hawai'i Administrative Rules (HARs) associated with this classification allows for more time to consult and gives decision authority over whether or not the burials will be preserved in place to the O'ahu Island Burial Council (MLIBC).

As the project proceeds to HRS 6E-42 (historic preservation) review with SHPD, OHA requests to be provided with copies of any SHPD comments.

Cultural Resources

In the DEA discussion on the existing condition of cultural resources, the ASM archaeological literature review is primarily referenced with no apparent dedicated analysis or outreach methodology to identify cultural practices and resources. While cultural practices can often occur on historic properties and historic properties can in fact be considered cultural resources, this is not always the case. To minimize confusion, other DEAs have addressed historic properties and cultural resources in separate sections. The difference is crucial as different methodologies are used to identify historic properties and cultural practices associated with cultural resources. The process for documenting cultural practices involves a greater degree of consultation and outreach, whereas an archaeological study or report may not always require consultation and often solely relies on material findings.

Guidelines for assessing cultural impacts are provided by the Environmental Review Program (previously the Office of Environmental Quality Control) in the *Guide to Implementation and Practice of the Hawaii Environmental Policy Act*, Exhibit 1-1, 2012 Edition. The process should involve an attempt to consult with community folks and cultural practitioners to ascertain ethnographic information on cultural resources and practices that occur on the site or in the broader area. As the DEA fails to mention any type of outreach specific to cultural related consultation, it is unclear if the project will effect cultural practices occurring nearby. We thus encourage the applicant to complete some level of cultural outreach for this particular project and to document their findings on possible impacts to cultural resources or practices. OHA recommends minimally reaching out to Kumu Mapuana DeSilva of the Hālau Mōhala 'Ilima.

OHA would further like to remind the applicant that the lack of any formal methodology or explanation specifically targeted at traditional and customary practices could prevent the approving agency from assessing the identity and scope of valued cultural and natural resources in the area. Articles IX and XII of the State of Hawai'i Constitution requires that government agencies must "promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups." Article XII Section 7 of the State of Hawai'i Constitution states:

> "the State reaffirms and shall protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778…"

In *Ka Pa'akai O Ka 'Aina v. Land Use Commission*, 94 Haw. 31 (2000), hereinafter Ka Pa'akai, the Hawai'i Supreme Court, reiterated the importance of Section 7 and reaffirmed that the State and its agencies are obligated to reasonably protect the traditional and customary rights of Hawaiians. The Supreme Court ruling States that agencies are obligated to make the assessment of cultural practices, independent of a developer or applicant. Typically, information gathered during a CIA or cultural assessment study during HRS 343 can help to inform the approving agency during the Ka Pa'akai process. However, there is no apparent outreach methodology for how cultural impacts were assessed within the DEA.

The Ka Pa'akai court decision set forth that a proper analysis of cultural impacts shall include: 1) the identity and scope of valued cultural, historical, or natural resources in the subject area, including the extent to which traditional and customary native Hawaiian rights are exercised; 2) the extent to which those resources – including traditional and customary native Hawaiian rights – will be affected or impaired by the proposed action; and, 3) the feasible action, if any, to be taken by the (agency) to reasonably protect native Hawaiian rights if they are found to exist. Generally, the "subject area" is not restricted to the project area as areas adjacent to the project area could be indirectly or directly impacted by actions within the project area. OHA recommends that the applicant work with the approving agency to carefully evaluate the Ka Pa'akai requirements and the OEQC guidelines for assessing cultural impacts.

Closing Remarks

Mahalo for the opportunity to comment. We look forward to a revised DEA that addresses our concerns regarding HRS 6E mitigations and cultural impacts. Please feel free to contact me should you have any questions.

Mahalo,
Kamakana C. Ferreira, M.A.
Lead Compliance Specialist

Office of Hawaiian Affairs
560 N. Nimitz Hwy
Honolulu, Hi. 96817

(808)594-0227

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

June 9, 2022

Mr. Kamakana C. Ferreira, M.A.
Lead Compliance Specialist
State of Hawaii
Office of Hawaiian Affairs
Honolulu, HI 96817

SUBJECT: HRS CHAPTER 343 DRAFT ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Mr. Ferreira,

Thank you for your email dated January 5, 2022. As the planning sub-consultant for the Applicant, Brandon Wey, we are appreciative of your agency's comments and offer the following responses:

1. As recommended, and after coordinating with SHPD, an Archaeological Inventory Survey (AIS) will be prepared prior to the application for a grading permit. As recommended, cultural outreach was conducted with Kumu Mapuana de Silva of the Hālau Mōhala 'Ilima and aha hui Kailua Kau a Ho'oilo. Kumu de Silva provided the following comments:

   "Based on the information you sent us we have two responses to share with you:

   - *We have no specific knowledge of any specific cultural sites in the area of your concern/interest.*
   - *We know that the entire coastline of Kailua Bay is part of the Alele plain, ke kula o Alele, which is mentioned in a number of chants and moolelo for Kailua.*
   - *We know that the section of shoreline towards Mokapu was called Oneawa and was famous for its awa fish.*
   - *We know that that stretch of beach is said to have been a popular canoe landing spot where Alapai, for example, came to shore to invade Oahu.*
   - *We know that one section of beach, again we are not clear where, is called Ahulili.*
   - *We know that Hiiaka, in passing through Kailua, observes the canoe fleets in the bay off the shoreline, that they look like a koa forest in the ocean, and that Wahineomao, as usual, does not believe Hiiaka when she makes this observation.*
   - *We know that the royal house of Kakuhihewa may have been located near the shore in the area of what is now Kainalu and Kapaa streets.*
   - *We know that the area figures fairly prominently in the moolelo of Kamaakamahiai, and somewhat in the moolelo of Lonoikamakahiki.*

And, although this is the limit of our knowledge of the area, it is not to say that there are no cultural sites in the area, it could be that we just don't know about them at this time.

What we do know about is the presence of iwi kupuna in this area.

- *Hawaiians lived and buried their dead here.*
- *Evidence of this is abundantly clear in the SHPD, AIS, and Burial Treatment records for iwi kupuna discoveries in the Kalaheo Avenue corridor.*
- *One disconcerting example is that of the many iwi kupuna disturbed during the construction of St. Anthony's Church, located on the corner of Kalaheo Avenue and Makawao Street, where we are still, today, addressing iwi kupuna issues in the nearby area that resulted from the unregulated grading of that property.*
- *We personally have been involved in the discovery, preservation in place, and reinterment, of more than two dozen iwi kupuna along that stretch of Kalaheo Avenue, and our experience tells us that any ground disturbance in this area is very likely to result in the further discovery of iwi kupuna.*
- *If this should happen in your project area, we and our organization, Kailua Kau a Hooilo, will do what we have been doing in Kailua for the last 15 years: file for cultural descendancy with the State Historic Preservation Division and become actively engaged in the process of determining whether preservation in place or relocation is in the best interest of our ancestors.*[1]

The results of that discussion will be included in the Final Environmental Assessment.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

[1] Per Kumu Mapuana de Silva's request, these comments are presented "verbatim" and have not been edited, including the presence or absence of diacritical marks.

Standard Comments for Land Use Reviews
Clean Air Branch
Hawaii State Department of Health

If your proposed project:

Requires an Air Pollution Control Permit

You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.

Includes construction or demolition activities that involve asbestos

You must contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch.

Has the potential to generate fugitive dust

You must control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, business, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does *not* require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints.

You should provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

a) Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
b) Providing an adequate water source at the site prior to start-up of construction activities;
c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
d) Minimizing airborne, visible fugitive dust from shoulders and access roads;
e) Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
f) Controlling airborne, visible fugitive dust from debris being hauled away from the project site.

If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch

Clean Air Branch (808) 586-4200 cab@doh.hawaii.gov	Indoor Radiological Health Branch (808) 586-4700

April 1, 2019

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

June 9, 2022

Ms. Lisa M.M. Wallace
EHS QA Officer
State of Hawai'i
Department of Health
Clean Air Branch
Environmental Health Office
1582 Kamehameha Avenue
Hilo, HI 96720

SUBJECT: HRS CHAPTER 343 DRAFT ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, O'AHU, TMK 4-3-012:030

Dear Ms. Wallace,

Thank you for your email dated January 7, 2022. As the planning sub-consultant for the Applicant, Brandon Wey, we are appreciative of your agency's comments and offer the following responses:

1. The Final EA will state that if the proposed Project requires an Air Pollution Control Permit, the Applicant will comply with all applicable conditions and requirements.
2. The previous residence and garage have already been demolished and only the foundations have to be removed. If the foundations involve asbestos, then the Asbestos Abatement Office in the State Department of Health (DOH) Indoor and Radiological Health Branch will be contacted.
3. All airborne, visible fugitive dust generated by the project (during construction or as a result of long-term operations) will be controlled using reasonable measures, as detailed in your letter. Construction activities will comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

RICK BLANGIARDI
MAYOR

DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

January 6, 2022

2021/ED-23(CK)

Mr. Vincent Shigekuni
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

SUBJECT: Draft Environmental Assessment (DEA)
Single Family Residence - Shoreline Lot
126 South Kalaheo Avenue - Kailua
Tax Map Key 4-3-012: 030

This is in response to the submittal, received November 2 and November 16, 2021, of the above-referenced DEA as required under Chapter 25, Revised Ordinances of Honolulu. We understand that the Project proposes the development of a two-story, single-family detached dwelling unit with a garage and accessory structures on a 37,180-square-foot shoreline lot within the R-10 Residential District and Special Management Area in Kailua, Oahu. Our comments are as follows:

1. *Section 3.4 Hydrology (and elsewhere as applicable)*:

   Under "Project Impacts and Mitigation Measures," please update the text to note that the Project must comply with the City's current *Rules Relating to Water Quality (Rules)*, which have been updated since 2017. Please also note that compliance with the *Rules* will be verified during the building permit review process. The most recent version of the *Rules*, as well as storm drainage standards, are available online at:

   http://www.honoluludpp.org/ApplicationsForms/StormWaterQuality.aspx

2. *Section 4.1 Archeological and Cultural Resources:*

   We understand that the State Historic Preservation Division (SHPD) has been experiencing staffing issues for an extended period of time, and that as a result, receiving timely responses to requests for comments and recommendations regarding mitigation for potential impacts to unknown archeological resources

remains an ongoing challenge. This said, please continue to pursue SHPD recommendations, and document your outreach efforts to SHPD staff throughout preparation of the Final EA for the proposed Project.

In addition, under "Project Impacts and Mitigation Measures," please identify the standard stop-work requirements in State law that apply if unknown human burials or unknown archeological resources are encountered.

Thank you for the opportunity to comment on this proposal. Should you have any questions, please contact Christi Keller, of our staff, at (808) 768-8087 or via email at c.keller@honolulu.gov.

Very truly yours,

for Dean Uchida
Director

PBR HAWAII
& ASSOCIATES, INC.

R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

CATIE CULLISON, AICP
Principal

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

NATHALIE RAZO
Senior Associate

GRACE ZHENG, ASLA, LEED® GA, SITES® AP
Senior Associate

ETSUYO KILA
Associate

GREG NAKAI
Associate

SELENA PANG
Associate

NICOLE SWANSON
Associate

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

June 9, 2022

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

Attn: Christi Keller

SUBJECT: 2021/ED-23(CK)
HRS CHAPTER 343 DRAFT ENVIRONMENTAL ASSESSMENT IN SUPPORT OF A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE CONSTRUCTION OF THE WEY PRIVATE RESIDENCE AT 128 SOUTH KALĀHEO AVENUE, KAILUA, OʻAHU, TMK 4-3-012:030

Dear Mr. Uchida,

Thank you for your letter dated January 6, 2022 (in reference to 2021/ED-23[CK]). As the planning sub-consultant for the Applicant, Brandon Wey, we have reviewed your Department's comments, and provide the following responses:

1. Section 3.4 Hydrology
   Thank you for the information on the updated rules and for the website link. Sections 3.4 and 5.2.4 of the Final EA will refer to the current version of the Rules Relating to Water Quality.

2. Section 4.1 Archaeological and Cultural Resources
   As requested, our archaeological consultant, ASM Affiliates, has coordinated with SHPD. ASM Affiliates submitted the Project to HICRIS on December 9, 2021 and has not yet received a formal response via HICRIS. However, based on conversations with SHPD, and given the prior archaeological studies conducted relative to the Kailua accretion berm, an AIS with subsurface testing that targets areas of proposed subsurface disturbance will be conducted prior to permit approvals. This is consistent with recommendations from the Office of Hawaiian Affairs during the Draft EA public review period that subsurface testing be conducted within the proposed building footprint. The Final EA will be updated to reflect SHPD's recommendation.

   In addition, Section 4.1 of the Final EA will be revised to identify standard stop-work requirements in State law that may apply if unknown human burials or unknown archaeological resources are encountered.

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

Sincerely,

PBR HAWAII

Vincent Shigekuni
Senior Vice President