DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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RICK BLANGIARDI
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DAWN TAKEUCHI APUNA
DIRECTOR DESIGNATE

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DEPUTY DIRECTOR

December 20, 2022

2020/ED-11
2022/ELOG-2404
2275841

Mr. Scott Glenn
Director Designate
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Director Designate Glenn:

SUBJECT:	Chapter 24, Revised Ordinances of Honolulu Final Environmental Assessment (FEA) and Finding of No Significant Impact (FONSI)
Project:	Haleiwa Zone Change
Applicant:	Paradise on the Beach, LLC
Agent:	AECOM Technical Services Inc.
Tax Map Keys (TMKs):	(1) 6-6-018: 006 and 030

With this letter, the City and County of Honolulu, Department of Planning and Permitting, hereby transmits the FEA-FONSI for the Haleiwa Zone Change Project located in Waialua, Island of Oahu for publication in the next edition of *The Environmental Notice*.

We are including in our submission, the Environmental Review Program's online Publication Form, the Non-Chapter 343 Document Publication Form, and a searchable pdf of the FEA-FONSI document.

Should you have any questions, please contact Lisa Leonillo Imata via email at lisa.imata@honolulu.gov.

Very truly yours,

Dawn Takeuchi Apuna
Director Designate

Enclosures

cc: AECOM Technical Services Inc., Dennis Silva Jr.

NON-CHAPTER 343 DOCUMENT
PUBLICATION FORM
OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT
ENVIRONMENTAL REVIEW PROGRAM

Project Name: Haleiwa Zone Change

Applicable Law: Chapter 24, Article 8, Revised Ordinances of Honolulu, North Shore Sustainable Communities Plan

Type of Document: Final Environmental Assessment – Finding of No Significant Impact (FEA-FONSI)

Island: Oahu

District: Waialua

TMKs: (1) 6-6-018: 006 and 030

Permits Required: Zone Change, Special Management Area, Existing Use

Applicant or Proposing Agency:
Paradise on the Beach LLC
Tom Coulson
P.O. Box 25640
Honolulu, HI 96825
(808) 782-1750
tom@hawaiionthebeach.com

Approving Agency or Accepting Authority:
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
(808) 768-8041
lisa.imata@honolulu.gov

Consultant:
AECOM Technical Services Inc.
1001 Bishop Street, Suite 1600
Honolulu, HI 96813
(808) 347-3999
adriane.truluck@aecom.com

Status: FEA - FONSI

Project Summary: The Applicant proposes a zone change from the Country zoning district to the R-10 Residential zoning district. No new construction is proposed. The zone change would remove the nonconforming status of the existing residential use on the properties and allow individual ownership. Under the current Country zoning, only 7 dwelling units are allowed, 6 on Parcel 6 and 1 on Parcel 30. A total of 29 rental dwelling units presently occupy the properties.

Reasons Supporting Determination: See Section 7 (Pages 73-75).

FINAL

AECOM

Hale‘iwa Zone Change
Final Environmental Assessment
TMKs: 6-6-018: 006 and 030

November 2022

Prepared for:

Paradise on the Beach, LLC
P.O. Box 25640
Honolulu, HI 96825

Prepared by:

AECOM Technical Services, Inc.
1001 Bishop Street
Suite 1600
Honolulu HI 96813
aecom.com

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ACRONYMS

AFONSI	Anticipated Finding of No Significant Impact
BFE	Base Flood Elevation
BMP	Best Management Practice
BP	Building Permit
BWS	Board of Water Supply
CGB	Community Growth Boundary
CHP	Cluster Housing Permit
CPR	Condominium Property Regime
CWA	Clean Water Act
CZC	Comprehensive Zoning Code
CZM	Coastal Zone Management
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
EA	Environmental Assessment
EUP	Existing Use Permit
ER	Engineering Regulation
FEMA	Federal Emergency Management Agency
HPD	Honolulu Police Department
HRS	Hawai‘i Revised Statutes
LUO	Land Use Ordinance
MSL	Mean Sea Level
No.	Number
NS WMP	North Shore Watershed Management Plan
NS SCP	North Shore Sustainable Communities Plan
OEQC	Office of Environmental Quality Control
ROH	Revised Ordinances of Honolulu
SF	square foot or feet
SHPD	Department of Land and Natural Resources State Historic Preservation Division
SLC	sea level change
SLR	Sea Level Rise
SLR-XA	Sea Level Rise Exposure Area
SMA	Special Management Area
TMK	Tax Map Key
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service

1 Project Summary

APPLICANT

Paradise on the Beach, LLC

AUTHORIZED AGENT

AECOM Technical Services, Inc.
1001 Bishop Street, Suite 1600
Honolulu, HI 96813

Contact: Dennis Silva, Jr., AICP
Phone: (808)347-3999
Email: dennis.silvajr@aecom.com

APPROVING AGENCY

City and County of Honolulu
Department of Planning and Permitting (DPP)

PROJECT NAME

Hale‘iwa Zone Change (Project)

PROJECT LOCATION

Northwest corner Weed Junction, Hale‘iwa, O‘ahu, Hawai‘i (Figure 1)

TAX MAP KEY AND LOT AREA

6-6-018: 006 6.854 acres (298,560 square feet [SF])
6-6-018: 030 1.480 acres (64,469 SF)
8.334 acres (363,029 SF)
(Figure 2)

OWNERSHIP

Paradise on the Beach, LLC
P.O. Box 25640
Honolulu, HI 96825

EXISTING ZONING:

Country

PROPOSED ZONING:

R-10 Residential (Figure 3)

STATE LAND USE:

Urban (Figure 4)

SPECIAL MANAGEMENT AREA

Yes (Figure 5)

FLOOD ZONE

AEF, AE, and X (Figure 6A and B)

NORTH SHORE SUSTAINABLE COMMUNITIES PLAN

Rural (Figure 7)

TSUNAMI EVACUATION ZONE

Yes (Figure 8)

EXISTING LAND USE

29 dwelling units on both Subject parcels.

PROJECT DESCRIPTION

The Applicant proposes the establishment of Condominium Property Regime (CPR) for the Project Site which will allow the existing residential dwelling units to be put up for sale on an individual basis.

Presently, the Project Site is in Country zoning, which only allows one unit per acre (zoning lot). Because the dwelling units were constructed before the Comprehensive Zoning Code (CZC) and the Land Use Ordinance (LUO), the dwellings are considered an existing non-conforming use. Under the current Country zoning, only seven (7) units would be allowed, six (6) on Parcel 6 and one (1) on Parcel 30; for a total of seven (7) units. Twenty-nine (29) units presently occupy the site.

The proposed zone change from Country zoning to R-10 Residential zoning would allow the dwelling units to be part of a condominium lot where individual units could be offered for sale. Presently, all dwellings on the two parcels are only offered as rental properties.

PROPOSED ZONE CHANGE

Country to R-10 Residential

PROJECT TRIGGERS

Significant Zone Change

PROJECT COST

Zone Change only. There will be no new construction of residential dwellings and associated development costs.

PROJECT SCHEDULE

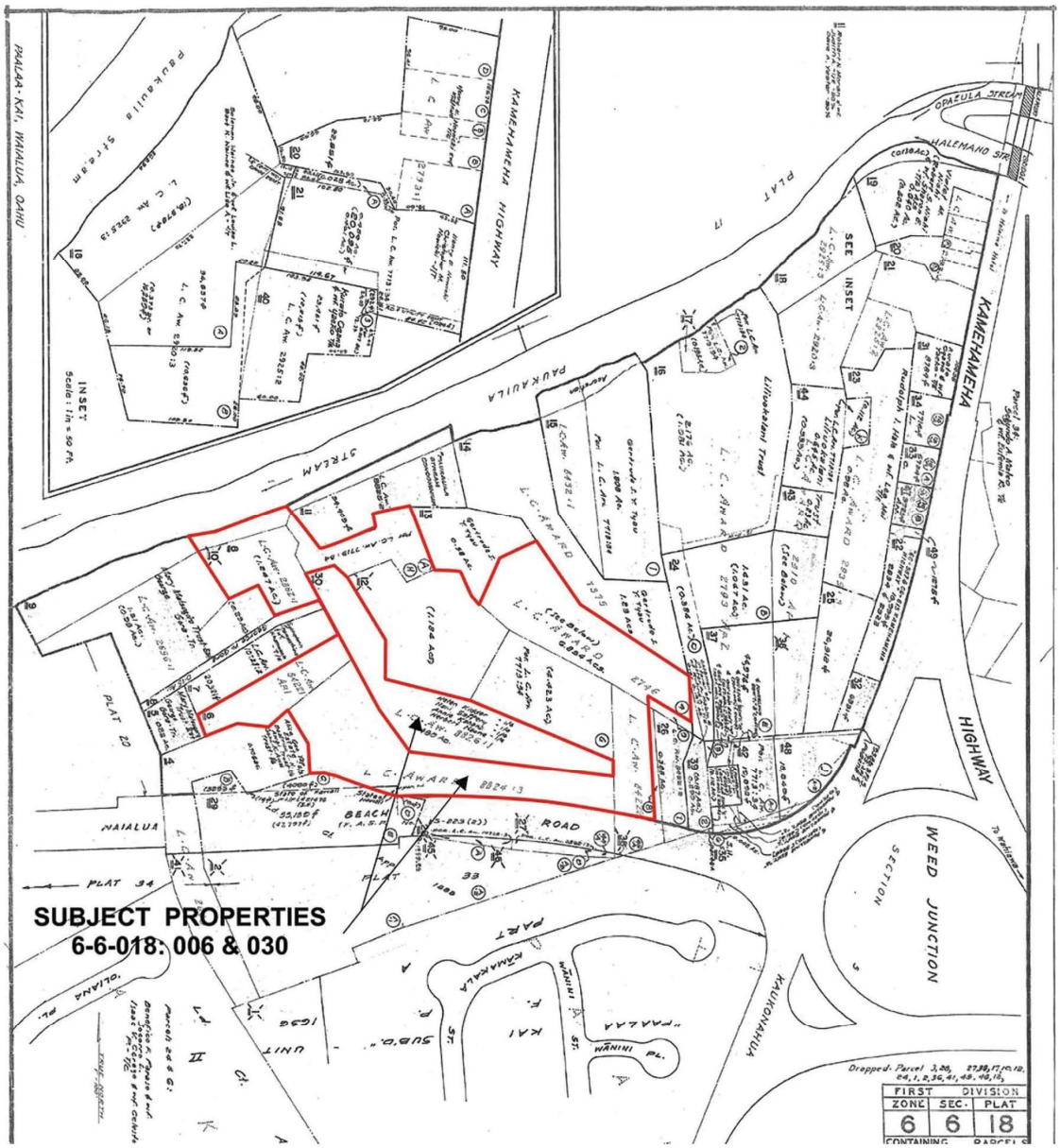
There is no development schedule since this project will not entail the construction of new housing. The existing dwellings will be CPR'd and zoned R-10 Residential. The anticipated schedule for the Environmental Assessment (EA) and zone change completion is the end of 2022 to 2023.

DETERMINATION

Finding of No Significant Impact (FONSI)

Figure 1: Location Map

Data Source: City and County of Honolulu 2022



LEGEND

Subject Properties

Tax Parcel

AECOM

Figure 2

Tax Map Key

Haleiwa Zone Change

N W E S

NOT TO SCALE

Source: Tax Maps Bureau.
Disclaimer: This graphic has been prepared for general planning purposes only.

Figure 2: Tax Map Key

Data Source: City and County of Honolulu 2022

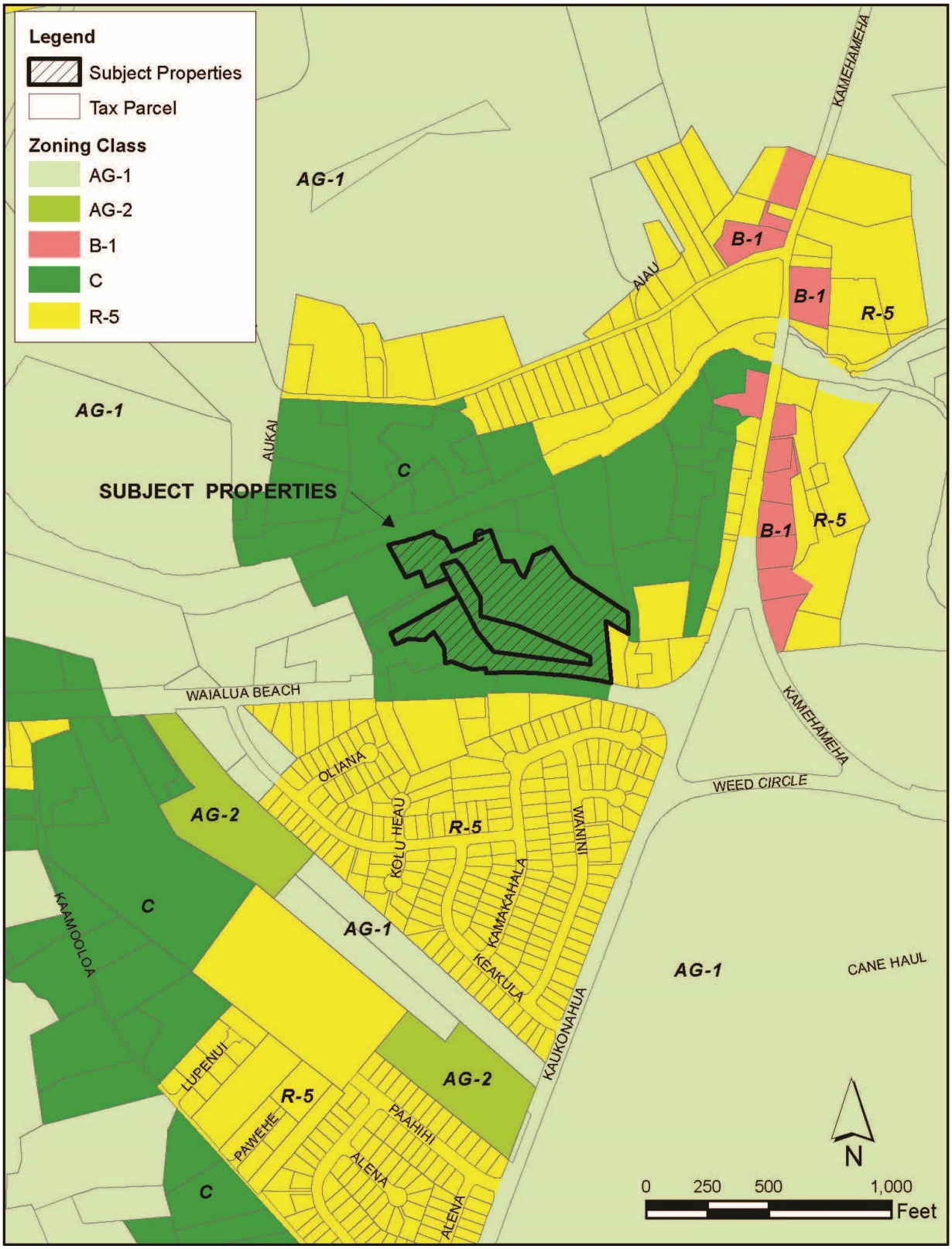


Figure 3: Existing Zoning

Data Source: City and County of Honolulu 2022

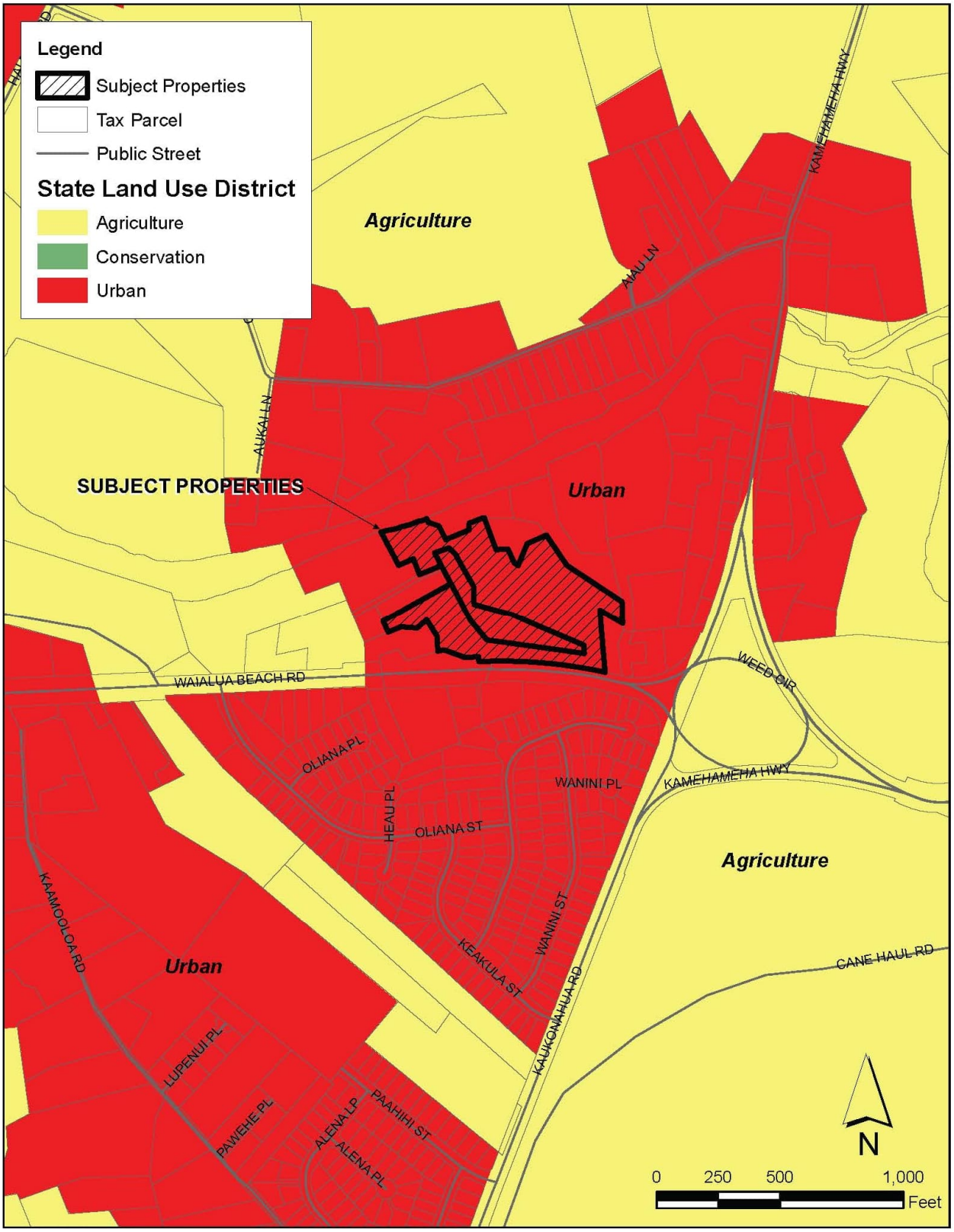


Figure 4: State Land Use

Data Source: City and County of Honolulu 2022

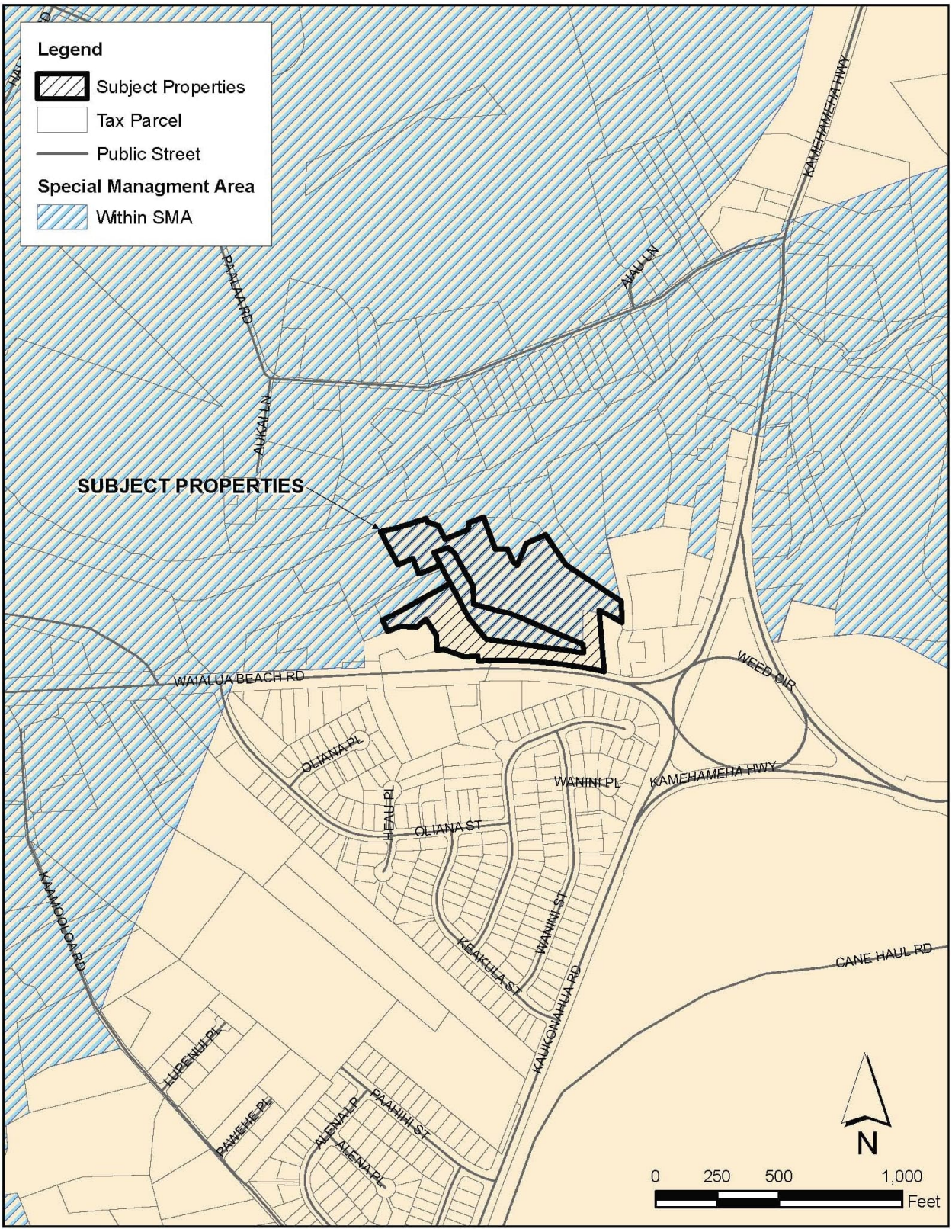
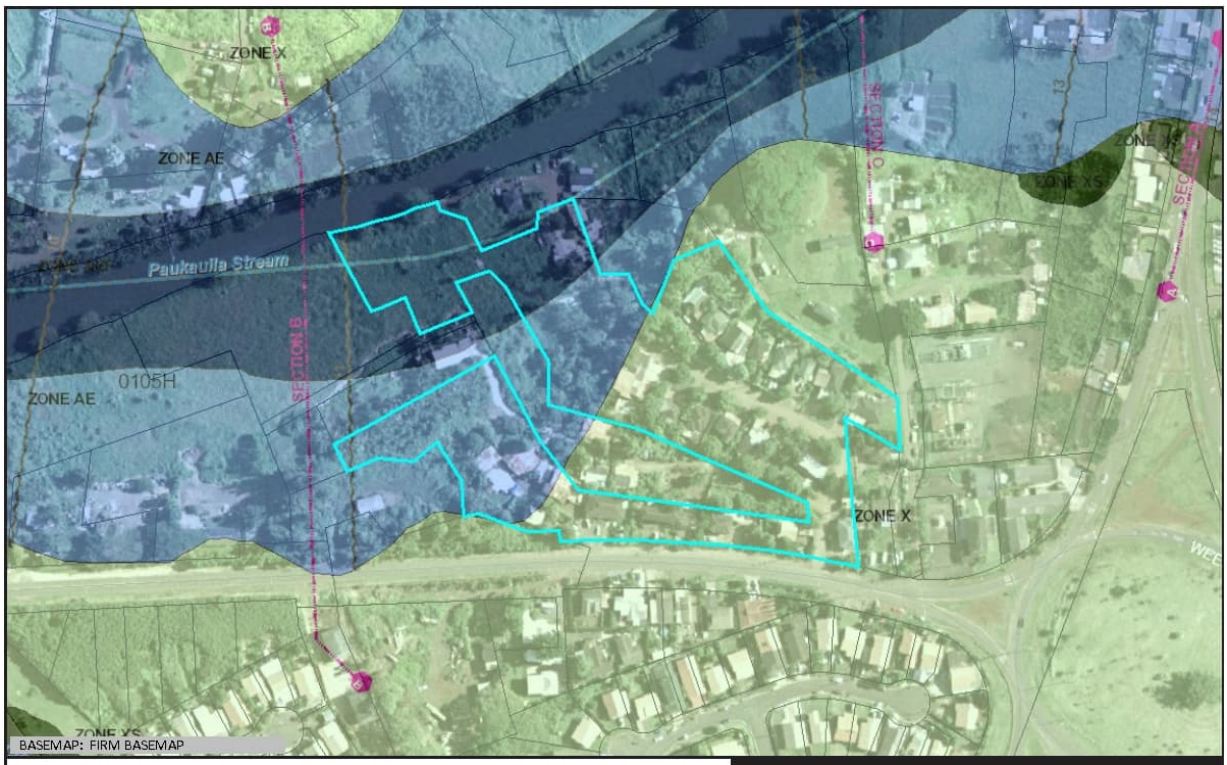


Figure 5: Special Management Area

Data Source: City and County of Honolulu 2022



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 6-6-018:006
WATERSHED:	PAUKAUILA
PARCEL ADDRESS:	66-39 WAIALUA BEACH RD HALEIWA, HI 96712

Notes:

Figure 6A: Flood Zone Map, parcel 006

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0105H
PANEL EFFECTIVE DATE:	JANUARY 19, 2011

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

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (OA-0017)
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

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

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

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

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

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

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

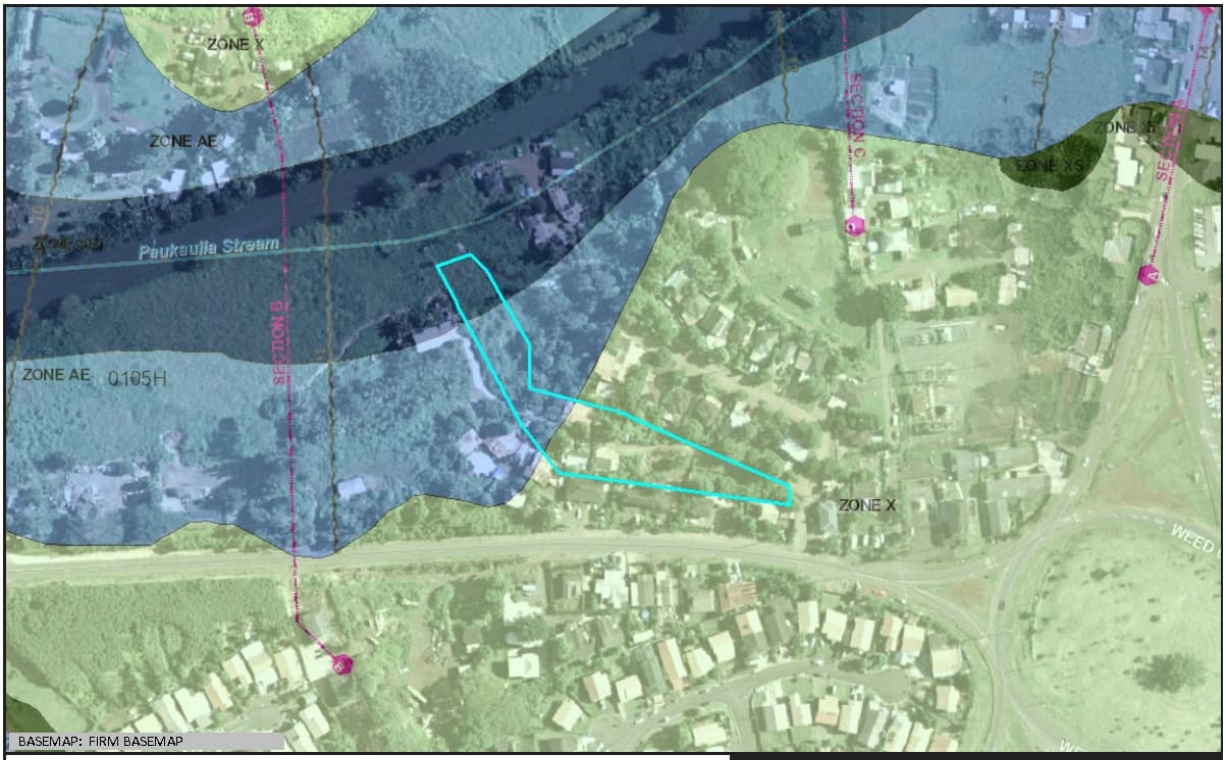
- **Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- **Zone X:** Areas determined to be outside the 0.2% annual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

OTHER FLOOD AREAS

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

Figure 6A: Flood Zone Map, Parcel 006

Source: FIRM, DLNR Flood Assessment Tool 2022



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 6-6-018:030
WATERSHED:	PAUKAUILA
PARCEL ADDRESS:	66-29 F WAIALUA BEACH RD HALEIWA, HI 96712

Notes:

Figure 6B: Flood Zone Map, parcel 030

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0105H
PANEL EFFECTIVE DATE:	JANUARY 19, 2011

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

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (OA-0017)
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

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

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

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

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

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

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

OTHER FLOOD AREAS

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

Figure 6B: Flood Zone Map, Parcel 006

Source: DLNR Flood Assessment Tool 2022

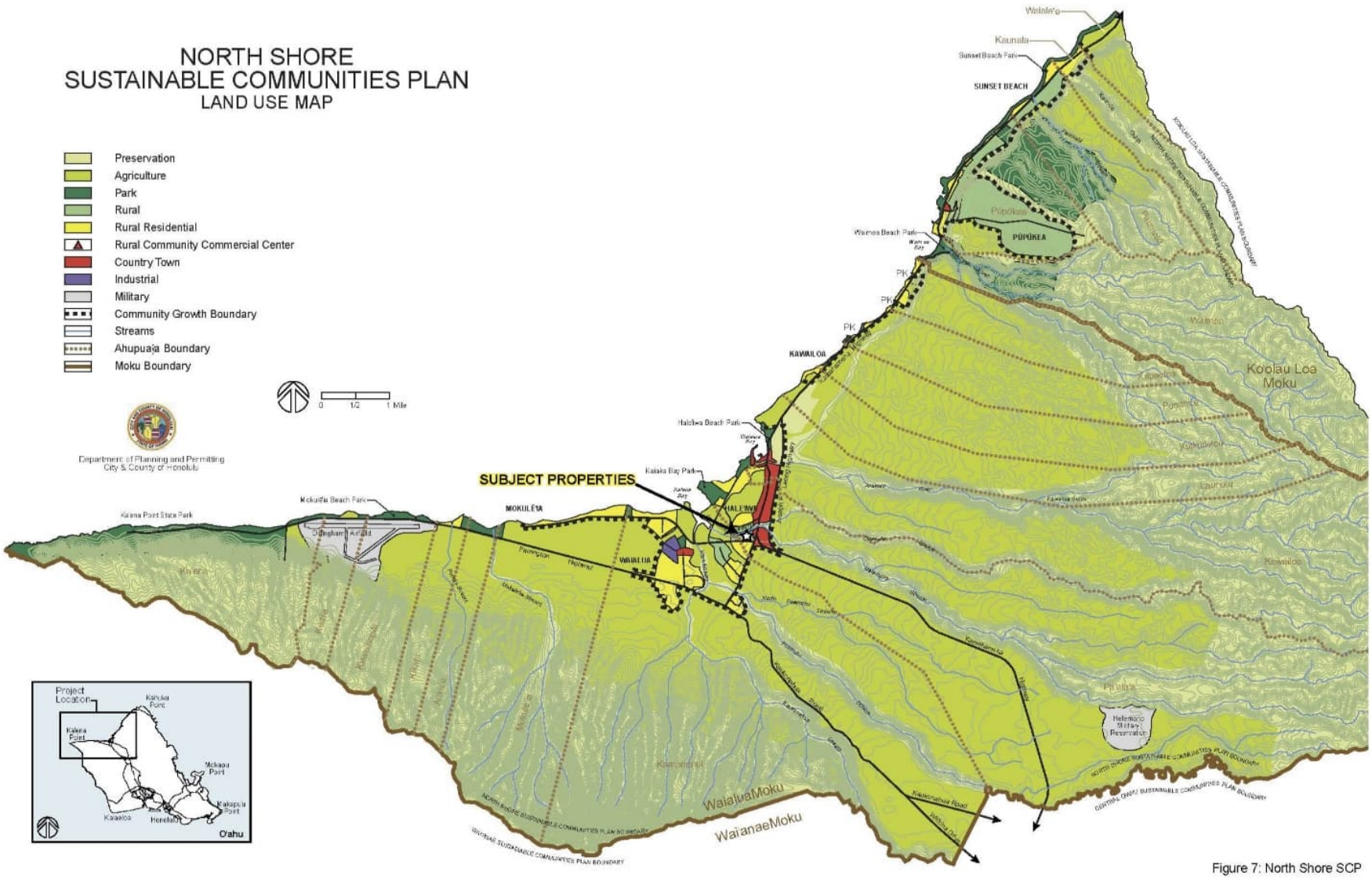


Figure 7: North Shore SCP

Source: DPP 2011

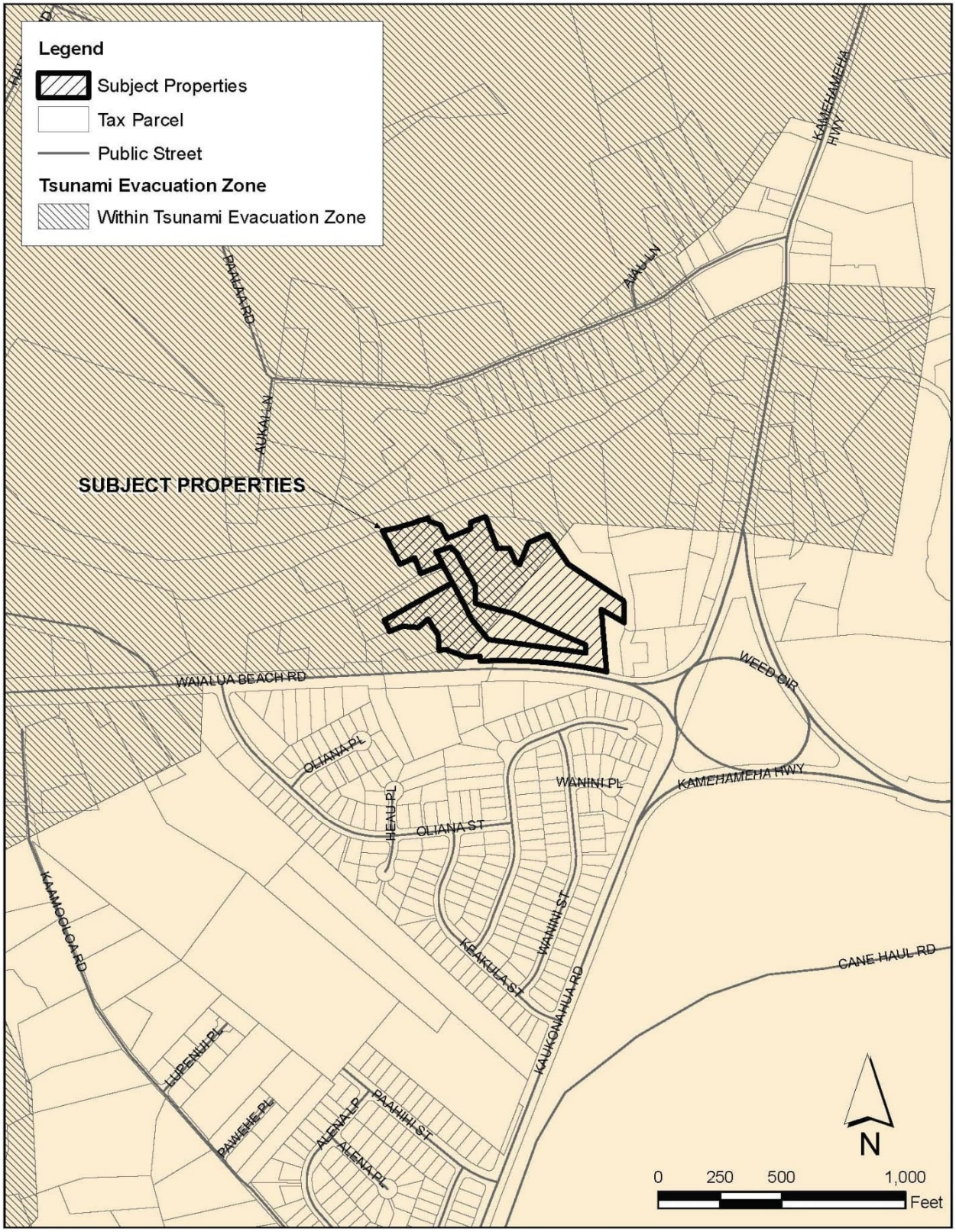


Figure 8: Tsunami Evacuation Zone

Data Source: City and County of Honolulu 2022

2 Proposed Project and Statement of Objectives

2.1 Project Location

The project is within the easternmost end of Waialua, O'ahu, Hawai'i. The site is adjacent to Weed Junction which bifurcates Waialua and Hale'iwa towns. The site is accessed by private driveways that connect to Waialua Beach Road. The site is identified as Tax Map Keys (TMKs): 6-6-018: 006 and 030. The irregularly shaped property is bounded by Paukauila Stream to the north, Waialua Beach Road to the south, and other residential properties to the west and east.

The general vicinity consists of single-family dwellings that were constructed during the period when the Waialua Sugar Mill was in operation and sugar cane cultivation was the predominant employer in the region.

The Site is located off Weed Circle and located immediately west of an R-5 Residential zoning district neighborhood, which is not distinguishable from the project area which features similar density and appearance. The Project Site's proposed zone change to R-10 Residential is lower in density than the adjacent properties to the south and across the street on Waialua Beach Road, which are zoned R-5 Residential. The Site consists of 29 dwelling units on 8.334 acres. Appendix A: Site Photographs and Photograph Key illustrates the existing condition of the Project Site.

2.2 Project Description

The purpose of the proposed Project requests a zone change from Country to R-10 Residential to allow the existing 29 dwellings to be offered for sale under the CPR (Appendix B: CPR Site Plan). The existing dwellings were constructed before the zoning ordinances, remain in good condition, and are suitable for extended use and sale as individual residences (Appendix A). The purpose of offering the dwellings as condominium units is because the dwellings are not located in neatly subdivided spacing. The use of the site as a shared ownership property with individually owned units offers the flexibility for the units to remain in place. Subdivision of the property would also entail removal of units, require extensive site improvements, and would require the new dwelling units to be pushed into significantly higher pricing points that would not be consistent with the surrounding community.

The Site provides shared access between the two subject TMKs. Following the zone change process, the applicant will apply for a lot consolidation application. The applicant will also apply for an Existing Use Permit (EUP) following the EA and zone change processes.

Table 1: CPR Site Plan Lot Layout

Unit No.	Address	Land Area (SF)	Tax Map Key	BP No.	Year BP Issued
1	66-053 Waialua Beach Road	11,889	6-6-018: 006	R-1434	3/30/1973
2	66-051 Waialua Beach Road	6,714	6-6-018: 006	R-1436	3/30/1973
3	66-049 Waialua Beach Road	7,409	6-6-018: 006	R-1467	6/12/1973
4	66-047 Waialua Beach Road	4,774	6-6-018: 006	128351	8/14/1956
5	66-045 Waialua Beach Road	6,141	6-6-018: 006	R-1468	6/12/1973
6	66-043 Waialua Beach Road	4,734	6-6-018: 006	R-1435	3/30/1973
7	66-041 Waialua Beach Road	7,034	6-6-018: 006	R-1610	2/14/1974
8 (Duplex)	66-019 A & B Waialua Beach Road	11,121	6-6-018: 006	R-414	2/20/1969
9 (Duplex)	66-027 A & B Waialua Beach Road	6,890	6-6-018: 006	R-413	2/20/1969
10	66-029A Waialua Beach Road	10,235	6-6-018: 006	104613	1953
11	66-031 Waialua Beach Road	5,397	6-6-018: 006	R-1466	6/12/1973
12	66-033 Waialua Beach Road	6,299	6-6-018: 006	R-1432	3/30/1973

Unit No.	Address	Land Area (SF)	Tax Map Key	BP No.	Year BP Issued
13	66-035 Waialua Beach Road	6,276	6-6-018: 006	R-1465	6/12/1973
14	66-037 Waialua Beach Road	8,730	6-6-018: 006	R-1433	3/30/1973
15	66-029H Waialua Beach Road	7,857	6-6-018: 030	Prior to 1950	No date
16	66-039 Waialua Beach Road	120,295	6-6-018: 006	R-1464	6/12/1973
17	66-089A Waialua Beach Road	34,495	6-6-018: 006	49565 602123	No date
18 (Duplex)	66-085/66-085A Waialua Beach Road	7,864	6-6-018: 006	604884	No date
19	66-089 Waialua Beach Road	4,544	6-6-018: 006	49566 604882	No date
20 (Duplex)	66-073/66-075 Waialua Beach Road	6,758	6-6-018: 006	11184 R-0896	5/13/1965
21 (Duplex)	66-061/66-063 Waialua Beach Road	8,703	6-6-018: 006	14323 R-1018	8/6/1965
22	66-059 Waialua Beach Road	11,736	6-6-018: 006	R-412	2/20/1969
23	66-029F Waialua Beach Road	14,616	6-6-018: 030	Prior to 1950	No date
24	66-029G Waialua Beach Road	5,975	6-6-018: 030	Prior to 1950	No date
N/A	Common Elements (CE) 1 and 2	36,543 (0.84 ac.)	CE 1: Parcel 006 CE 2: Parcel 030	N/A	N/A

Sources: Appendix B: CPR Site Plan.
Appendix C: Recognition of Dwelling Units Memoranda (2007 and 2009).
Appendix D: Real Property Tax Office, Building Permits History.
Waialua Approved Structures Table, Applicant.
Key: BP = building permit; N/A= not applicable; No. = number

As Table 1 above lists, there are 24 units with five (5) duplex lots for a total of 29 existing units.

The Surveyor for the Project provided unit numbers on the CPR Site Plan (Appendix B) that differs from the Dwelling numbers listed in Table B: Summary of Applicant's Development and Building Permit Information within Appendix C: Recognition of Dwelling Units Memoranda from DPP (2007 and 2009).

Table 2: Renovation and Building Permits Issued

Unit Number	Address	Tax Map Key	Renovation BP No.
1	66-053 Waialua Beach Road	6-6-018: 006	604919
2	66-051 Waialua Beach Road	6-6-018: 006	604922
3	66-049 Waialua Beach Road	6-6-018: 006	No BP number
4	66-047 Waialua Beach Road	6-6-018: 006	No BP number
5	66-045 Waialua Beach Road	6-6-018: 006	604887
6	66-043 Waialua Beach Road	6-6-018: 006	No BP number
7	66-041 Waialua Beach Road	6-6-018: 006	No BP number
8 (Duplex)	66-019 A & B Waialua Beach Road	6-6-018: 006	604921
9 (Duplex)	66-027 A & B Waialua Beach Road	6-6-018: 006	No BP number
10	66-029A Waialua Beach Road	6-6-018: 006	604923
11	66-031 Waialua Beach Road	6-6-018: 006	No BP number
12	66-033 Waialua Beach Road	6-6-018: 006	No BP number
13	66-035 Waialua Beach Road	6-6-018: 006	No BP number
14	66-037 Waialua Beach Road	6-6-018: 006	604920
15	66-029H Waialua Beach Road	6-6-018: 030	No BP number
16	66-039 Waialua Beach Road	6-6-018: 006	No BP number
17	66-089A Waialua Beach Road	6-6-018: 006	602123

Unit Number	Address	Tax Map Key	Renovation BP No.
18 (Duplex)	66-085/66-085A Waialua Beach Road	6-6-018: 006	604884
19	66-089 Waialua Beach Road	6-6-018: 006	604882 608183
20 (Duplex)	66-073/66-075 Waialua Beach Road	6-6-018: 006	604918 615168
21 (Duplex)	66-061/66-063 Waialua Beach Road	6-6-018: 006	190058 604885
22	66-059 Waialua Beach Road	6-6-018: 006	No BP number
23	66-029F Waialua Beach Road	6-6-018: 030	No BP number
24	66-029GWaialua Beach Road	6-6-018: 030	No BP number
N/A	Common Elements (CE) 1 and 2	CE 1: Parcel 006 CE 2: Parcel 030	N/A

Source: Waialua Approved Structures Table, Applicant.
Appendix C: Recognition of Dwelling Units Memoranda from DPP (2007 and 2009).
N/A not applicable

Table 3: Demolition Permits

Address	Building Permit Number	Demolished	Replaced
66-029B Waialua Beach Road	011	Yes	No
66-085B Waialua Beach Road	2007/NOV-06-101	Yes	No

Source: Appendix C: Recognition of Dwelling Units Memos from DPP (2007 and 2009).

2.2.1 History of the Site

The Hale'iwa/Waialua community is primarily a suburban town developed around tourism-related activities based on the North Shore and former agricultural activities centered around the former Waialua Sugar Mill. Before its development as a residential community, the area was well known as dairy pasture and grazing land. The existing 29 residential dwellings were originally built to serve the workers of the former Waialua Sugar Mill.

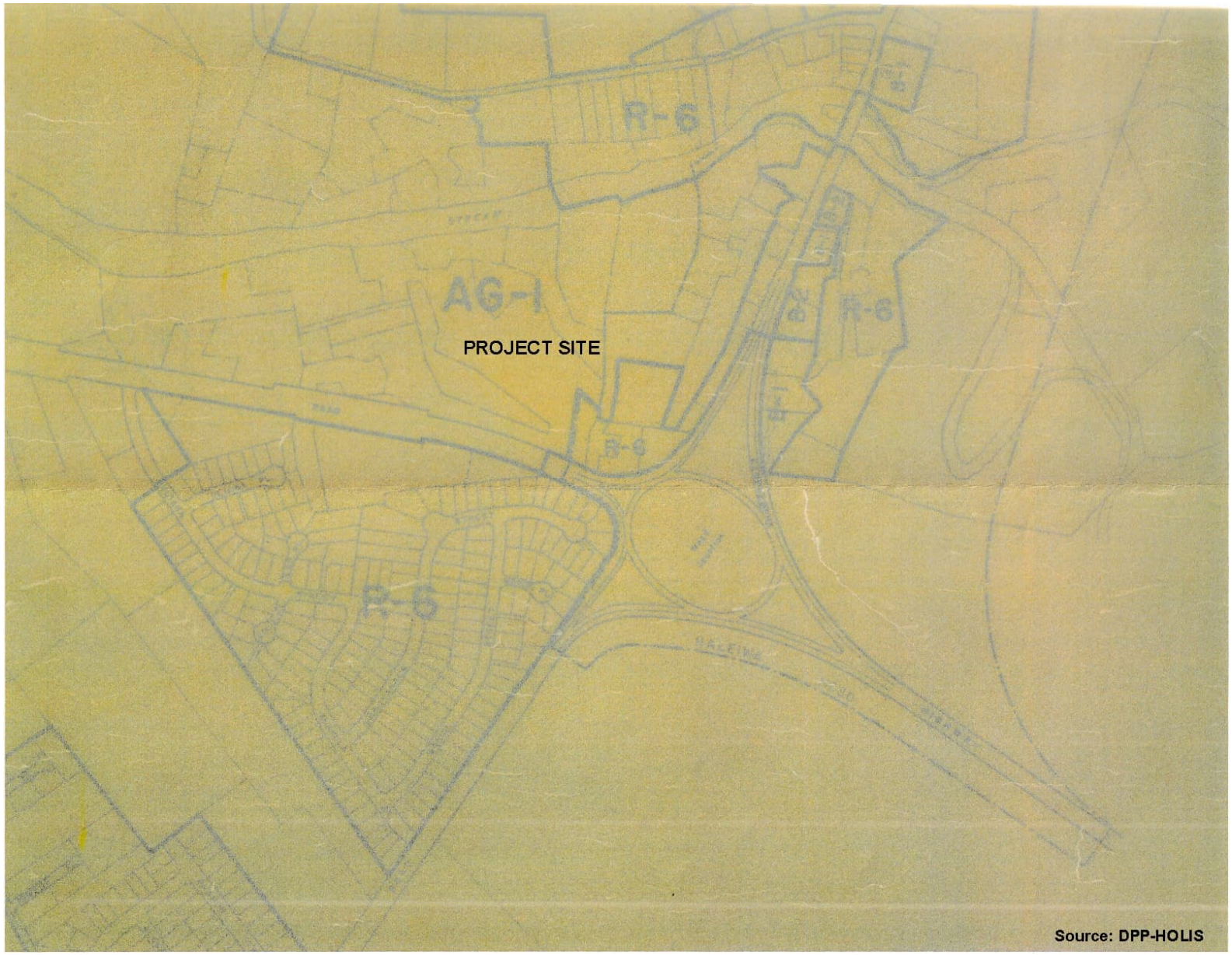
The applicant proposes a zone change for the Project Site based on its long-established use as a residential employee housing complex that was created for Waialua Sugar Mill housing. Over time, the need for plantation worker housing has been eliminated and it is in the best interest of the community to offer these homes for individual ownership.

Figure 9: Comprehensive Zoning Ordinance Map designates the Site within the AG-1 Restricted Agricultural zoning district. The CZC map was derived from DPP-Honolulu Land Information System (HOLIS).

Appendix C: Recognition of Dwelling Units Memoranda from DPP (2007 & 2009) concludes that there are 29 nonconforming dwelling units on the Project Sites. There are two memoranda from DPP related to the determination of nonconforming units on the Project Sites, parcels 006 and 030. The first memorandum dated September 7, 2007, concluded that there are three (3) nonconforming residential dwelling units on TMK: 6-6-018: 030.

The second memorandum dated January 15, 2009, concluded that 26 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot, TMK: 6-6-018: 006.

The combination of the memoranda from 2007 and 2009 allow to verify a total of 29 residential dwelling units are legally nonconforming uses on the Project Sites.



Source: DPP-HOLIS

Figure 9: Comprehensive Zoning Ordinance Map

2.3 Existing Use

The Site is presently in single-family residential use. No changes in use would occur under the proposed zoning change. The proposed zone change to R-10 Residential and subsequent CPR is consistent with the existing density on Site. The proposed rezoning to R-10 Residential and the property use will remain unchanged as it has been for decades.

2.4 Permits History

There are 29 dwelling units on the two Project Sites as DPP has acknowledged, six (6) duplexes and 17 single-family residential dwellings as recognized in the DPP memoranda enclosed as Appendix C. DPP HONLINE records list the following information for the existing structures and residences on-site:

TMK: 6-6-018: 006, Facility	Year Built
Single-Family Dwelling	1926
Single-Family Dwelling	1926
Single-Family Dwelling	1926
Single-Family Dwelling	1931
Single-Family Dwelling	1937
Single-Family Dwelling	1937
Single-Family Dwelling	1942
Single-Family Dwelling	1942
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1944
Single-Family Dwelling	1946
Single-Family Dwelling	1946
Single-Family Dwelling	1950
Single-Family Dwelling	1950
Single-Family Dwelling	1956
Single-Family Dwelling	1956

DPP HONLINE records list the following information for the existing structures and residences on-site:

TMK: 6-6-018: 030, Facility	Year Built
Single-Family Dwelling	1939
Single-Family Dwelling	1943
Single-Family Dwelling	1948
Single-Family Dwelling	1948
Single-Family Dwelling	1952

2.5 Construction Activity

No proposed new construction activity is included in the subject zoning request. Improvements to the existing dwellings are within the property may be conducted by the owner but improvements will occur individually and permitted as required under current building codes. The applicant agrees to execute a deed restriction limiting the number of dwelling units to 29 and prohibit new development as the units will be rezoned, CPR'd, and sold to individual owners.

2.6 Project Objective

The applicant seeks a change of zoning from Country to R-10 Residential. The proposed rezoning will not entail new development and will, therefore not impact the character of the neighborhood. County zoning allows for one unit per

acre while R-10 zoning would be based on higher density allowed the existing dwellings to remain in their current configuration and density. R-10 Residential zoning is requested as lands immediately adjacent to the east are within the R-5 Residential zoning district. R-10 Residential zoning will also allow the homes to be sold at prices commensurate with surrounding market pricing.

The owner desires to establish a change in zoning for the property based on its long-established use as a residential employee housing complex that was created for Waialua Sugar Mill housing. Over time, the need for plantation worker housing has been eliminated and it is in the best interest of the community to offer these homes for individual ownership. It is also the Owner's opinion that sufficient precedent for establishing a zone change is warranted with immediately adjacent properties that are within the R-5 Residential zoning district. There are no R-10 Residential zoned subdivisions in proximity to the Site, but the zoning transition from Country to R-10 to R-5 in this neighborhood is more gradual than surrounding the Country zoning district with all R-5 Residential zoning.

2.7 Funding and Schedule

The total cost for the project will not include any development costs as the project is for a zoning change only. Costs will be borne by the applicant. No construction of new dwellings is planned as part of this zoning request. The EA and zone change are anticipated to be completed in February 2023.

2.7.1 Conversion from Cesspools to Septic Tanks

The Project Site consists of 19 single-family dwellings and five (5) duplex dwellings. The duplex dwellings will only require one septic tank, hence, there will be a total of 24 septic tanks installed on-site.

The approximate cost will be from $15,000.00 to $25,000.00 per septic tank for a total cost of approximately $360,000.00 to $600,000.00 for all existing dwellings.

3 Description of Environment, Anticipated Impacts & Mitigation

3.1 Environmental Setting

The Project Site consists of two tax parcels totaling 8.334 acres located between Waialua Beach Road to the south and Paukauila Stream to the north. Residential areas in Country zoning is located to the west and R-5 Residential uses to the east. The Site is relatively flat with a very gentle gradient towards the north where it eventually meets Paukauila Stream at the approximately 2-foot level above mean sea level (MSL). The Site's characteristic is residential, but the common driveway/roadway is unimproved with only the Waialua end of the drive being improved with asphalt. Interior vehicular access is on packed gravel and dirt. The site contains an extensive number of trees that are generally groomed and maintained, and most dwellings feature maintained yards that are often defined by hedges or types of low fencing.

Lowlands along Paukauila Stream is generally grassed and maintained as lawn and open space available to the use of the residents. The dwellings generally align with the two driveway/access roads. Both access roads do not connect but provide direct access to Waialua Beach Road. None of the property is used for farming although a small goat pen is found near the center of the property.

3.2 Surrounding Uses

Surrounding uses consist primarily of residential uses with a notable R-5 Residential subdivision located across Waialua Beach Road and a strip of R-5 Residential dwellings located to the east along Waialua Beach Road and Kamehameha Highway.

Further to the west north of Waialua Beach Road consists of fallow County lots that principally remain vacant except for the primary dwellings associated with the lot. Areas south of Waialua Beach Road are in residential use and further west, a wastewater treatment facility.

3.3 Environmental Characteristics

3.3.1 Geological Characteristics

3.3.1.1 Topography

The Project Site is relatively flat and has been heavily disturbed resulting from decades of use as plantation town dwellings. Project areas along the stream are grassed and open. The site is not geologically distinguishable but is characterized by its rural style of development and the numerous fruit and coconut trees. The current use on this property has been in existence for decades and the proposed rezoning will not impact the character of the existing neighborhood.

A Topographic Survey Map showing 5-foot elevation contour lines across the properties and building footprints for each of the existing dwellings are included in Appendix E: Topographic Survey Map.

3.3.1.2 Climate

The geography of the North Shore District is typically warm and dry in climate. Prevailing trade winds arrive from the northeast. According to the National Weather Service Honolulu Office, for 30 years, normal monthly high temperatures range from 80 degrees in January to a high of 89 degrees in August for an average of 84 degrees. Normal month low temperatures range from a low of 65 degrees in February and a high of 74 degrees in August for a monthly average of

70 degrees. Precipitation typically ranges from 0.44 inches in August to a high of 3.8 inches in December. The annual average rainfall in Honolulu is 70 inches per year.

3.3.1.3 USDA Soil Survey Report

The Project Site is located on soils classified Hale‘iwa Silty Clay (HeA), 0 to 2 percent slopes (28.2 percent) and Waialua Silty Clay (WkA), 0 to 3 percent slopes (71.8 percent) according to the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai*, State of Hawai‘i (USDA 1972) by the United States (U.S.) Department of Agriculture Soil Conservation Service (Figure 10).

Hale‘iwa silty clay, 0 to 2 percent slopes (HeA) occurs as large areas on alluvial fans or as long, narrow areas in drainage ways. Permeability is moderate. Runoff is very slow, and the erosion hazard is no more than slight.

Waialua silty clay, 0 to 3 percent slopes (WkA) occurs on smooth coastal plains. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeA	Haleiwa silty clay, 0 to 2 percent slopes	2.3	28.2%
W	Water > 40 acres	0.0	0.0%
WkA	Waialua silty clay, 0 to 3 percent slopes	6.0	71.8%
Totals for Area of Interest		**8.3**	**100.0%**

USDA Natural Resources Conservation Service

Figure 10: Soils

Source: USDA NRCS 2022

3.3.2 Water Resources

3.3.2.1 Hydrologic Hazards and Resources

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the Project Site is in Zones AEF, AE and X. Zone AEF consists of areas where the floodway is the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1 percent annual chance flood can be carried without increasing the Base Flood Elevation (BFE). Zone AE consists of areas within the 100-year flood zone where flood elevations have been determined. Zone AEF consists of the floodway areas of Zone AE. These floodplain areas must be kept free of encroachment so that the 1 percent annual chance flood can be carried without increasing the BFE. Zone X consists of areas that lie beyond the 500-year flood zone.

As illustrated in Figure 6A and B, the Project Sites are within Zones X, AE, and AEF, and are located within the 11-foot BFE. Portions of both parcels are within the regulatory floodway of Paukauila Stream, which extends up to about 250 feet inland. Appendix B also illustrates the Flood Zones X, AE, and AEF overlaid with the CPR Site Plan.

The current owner purchased the Project Sites in 2004. From 2004 to present, there have been no major flood damage on the Project Sites in the AEF and AE zones in proximity to Paukauila Stream. The 40 days of rain from March to April 2006 did not result in any flood damage to the existing residential dwellings.

3.3.2.2 Sea Level Rise

The U.S. Army Corps of Engineers (USACE) issued an Engineering Regulation (ER) in 2013 (ER 1100-2-8162) on Sea Level Change (SLC). An Online Sea-Level Calculator provides a low, intermediate, and high scenarios of potential relative SLC. The ER 110-2-8162 defines relative SLC as:

Local (i.e., "relative") sea level: Sea level measured by a tide gauge with respect to the land on which it is situated. See MSL and SLC. Relative SLC occurs where there is a local change in the level of the ocean relative to the land, which might be due to ocean rise and/or land level subsidence. In areas subject to rapid land-level uplift, relative sea-level can fall (IPCC 2007). Relative SLC will also affect the impact of any regional SLC (Source: ER 110-2-8162).

The Moku o Lo'e (Coconut Island) National Oceanic Atmospheric Administration (NOAA) tidal gauge is used for the Project Site as there is currently no tidal gauge in the North Shore, Hale'iwa area of the island. Table 4: Potential SLC Rates (Moku o Lo'e Tidal Gauge) illustrates the low, intermediate, and high potential rates of SLC.

Table 4: Potential Sea Level Rise Rates (Moku o Lo'e Tidal Gauge)

Year	USACE – Low	USACE – Intermediate	USACE – High
1992	0.00	0.00	0.00
1995	0.01	0.01	0.02
2000	0.03	0.04	0.06
2005	0.06	0.07	0.12
2010	0.08	0.11	0.20
2015	0.10	0.15	0.30
2020	0.12	0.19	0.41
2025	0.14	0.24	0.55
2030	0.16	0.29	0.70
2035	0.19	0.35	0.87
2040	0.21	0.41	1.06
2045	0.23	0.48	1.27
2050	0.25	0.55	1.50
2055	0.27	0.62	1.74
2060	0.29	0.70	2.01

Year	USACE – Low	USACE – Intermediate	USACE – High
2065	0.31	0.79	2.29
2070	0.34	0.88	2.59
2075	0.36	0.97	2.91
2080	0.38	1.07	3.25
2085	0.40	1.17	3.61
2090	0.42	1.27	3.98
2095	0.44	1.39	4.38
2100	0.46	1.50	4.79

Note: Data in feet.
Source: U.S. Army Corps of Engineers, http://www.corpsclimate.us/ccaceslcurves.cfm.

The City and County of Honolulu Climate Change Commission published a *Sea Level Rise Guidance and Climate Change Brief* (CCC 2018). These documents were adopted by City Council on June 5, 2018 (www.resilientoahu.org). SLC findings in this document include:

Sea Level Rise

> *"The mean sea level trend at the Honolulu tide station is 0.055 in (1.41 mm) per year with a 95% confidence interval of ±0.008 in (0.21 mm) per year based on monthly mean sea level data, 1905 to 2015. This is equivalent to a change of 0.46 ft (14.0 cm) over the past century.*
>
> *The frequency of high tide flooding in Honolulu since the 1960s has increased from 6 days per year to 11 per year.*
>
> *With 3.2 ft (0.98 m) of sea-level rise, 25,800 acres experience chronic flooding, erosion, and/or high wave impacts. One-third of this land is designated for urban use. Impacts include 38 mi (61 km) of major roads and more than $19 billion in assets.*
>
> *Due to global gravitational effects, estimates of future sea-level rise in Hawai'i and other Pacific islands are about 20%–30% higher than the global mean.*
>
> *Over 70% of beaches in Hawai'i is in a state of chronic erosion. This is likely related to long-term sea-level rise as well as coastal hardening.*
>
> *Coastal hardening of chronically eroding beaches caused the combined loss of 9% (13.4 mi, 21.5 km) of the length of sandy beaches on Kaua'i, O'ahu, and Maui. (www.resilientoahu.org)*
>
> *The Hawai'i Climate Adaptation Portal provides information on and recommendations of sea-level rise and climate change (www.climateadaptation.hawaii.gov). Potential Impacts in the Sea Level Rise Exposure Area (SLR-XA)"*
>
> *"Chronic flooding in the SLR-XA with 3.2 feet of sea-level rise would render over 25,800 acres of land in the State unusable. Some of that land will have eroded into the ocean, some will become submerged by inches or feet of standing water, and some areas will be dry most of the year, but repeatedly washed over by seasonal high waves. State-wide, about 34% of that potentially lost land is designated for urban use, 25% is designated for agricultural use, and 40% is designated for conservation. The loss of urban land could put pressure on development of inland areas, including those designated as agricultural and conservation lands (www.climateadaptation.hawaii.gov)."*

The Hawai'i Sea Level Rise (SLR) Viewer was utilized to map the Project Sites. As illustrated in Figure 11:Sea Level Rise, 3.2 Feet Scenario, the 3.2-foot SLR scenario, also referred to as the 3.2-foot SLR Exposure Area (SLR-XA), shows that there is no flood damage to the existing 29 residential dwelling units. A small portion of Parcel 6, immediately adjacent to Paukauila Stream, is located within 3.2-foot SLR-XA and portions of both parcels are within the 6-foot SLR-XA, which is also characterized as Passive Flooding. However, despite portions of the properties being located within SLR-XA zones, there will be no flooded roadways for the Project Sites, as shown in Figure 11. Therefore, no mitigative measures are necessary based on this SLR scenario. The source for Figure 11 is the PacIOOS SLR

Exposure Area Viewer. Addresses highlighted in red are 66-29 and 66-73 Waialua Beach Road (Hawai'i Climate Change Mitigation and Adaptation Commission 2021).

Potential Impacts and Mitigation Measures

In summary, the Intergovernmental Panel on Climate Change (IPCC) defines mitigation and adaptation as follows:

> *"a. Mitigation: Actions that reduce net carbon emissions and limit long-term climate change.*
>
> *b. Adaptation: Actions that help human and natural systems to adjust to climate change."*

Source: https://www.ipcc.ch/publications_and_data/ar4/wg3/en/ch3s3-5.html

While mitigation addresses the causes of climate change, adaptation addresses the effects of climate change and SLC. The Project incorporates the Adaptation element from the IPCC definition above by having each dwelling elevated.

Projected Heights of Sea Level Rise for O'ahu

2030
Range: 0.3 to 0.7 feet
Mean: 0.5 feet

2050
Range: 0.6 to 1.4 feet
Mean: 1.0 feet

2100
Range: 1.6 to 4.6 feet
Mean: 3.0 feet

Source: Climate Adaptation Portal website (http://climateadaptation.hawaii.gov/sea-level-rise/).

The data above is consistent with the projections listed in Table 4: Potential Sea Level Rise Rates (Moku o Lo'e Tidal Gauge). The Project Sites are not shoreline properties and therefore, the SLC will have a minimal impact on the existing dwellings. Moreover, the existing homes are all elevated serving as a mitigation measure for potential future floods.

As previously stated in this EA, the Project Sites have not been severely inundated due to flooding of the Paukauila Stream. The Project Sites are not located in a coastal area. Moreover, as illustrated in Figure 11, the Project Sites will not be impacted by the SLR scenario of 3.2 feet.

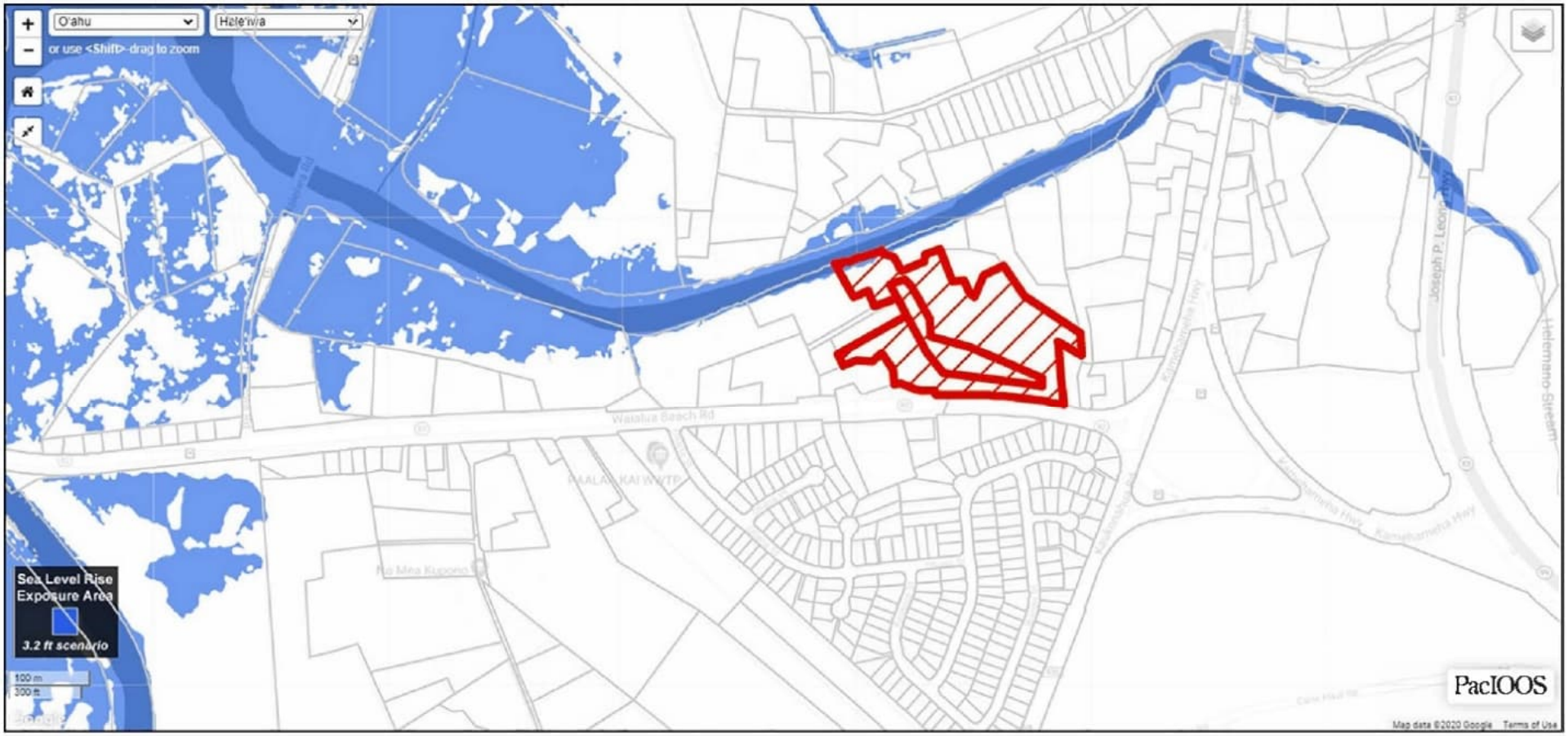
Tsunami Inundation

The Civil Defense Tsunami Inundation Map indicates that the Project Site is in an area vulnerable to tsunami inundation (DPP), Figure 8. The Civil Defense Tsunami Inundation Maps indicates that a portion of the Project Site is in an area vulnerable to tsunami inundation. Based upon the evacuation map it appears that four (4) of the 29 dwellings located on the Project Site within the evacuation zone. Evacuation plans for the proposed use will be developed in preparation for any tsunami warning event. The nearest tsunami evacuation shelter is located at the Waialua Community Association Gymnasium. In the event of a tsunami and to ensure safety, residents will comply with evacuation protocols.

Special Management Area

The Project Site is located within the boundaries of the Special Management Area (SMA) Map (Figure 5). A Special Management Permit is not required for the proposed rezoning as there will be no new dwelling units constructed. As previously stated, there will be no construction of new homes or renovation of existing homes and therefore, no project cost related to dwelling unit construction and development. However, the conversions from existing cesspool systems to new, individual septic tanks wastewater systems will require a SMA Permit, as the conversion will be considered as a single large project. DPP confirmed that a SMA Minor Permit will be required, in accordance with the Revised Ordinances of Honolulu (ROH), Chapter 25, SMA, as the total septic tank construction cost will be under $500,000.

~~The applicant agrees to convert the cesspools to septic tanks, and this is not considered "development" under the Revised Ordinances of Honolulu (ROH), Chapter 25, SMA (DPP Chapter 25).~~ Figure 5 SMA ~~Map,~~ illustrates the SMA boundaries on the Project Site. Appendix F: ~~Special Management Area~~ SMA Overlay Map and Parking illustrates the SMA boundary overlaid on the CPR Site Plan. The following units are not within the SMA boundary: units 9, 17, 18, 19, 20, 21, 22, and a portion of unit 10. All remaining units are within the SMA. The SMA Area Overlay Map is included in Appendix F, and the SMA Consultation Determination from DPP is included in Appendix G.



Source: PacIOOS Sea Level Rise Exposure Area Viewer. Addresses highlighted in red are 66-29 and 66-73 Waialua Beach Road http://www.pacioos.hawaii.edu/shoreline/slr-hawaii/

Figure 11: Sea Level Rise, 3.2 Feet Scenario

Source: PacIOOS 2022

3.3.3 Historic and Archaeological Resources

The Hale'iwa/Waialua community is primarily a suburban town developed around tourism-related activities based on the North Shore and former agricultural activities that centered around the former Waialua Sugar Mill. Before its development as a residential community, the area was well known as dairy pasture and grazing land. No specific historic sites are known or have been observed on the Project Site. The site has been extensively disturbed during its agricultural and residential tenure and it is highly unlikely that any archaeological artifacts remain.

A Draft EA pre-consultation letter was mailed to Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) in a letter dated April 26, 2018. We received no comments to date from DLNR SHPD. ~~A CD of the Draft EA will be mailed to DLNR SHPD for the 30-day public comment period.~~ As previously stated in this EA, there will be no new development or renovation of existing homes as part of this project and will, therefore, have no impacts related to historical or archaeological resources.

3.3.4 Cultural Assessment

The Project Site is not known to be of cultural significance. The Site has been in private residential use for a long period and no native cultural practices have or will be affected by the existing residential use.

3.3.5 Traffic Conditions

Existing traffic is not expected to experience any change from the proposed zone change. The site has been in relatively low-density residential use for decades and is not expected to change other than in its ownership structure and CPR.

No additional density is anticipated from the rezoning and the driveways are not known to contribute to area traffic as adequate storage area exists on-site. Vehicular access to the site will remain via the exiting driveways on Waialua Beach Road.

3.3.6 Air Quality

Air quality impacts resulting from the proposed project are expected to no change over existing conditions. Air quality in the area is generally good with higher particulates during higher surf periods. Traffic borne air impacts from Kamehameha Highway do not affect the Project Site as normal ~~northeasterly~~ north easterly trade winds keep the project area clear.

3.3.7 Noise Environment

Noise levels in the project area are low and typical of low-density rural communities. Vehicular traffic is only noticeable for the dwellings located along Waialua Beach Road. Other dwellings are buffered by the extensive foliage and trees that are found throughout the Site. The stream also serves as a natural buffer from noise generated in the Hale'iwa Town direction. The proposed zone change will not increase noise levels in the already quiet residential community.

3.3.8 Biological Characteristics

3.3.8.1 Fauna

In consultation with the U.S. Fish and Wildlife Service (USFWS), Table 5 lists species that may occur at or near the Project Site.

> *"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 (USFWS Letter, dated May 14, 2018)."*

Table 5: Species Occurring in or Near Project Area (Fauna)

Scientific Name	Common Name/Hawaiian Name	Federal Status
Mammals		
Lasiurius cinereus semotus	Hawaiian hoary bat/'ōpe'ape'a	E
Birds		
Anas wyvilliana	Hawaiian duck/koloa	E
Fulica alai	Hawaiian coot/'alae kea	E
Gallinula galeata sandvicensis	Hawaiian gallinule/'alae 'ula	E
Himantopus mexicanus knudseni	Hawaiian stilt/ae'o	E

Source: USFWS DEA Preconsultation letter, May 14, 2018.
E Endangered

Discussion: As previously stated in this EA, there will be no redevelopment or construction on the Site as the Project consists of a rezoning to bring the dwelling units and CPR design to R-10 Residential zoning. The anticipated disturbances associated with the Project are not expected to have a significant impact on the botanical or wildlife resources in this part of Hale'iwa. The Atlas of Hawaiian Watersheds and Their Aquatic Resources (http://www.hawaiiwatershedatlas.com/oa_waialua.html) includes a listing of biota information, which is summarized in Table 6.

Table 6: Biota Information

Class	Native Species	Introduced Species
Amphibians	N/A	*Bufo marinus*
Crustaceans	*Atyoida bisulcate* *Macrobrachium* sp.	*Macrobrachium lar* *Macrobrachium rosenbergii*
Insects	*Anax junius* *Anax* sp. *Megalagrion hawaiiense* *Megalagrion leptodemas* *Megalagrion nigrohamatum* *Megalagrion* sp.	*Chironomid larvae* *Ischnura posita*
Fish	*Awaous guamensis* *Kuhlia sandvicensis* *Mugil cephalus* *Sicyopterus stimpsoni*	*Carassius auratus* *Gambusia affinis* *Hemichromis elongatus* *Lepomis* sp. *Micropterus* sp. *Misgurnus anguillicaudatus* *Poecilia reticulata* *Tilapia* sp. Unidentified *poecilid* *Xiphophorus helleri*

Source: Atlas of Hawaiian Watersheds and Their Aquatic Resources (http://www.hawaiiwatershedatlas.com/oa_waialua.html).

Discussion: The proposed zone change will have no negative impacts on aquatic resources within the Paukauila Stream as there will be no new construction of dwelling units. Furthermore, the existing 29 dwelling units are not within the designated watershed, thus preserving this natural ecosystem. We consulted with DLNR, Division of Aquatic Resources, but received no return phone calls; most likely due to COVID-19 and remote working scenarios. Therefore, the information above addresses their Draft EA Pre-Consultation comments. ~~We will reach out to the DLNR, Division of Aquatic Resources again during the Draft EA 30-day public comment period.~~

Potential Impacts and Mitigation Measures

Hawaiian Hoary Bat

> *"The 'ōpe'ape'a roosts in both exotic and native woody vegetation across all islands and will leave young unattended in trees and shrubs when they forage. If trees and shrubs 15 feet or taller are cleared during the pupping season, there is a risk that young bats could inadvertently be harmed or*

killed since they are too young to fly or may not move away (https://ecos.fws.gov/ecp0/profile/speciesProfile.action?spcode=A03W)."

"Additionally, Hawaiian hoary bats forage for insects from as low as 3 feet to higher than 500 feet above the ground and can become entangled in barbed wire used for fencing.

To avoid and minimize potential Project impacts to the endangered 'ōpe'ape'a, the USFWS recommends the following applicable measures:

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

Do not use barbed wire for fencing (USFWS DEA Preconsultation letter, May 14, 2018)."

Hawaiian Duck (Waterbird)

"The Hawaiian Duck or koloa, is generally mottled brown and has a green to blue speculum (the distinctive feathers on the secondary wing feathers) with white borders. Adult males tend to have a darker head and neck feathers (sometimes green). Both sexes have orange legs and feet. Females have a dull orange bill. The male koloa is 19 to 20 inches in length while the female is 16 to 17 inches." (https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B005)

Hawaiian Coot (Waterbird)

"The 'alae kea is dark slate gray with a white bill and a large frontal shield (patch on top of head). The frontal shield is usually white but can vary from bluish white to yellow to dark blood red. They have white undertail feathers that are seen when swimming or during their courtship displays. Male and female coots look alike. This endemic bird of Hawai'i is smaller than its mainland relatives, measuring 15 inches in length (https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B04G)."

Hawaiian Gallinule (Waterbird)

"The Hawaiian Moorhen is a dark gray bird with a black head and neck, and white feathers on their flanks and on their undertail coverts (or feathers). They have a very distinctive red frontal shield, and their bill tip is yellow with a red base. Their legs and feet are greenish and without lobes. The 'Alae 'ula usually measures about 13 inches (33 centimeters) in length (https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B00H)."

Hawaiian Stilt (Waterbird)

"The Hawaiian Stilt is a slender wading bird that grows up to 16 inches in length. It has a black back and white forehead, and is white below; the female has a tinge of brown on its back. This endangered species has very long pink legs and a long black bill. The Hawaiian subspecies differs from the North American stilt by having more black on its face and neck, and longer bill, tarsus, and tail (https://ecos.fws.gov/ecp0/profile/species Profile.action?spcode=B04C)."

Hawaiian Waterbirds Mitigation Measure

"To avoid and minimize potential project impacts to Hawaiian waterbirds we (USFWS) recommend you incorporate the following applicable measures into your project description:

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

- *Contact the Service within 48 hours for further guidance.*
- *Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.*
- *Have a biological monitor that is familiar with the species' biology present on the project site during all construction or earthmoving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted (USFWS Draft EA Pre-consultation letter, May 14, 2018)."*

<u>USFWS Recommended Best Management Practices (BMPs)</u>

"To avoid and minimize potential project impacts to Hawaiian waterbirds we recommend you incorporate the following applicable measures into your project description:

- *In areas where waterbirds are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site.*
- *If water resources are located within or adjacent to the Project Site, incorporate the applicable best management practices regarding work in aquatic environments into the project design.*
- *Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed Project Site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest). If a nest or active brood is found:*
  - *Contact the Service within 48 hours for further guidance.*
  - *Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.*
  - *Have a biological monitor that is familiar with the species' biology present on the Project Site during all construction or earthmoving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted (USFWS Letter, dated May 14, 2018)."*

Discussion: As previously stated in this EA, there will be no new construction on the Project Site. The proposed rezoning will not entail grading or new construction as the dwelling units on the subject property have been in existence for decades. The purpose of the rezoning is to bring the nonconforming dwellings to R-10 Residential zoning. Therefore, the USFWS recommended BMPs suffice as mitigative measures. Furthermore, a biological monitor is not necessary as there will be no new development on the Project Site. The existing residential dwellings are located at a distance from Paukauila Stream to not negatively impact fauna that may frequent the area. Furthermore, the existing residential dwellings are not encroaching on the designated wetland area, resulting in no negative environmental impacts.

3.3.8.2 Flora

In consultation with the USFWS, and according to information in their files, including data compiled by the Hawai'i Biodiversity and Mapping Program as it pertains to listed species and designated critical habitat there are no records of listed plant species occurring within the proposed project area. The USFWS is not aware of botanical surveys that have been conducted within the proposed project area.

The North Shore Watershed Management Plan (NS WMP) completed in December 2016, includes a table of threatened and endangered flora in North Shore.

Discussion: Table 7 provides recent data on threatened and endangered flora species in this region. As previously stated in this EA, there is no new construction of dwellings as part of the proposed rezoning. Below are potential impacts and mitigation measures by the USFWS if there are endangered flora within the Project Site.

Table 7: Examples of Threatened and Endangered Species in North Shore (Flora)

Common Name	Hawaiian Name	Scientific Name
Achyranthes	'Ahinahina	*Achyranthes splendens var. rotundata*
Hawai'i alectryon	Māhoe	*Alectryon macrococcus var. macrococcus*
No known common name	No known Hawaiian name	*Alsinidendron obovatum*
Lavaslope centaury	'Awiwi	*Centaurium sebaeoides*
No known common name	Ka'ena 'Akoko	*Chamaesyce celastroides var. kaenana*
Herbst's sandmat	'Akoko	*Chamaesyce herbstii*
No known common name	Hāhā	*Cyanea spp.*
Sticky flatsedge	Pu'uka'a	*Cyperus trachysanthos*
Mountain cyrtandra	Ha'iwale	*Cyrtandra dentata*
Delissea	'Ohā	*Delissea spp.*
Sickle Island spleenwort	no known Hawaiian name	*Diellia falcata*
No known common name	Mehamehame	*Flueggea neowawraea*
Brackenridge's rosemallow	Ma'o hau hele	*Hibiscus brackenridgei*
Maui island-aster	No known Hawaiian name	*Hesperomannia arbuscula*
Ka'ala rockwort	Kulu'ī	*Nototrichium humile*
Carter's panicgrass	No known Hawaiian name	*Panicum faurier var. carteri*
Ka'ala phyllostegia	No known Hawaiian name	*Phyllostegia kaalaensis*
Dwarf naupaka	Naupaka	*Scaevola coriacea*
O'ahu schiedea	Ma'oli'oli	*Schiedea spp.*
O'ahu riverhemp	'Ohai	*Sesbania tomentosa*
O'ahu cowpea	No known Hawaiian name	*Vigna o-wahuensis*
Ko'olau eugenia	Nīoi	*Eugenia koolauensis*

Source: North Shore Watershed Management Plan (Group 70 International 2016).

Potential Impacts and Mitigation Measures, Flora

"Project activities may affect listed plant species by causing physical damage to plant parts (roots, stems, flowers, fruits, seeds, etc.) as well as impacts to other life requisite features of their habitat which may result in a reduction of germination, growth and/or reproduction. Cutting and removal of vegetation surrounding listed plants have the potential to alter microsite conditions (e.g. light, moisture, temperature), increase the risk of invasion by nonnative plants which can result in higher incidence or intensity of fire.

Activities such as grazing, use of construction equipment, vehicles, and increased human traffic (i.e. trails, visitation, monitoring), can cause ground disturbance, erosion, and/or soil compaction which decrease absorption of water and nutrients and damage plant root systems and may result in reduced growth and/or mortality of listed plants. Soil disturbance or removal has the potential to negatively impact the soil seed back of listed plant species if such species are present or historically occurred in the project area." (https://www.fws.gov/pacificislands//articles.cfm?id=149489721)

"The boundary of the area occupied by listed plants should be marked with flagging by the surveyor. To avoid potential adverse effects on listed plans, we (USFWS) recommend adherence to buffer distances for the activities in the Table below. Where disturbed areas do not need to be maintained as an open area, restore disturbed areas using native plants as appropriate for the location.

If listed plants occur in the project area, the avoidance buffers are recommended to reduce direct and indirect impacts to listed plants from project activities. However, where project activities will occur within the recommended buffer distances, additional consultation is required. The impacts to the plants of concern within the buffer area may be reduced by placing temporary fencing or other barriers at the boundary of the disturbance, as far from the affected plants as practicable." (https://www.fws.gov/pacificislands//articles.cfm?id=149489721)

Discussion: Table 8 above lists the recommended avoidance buffers to protect threatened and endangered flora. The above-referenced avoidance buffers pertain to projects with construction and new development. To reiterate, the Project does not entail new residential construction and therefore will not entail the removal of vegetation. Therefore, a Biological Monitor is not required for this Project as there is no new residential construction.

Table 8: USFWS Recommended Avoidance Buffers (Flora)

Action	Herb/Shrub [c]	Tree [c]
Cutting and removing vegetation by hand or hand tools (e.g., weeding)	3 ft (1 m)	3 ft (1 m)
Mechanical removal of individual plants or woody vegetation (e.g., chainsaw, weed eater)	3 ft up to height of removed vegetation (whichever greater)	3 ft up to height of removed vegetation (whichever greater)
Removal of vegetation with heavy equipment (e.g., bulldozer, tractor, "bush hog")	2× width equipment + height of vegetation	820 ft (250 m)
Hand application (spot treatment) [a]	10 ft (3 m)	Crown diameter
Ground-based spray application (e.g., backpack, tank sprayer) [a]	50 ft (15 m)	250 ft (76 m)
Aerial spray (ball applicator) [a]	250 ft (76 m)	250 ft (76 m)
Action	Herb/shrub [c]	Tree [c]
Aerial spray (paintball)(individual plant treatment) [a]	100 ft (30 m)	100 ft (30 m)
Ground/soil disturbance/out planting/fencing (hand tools, e.g., shovel, or small mechanized tools, e.g., auger)	20 ft (3 m)	2× crown diameter
Ground/soil disturbance (heavy equipment)	328 ft (100 m)	820 ft (250 m)
Trails (e.g., human, ungulates) [b]	20 ft	2× crown diameter
Roads/utility corridors, buildings/structures [b]	328 ft (100 m)	820 ft (250 m)

Source: https://www.fws.gov/pacificislands//articles.cfm?id=149489721.
ft foot or feet
m meter
[a] Use of Approved Herbicides (following label).
[b] Surface Hardening/Soil compaction.
[c] Buffer Distance (feet) – Keep Project Activity This Far Away from Listed Plant.

3.3.8.3 Wetland Designation

The northwest corner portion of the Project Site, parcel 006 is within a wetland. Information gathered from the National Wetlands Inventory (https://www.fws.gov/wetlands/data/mapper.html) labels this portion of land as PEM1C designation. Table 9: Wetland Typology, defines the PEM1C Map Code and the type of wetland on the Project Sites. The wetland area is connected to Paukauila Stream as shown in Figure 13: Wastewater No Pass Zone.

Table 9: Wetland Typology

Wetland Type	Map Code	Cowardin	Description
Freshwater emergent wetland	PEM	Palustrine emergent	Herbaceous marsh, fen, swale, or wet meadow

Source: USFWS, National Wetlands Inventory https://www.fws.gov/wetlands/data/Mapper-Wetlands-Legend.html.

"The Emergent Wetland Class is characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years.

These wetlands are usually dominated by perennial plants (https://www.fws.gov/wetlands/documents/classwet/emergent.htm)."

"The Cowardin classification system is a system for classifying wetlands, devised by Lewis M. Cowardin et al. in 1979 for the United States Fish and Wildlife Service. The system includes five main types of wetlands. One of these wetland types is Palustrine emergent, which is characterized by freshwater wetlands not associated with a river or a lake (https://en.wikipedia.org/wiki/Cowardin_classification_system)."

Discussion: As previously stated in this EA, the northwest corner of the Project Sites, are within a freshwater emergent wetland (Figure 12: Wetland Designation ~~on Portion of Project Sites~~). There are no existing residential dwelling units within the designated wetland area and there no plans to develop additional residential dwellings. The designated freshwater emergent wetland will remain undisturbed. Therefore, no significant environmental impacts will occur within the designated wetland area. The following three subsections are Federal, State, and City and County of Honolulu Policies on wetlands relevant to the proposed zone change.

Federal Policies

The purpose of Executive Order 11990 is to "minimize the destruction, loss or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands." Federal agencies, to meet these objectives, in planning their actions are required to consider alternatives to wetland sites and limit potential damage if an activity affecting a wetland is unavoidable. The procedures require the determination of whether or not the proposed project will be in or will affect wetlands (https://www.fema.gov/executive-order-11990-protection-wetlands-1977).

The U.S. Environmental Protection Agency defines wetlands as areas where water covers soil all or part of the time. Wetlands are important because they protect and improve water quality, provide fish and wildlife habitats, store floodwaters, and maintain surface water flow during dry periods (https://www.epa.gov/wetlands).

Why are Wetlands Important? (Source: https://www.epa.gov/wetlands/why-are-wetlands-important)

"Wetlands are important features in the landscape that provide numerous beneficial services for people and for fish and wildlife. Some of these services, or functions, include protecting and improving water quality, providing fish and wildlife habitats, storing floodwaters and maintaining surface water flow during dry periods. These valuable functions are the result of the unique natural characteristics of wetlands (https://www.epa.gov/wetlands/why-are-wetlands-important)."

"Wetlands are among the most productive ecosystems in the world, comparable to rain forests and coral reefs. *An immense variety of species of microbes, plants, insects, amphibians, reptiles, birds, fish, and mammals can be part of a wetland ecosystem. Climate, landscape shape (topology), geology, and the movement and abundance of water help to determine the plants and animals that inhabit each wetland (https://www.epa.gov/wetlands/why-are-wetlands-important)."*

"Wetlands play an integral role in the ecology of the watershed. The combination of shallow water, high levels of nutrients, and primary productivity are ideal for the development of organisms that form the base of the food web and feed many species of fish, amphibians, shellfish, and insects. Many species of birds and mammals rely on wetlands for food, water, and shelter, especially during migration and breeding (https://www.epa.gov/wetlands/why-are-wetlands-important)."

"Wetlands' microbes, plants, and wildlife are part of global cycles for water, nitrogen, and sulfur. Scientists now know that atmospheric maintenance may be an additional wetlands function. Wetlands store carbon within their plant communities and soil instead of releasing it to the atmosphere as carbon dioxide. Thus, wetlands help to moderate global climate conditions (https://www.epa.gov/wetlands/why-are-wetlands-important)."

Wetlands and Flood Protection

"Wetlands function as natural sponges that trap and slowly release surface water, rain, snowmelt, groundwater and flood waters. Trees, root mats and other wetland vegetation also slow the speed of flood waters and distribute them more slowly over the floodplain. This combined water storage and

> *braking action lowers flood heights and reduces erosion (https://www.epa.gov/wetlands/why-are-wetlands-important)."*

Section 404, Clean Water Act

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands (https://www.epa.gov/cwa-404/section-404-permit-program).

Discussion: The proposed zone change will not involve construction activities that will impact the wetland on the Project Site resulting in no impact on the wetland area. The nearest home(s) to the designated wetland is approximately 400-feet apart. No current or future development will occur within or in proximity to the designated wetland area on the Project Sites. As mentioned in the importance of wetlands analysis above, the protection of the wetland on the Project Sites will positively contribute to the climate conditions in the North Shore community. The applicant has owned the Project Sites since 2004 and has noticed no flooding on the Project Sites. This could be due to its location in proximity to the wetlands, which, as stated above, serves as flood control due to its function as "natural sponges that trap and slowly release surface water, rain…" (EPA 2022)

The USACE was consulted to determine if Federal permits are required for this Project.

> *"Based on USACE's review of the information provided, it appears the Project area contains waters of the U.S., and/or wetlands, under the Corps' regulatory jurisdiction. The Department of Army (DA) authorization is required if the Project proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (USACE comments, June 16, 2020)."*

Discussion: As previously stated in this EA, there will be no new construction as part of the proposed zone change. Therefore, no Section 404 CWA Department of Army permit is required as no encroachment or impact to wetland areas will occur. ~~USACE will receive a copy of the Draft EA during the 30-day public comment period of this EA.~~

State of Hawai'i Policies

Hawai'i Administrative Rules, Title 11, Chapter 54, Water Quality Standards: The State of Hawai'i Department of Health (DOH) Clean Water Branch, Hawai'i Administrative Rules 11-54-1 defines "wetlands" as: "Wetlands" means land that is transitional between terrestrial and aquatic ecosystems where the water table is usually at or near the surface of the land is covered by shallow water. A wetland shall have one or more of the following attributes:

- At least periodically the land supports predominantly hydrophytic vegetation.
- The substratum is predominantly undrained hydric soil.
- The substratum is non-soil (gravel or rocks) and is at least periodically saturated with water or covered by shallow water.

Wetlands may be fresh, brackish, or saline and generally include swamps, marshes, bogs, and associated ponds and pools, mudflats, isolated seasonal ponds, littoral zones of standing water bodies, and alluvial floodplains. To apply for water quality certifications under CWA Section 401, and for National Pollutant Discharge Elimination System permit purposes, the identification and delineation of wetland boundaries shall be done following the procedures described in the USACE Wetlands Delineation Manual (USACE 1987).

City and County of Honolulu Policies and Guidelines

The City and County of Honolulu General Plan, Chapter 3, Natural Environment has objectives and policies related to the protection of wetlands.

- **Objective A:** To protect and preserve the natural environment.
- **Policy 3:** Retain the Island's streams as scenic, aquatic, and recreation resources.
- **Policy 7:** Protect the natural environment from damaging levels of air, water, and noise pollution.

Discussion: The existing 29 residential dwelling units do not encroach into the designated wetland area, thereby protecting and retaining this natural resource. The proposed rezoning does not involve any new construction or redevelopment.

The City and County of Honolulu North Shore Sustainable Communities Plan (NS SCP) include policies related to the projection of natural resources (DPP 2011).

3.1.1 Policies

Protect and enhance significant natural features and ecologically sensitive lands, including mountain areas, shoreline areas, wetlands, fishponds, natural gulches, streams, and drainageways. Provide protective buffer zones and setbacks around biologically sensitive areas to minimize habitat disturbance.

Discussion: The existing 29 residential dwelling units do not encroach into the wetland area and there are no plans to construct or develop within or in proximity to this wetland. Therefore, no habitat disturbance will occur resulting from the proposed zone change.

3.1.2.3 Wetlands

Guidelines pertaining to wetland areas are as follows:

- *Preserve and maintain all North Shore wetlands and wildlife habitats. When considering future activities/construction in the vicinity of biologically sensitive areas such as wetlands, the preferred sequence will be to:*
  - *Avoid ecologically sensitive areas entirely.*

Discussion: The proposed rezoning and existing 29 residential dwelling units comply with this NS SCP Guideline by avoiding the wetland area to ensure its protection. As illustrated in Figure 12: Wetland Designation ~~on Portion of Project Sites~~ and Appendix B: CPR Site Plan, there are no dwelling units within the wetland area and there are no plans for new construction or development in this area. The wetland area will be preserved in compliance with this NS SCP policy.

North Shore Watershed Management Plan (2016)

The NS WMP includes a discussion of Paukauila Stream which is adjacent to the Project Sites and connected to the wetland area on the northwest portion of the Project Sites.

2.3.7.1 Streams

The Hawai'i Stream Assessment (HSA, 1990) lists six perennial streams in the North Shore district: Makaleha, Ki'iki'i, Paukauila, Anahulu, Loko Ea, and Waimea The Hawai'i Watershed Atlas (2008) also considers Kawaihāpai and Pahole as perennial streams. Three of these perennial streams, Anahulu, Paukauila, and Ki'iki'i, are "stream systems," i.e. streams with two or more major tributaries that extend from different valleys and converge on a coastal plain.

- *The Paukauila System consists of 'Ōpae'ula, Helemano, and Paukauila Streams draining into Kaiaka Bay.*

Discussion: Paukauila Stream is connected to the wetlands located on the northwest corner of the portion of the Project Sites.

Potential Impacts and Mitigation Measures, Wetlands

The discussion points following each regulation or policy statement in the previous subsections related to wetlands state that there will be no disturbance to the wetland area located on the northwest portions of the Project Sites. Therefore, no negative environmental impact will occur in this wetland area and no new construction or development is planned for the Project Sites.

A copy of the correspondence with the USACE is included in Appendix H in support of this determination.

Source: USFWS, National Wetlands Inventory, Surface Waters and Wetlands, https://www.fws.gov/wetlands/data/mapper.html

Figure 12: Wetland Designation ~~on Portion of Project Sites~~

Source: USFWS, National Wetlands Inventory

3.3.9 Infrastructure and Utilities

The proposed improvements are presently serviced by existing electrical, cable, and telephone lines. The site is also served by the municipal potable water system. The municipal sewer system does not serve the site or areas makai of Waialua Beach Road in the project vicinity. Homes are served by pre-existing cesspools and septic tanks. No storm drain system serves the site and stormwater is naturally drained by percolation or flows to the project lowlands.

3.3.9.1 Potable Water

The project will continue to be serviced by the existing water system. As previously stated, the proposed action is for rezoning to allow a change in ownership structure for the existing dwellings. Fire hydrants are located along Waialua Beach Road.

3.3.9.2 Wastewater

The Project Site is presently served by cesspools and septic tanks that are under the jurisdiction of the DOH. No municipal sewer service is available to the Project Site at this time and no known plans to provide this service have been indicated. If individual units are proposed for improvement, septic tanks will likely be required in place of the individual cesspools. However, as previously stated in this EA, the proposed zone change will not consist of new construction of homes or renovation of existing dwellings.

The current cesspools are adequate to serve the Site, however, as stated below, Act 125 requires the replacement of all cesspools by 2050. The Applicant agrees to changing the existing homes to septic at the time of the zone change process and as part of this Project.

Conversion from Cesspools to Septic Tanks

The Project Site consists of 19 single-family dwellings and five (5) duplex dwellings. The duplex dwellings will only require one septic tank, hence, there will be a total of 24 septic tanks installed on-site.

The approximate cost will be from $15,000.00 to $25,000.00 per septic tank; for a total cost of approximately $360,000.00 to $600,000.00 for all existing dwellings.

State of Hawai'i, Department of Health Requirements on Replacement of Cesspools

Act 125 was passed in the 2017 legislative session and require the replacement of all cesspools by 2050. It directs the DOH to evaluate residential cesspools in the state, develop a Report to the Legislature that includes a prioritization method for cesspool upgrades, and work with the Department of Taxation on possible funding options to reduce the financial burden on homeowners.

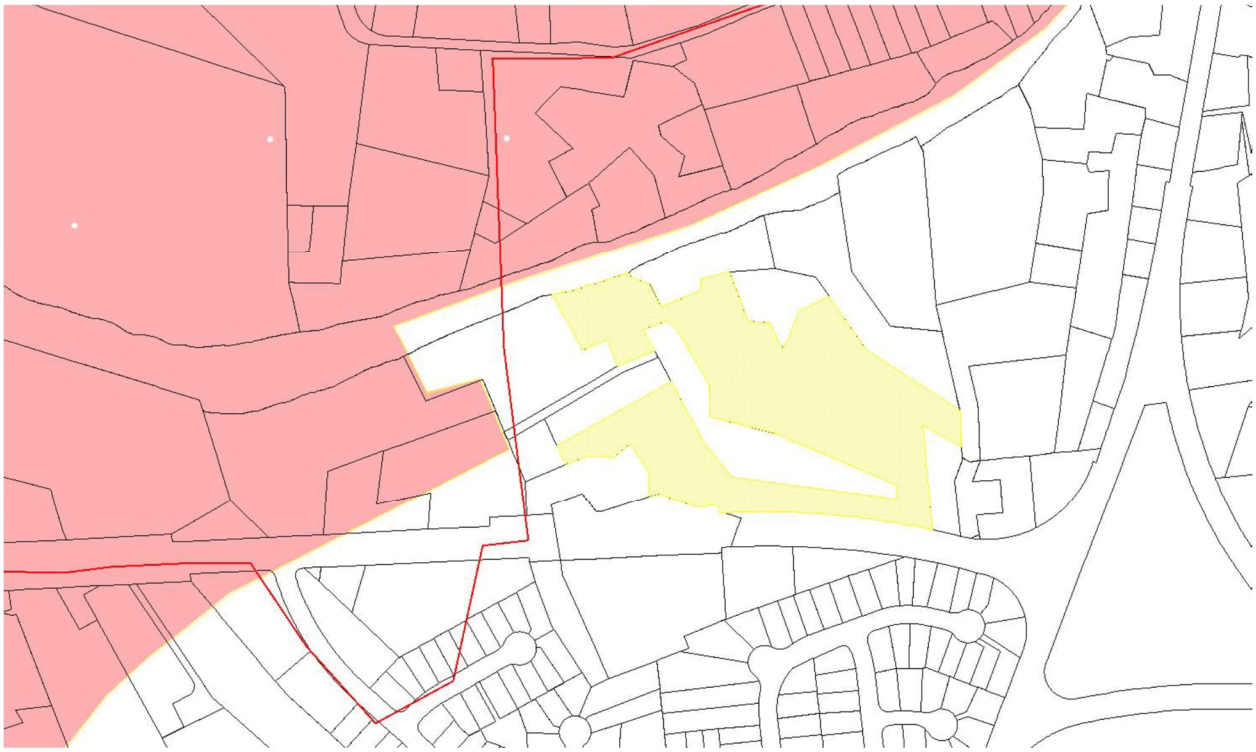


Figure 13: Wastewater No Pass Zone

Source: DOH, Wastewater Branch
Legend: Pink = Pass Zone
White = No Pass Zone
Yellow = Project Site

As Figure 13 above illustrates, the Project Site is within the No Pass Zone. The Board of Water Supply (BWS) defines the No Pass Zone as

> *"Areas in which the installation of waste disposal facilities, which may contaminate groundwater resources used or expected to be used for domestic water supplies, shall be prohibited."*

In response to Act 125, the DOH generated the following report: Report to the Twenty-Ninth Legislature, State of Hawai'i 2018 Regular Session Relating to Cesspools and Prioritization for Replacement.

Figure ~~13~~14 is classified under Priority 3 which is defined as:

> ***"Priority 3: Potential Impacts on Sensitive Waters.*** *Cesspools in these areas cumulatively represent an impact on an area that includes sensitive State waters or coastal ecosystems (coral reefs, impaired waterways, waters with endangered species, or other vulnerabilities).*
>
> - *DOH should act before 2020 so homeowners can utilize tax credits in upgrading eligible cesspools (sited within 500' of waters).*
> - *Action to address these cesspools should be taken simultaneous to or following actions under Priority 2.*
>
> *Priority 3: Potential Impacts to Sensitive Waters*
>
> *Waialua Area of O'ahu: There are 1,080 cesspools concentrated in the lower watersheds that discharge to Kaiaka and Waialua Bays. This is a popular recreational area, bringing swimmers and*

surfers into contact with waters influenced by wastewater. The combined nutrient load from agricultural and cesspool runoff has the potential to degrade the reefs in these two bays (Report to the Twenty-Ninth Legislature, State of Hawai'i 2018 Regular Session Relating to Cesspools and Prioritization for Replacement)."

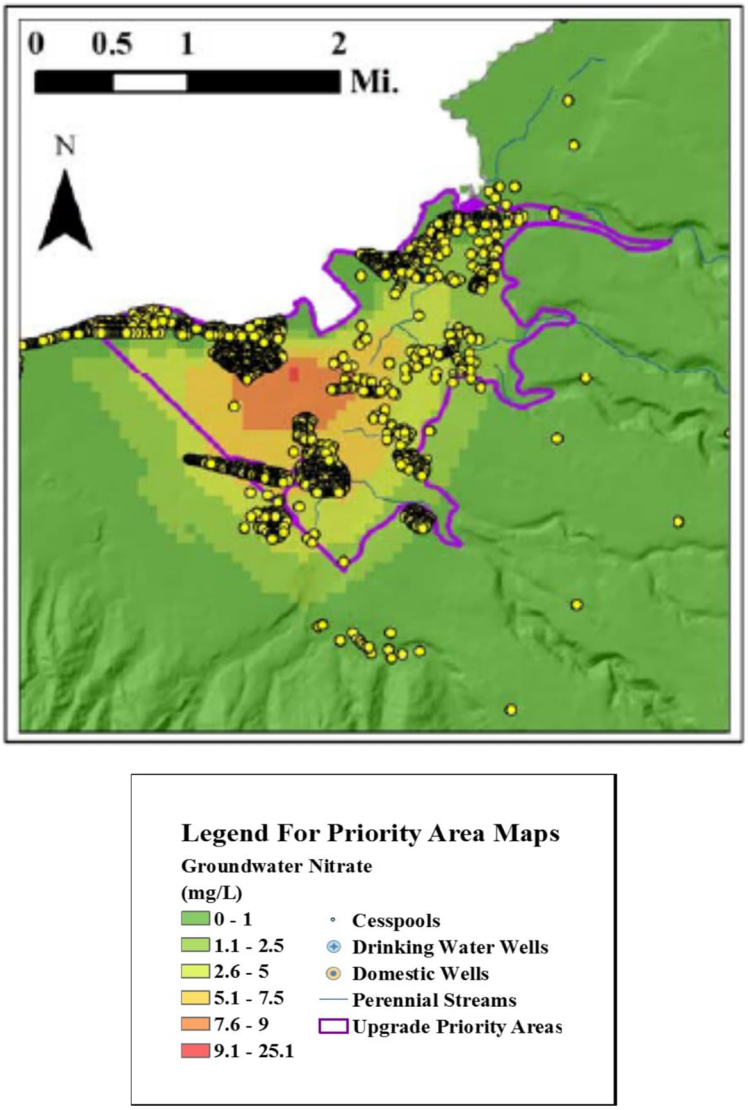


Figure ~~13~~14: Waialua Priority Area

Source: Report to the Twenty-Ninth Legislature, State of Hawai'i 2018 Regular Session Relating to Cesspools and Prioritization for Replacement.

Discussion: Based on the information disclosed above, the Project Site will eventually need to upgrade the cesspool systems to septic systems. The applicant will upgrade the cesspool systems to septic systems in compliance with Act 125. It should also be noted that all existing cesspool system locations are 500 feet or more from the designated wetlands on the Project Site.

3.3.9.3 Stormwater

The site is presently naturally drained. Onsite drainage occurs primarily through percolation in the porous Jacus soils. No site drainage will be directed to adjacent properties or existing roadways.

3.3.9.4 Solid Waste

It is expected that a private refuse collection service will be used to service the project location. The applicant may implement recycling programs upon project completion. Honolulu Disposal is the private solid waste collector for the existing 29 homes.

3.3.9.5 Telephone and Electrical Services

Telephone, electrical, and cable services are provided to the site and no expansion of these services is expected for this Project.

3.3.10 Public Facilities

The proposed zone change is not expected to have any significant impact on existing public facilities including schools, parks, police, and fire or emergency medical services.

Fire Protection and First Responder Service: The Waialua Fire Station located at 66-420 Hale‘iwa Road, provides fire protection service to the project area as well as emergency medical service. The Waialua Fire Station is located approximately one (1) mile from the Project Site. Response time to the site is less than five (5) minutes.

The nearest emergency medical center is the Wahiawa General Hospital. Fire hydrants are located along Waialua Beach Road, but no hydrants are located within the site in the makai direction. Adequate right-of-way exists for fire vehicles to enter and exit the Project Site. There is adequate land space within the Project Site to create a 90-foot turnaround for heavy fire protection vehicles entering the site.

The Project Sites roadway widths range from 16-feet to 19-feet. As a mitigation measure, the applicant is willing to shift some of the houses increasing the roadway widths to accommodate emergency vehicles for fire protection and first responder events that may occur.

The nearest fire hydrant is located along Waialua Beach Road. The applicant plans to install additional fire hydrants on the Project Site to ensure that all fire protection requirements are met. The existing fire hydrant is illustrated on Site Photograph #13 in Appendix A.

Police Service: Police service is provided by the Honolulu Police Department (HPD) in Wahiawa located at 330 N. Cane Street and is approximately 9.3 miles from the Project Site.

Schools: The Project Site is presently served by Hale‘iwa Elementary School and Waialua High and Intermediate School. The proposed zoning change will not increase student populations and will not impact the servicing schools as there will be no new dwellings constructed on the Project Site. Hale‘iwa Elementary School is located approximately 1.2 miles to the northeast of the Project Site. Waialua High and Intermediate Schools are located approximately 2.2 miles from the Project Site.

Parks and Recreation: The Project Site is approximately 1.4 miles from a multitude of beaches and beach parks as it is in proximity to the shoreline and located in Hale‘iwa.

4 Relationship to Plans, Codes and Ordinances

4.1 Hawai'i State Land Use District Boundaries

The State of Hawai'i Land Use Law regulates and classifies the uses of lands in the State to accommodate growth and development, and to retain the natural resources in the area. All State lands are classified by the State Land Use Commission, as Urban, Rural, Agricultural, or Conservation, with consideration given to the General Plan of the County.

Discussion: The location of the proposed action includes lands that are designated Urban District. The Hawai'i State Plan, Chapter 205-2 (b) Hawai'i Revised Statutes (HRS), states that: "Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated."

The Project is consistent with this statute, as the proposed land uses are consistent with the City and County of Honolulu General Plan, and LUO, as discussed in this Section.

4.2 Hawai'i Coastal Zone Management Program

The objectives of the State's Hawai'i Coastal Zone Management (CZM) Program, Section 205A-2, HRS, are to protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic, and cultural values and recreational opportunities. The objectives of the program are also to reduce coastal hazards and to improve the review process for activities proposed within the coastal zone. Each county is responsible for designating a SMA that extends inland from the shoreline. Development within this SMA is subject to County approval to ensure the proposal is consistent with the policies and objectives of the Hawai'i CZM Program.

The Site is within the SMA as delineated by the City and County of Honolulu. Described below are the ten objectives of the Hawai'i CZM Program and an assessment of the action's impacts relative to the State's CZM objectives and policies. The specific City and County SMA policies are also discussed in Section 5.5 City and County of Honolulu, ROH, Chapter 25, SMA.

Recreational Resources

Objective: Provide Coastal Recreational Opportunities Accessible to the Public.

- Improve coordination and funding of coastal recreation planning and management.
- Provide adequate, accessible, and diverse recreational opportunities in the CZM area by:
  - Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas.
  - Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy 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.
  - Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value.
  - Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation.
  - Encouraging expanded public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value.
  - Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters.

- Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, artificial reefs for surfing and fishing.
- Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use Commissions, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of section 46-6.

Discussion: The Project will not impact public access to the nearby beaches and shoreline areas. The proposed action will not have any direct impact on the shoreline area, nor will it affect public access.

Historic Resources

Objective: Protect, Preserve and, Where Desirable, Restore Those Natural and Man- Made Historic and Pre-Historic Resources in the CZM Area that are Significant in Hawaiian and American History and Culture.

- Identify and analyze significant archaeological resources.
- Maximize information retention through preservation of remains and artifacts or salvage operations.
- Support state goals for protection, restoration, interpretation, and display of historic resources.

Discussion: As previously stated in this EA, there will be no new development or renovation of existing homes as part of this project and will, therefore, have no impacts related to historical or archaeological resources. As stated in Section 3.3.9.2 Wastewater, the applicant will convert the existing cesspools to septic tanks. If there are archaeological findings during the septic tanks conversion, the applicant will follow proper SHPD protocols.

Scenic and Open Space Resources

Objective: Protect, Preserve and, Where Desirable, Restore or Improve the Quality of Coastal Scenic and Open Space Resources.

- Identify valued scenic resources in the CZM area.
- 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.
- Preserve, maintain and where desirable, improve and restore shoreline open space and scenic resources.
- Encourage those developments which are not coastal dependent to locate in inland areas.

Discussion: The Project will not significantly impact scenic and open space resources. There will be no new residential development on the Project Site and will, therefore, have no negative impacts on the scenic and open space resources. The existing 29 dwellings comply with the height requirements outlined in the R-10 Residential zoning district.

Coastal Ecosystems

Objective: Protect Valuable Coastal Ecosystems from Disruption and Minimize Adverse Impacts on all Coastal Ecosystems.

- Improve the technical basis for natural resource management.
- Preserve valuable coastal ecosystems of significant biological or economic importance.
- 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.
- Promote water quantity and quality planning and management practices which reflect the tolerance of freshwater and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Discussion: In consultation with the USFWS, there are recommended BMPs that can be implemented if necessary. As previously stated in this EA, there will be no new construction as part of the proposed zone change. The purpose of the zone change is to bring the existing condition of the Project Site in compliance with the proposed R-10 Residential zoning district and to CPR the Project.

Economic Uses

Objective: Provide Public or Private Facilities and Improvements Important to the State's Economy in Suitable Locations.

- Concentrate in appropriate areas the location of coastal dependent development necessary to the state's economy.
- Ensure that coastal dependent development such as harbors and ports, visitor industry facilities, and energy generating facilities are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the CZM area.
- Direct the location and expansion of coastal dependent development 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:
  - Utilization of presently designated locations is not feasible.
  - Adverse environmental effects are minimized.
  - Important to the State's economy.

Discussion: The Project Site is within the SMA designation and is not a coastal or shoreline property. As previously stated in this EA, there will be no new construction or development of homes on the Project Site.

Coastal Hazards

Objective: Reduce Hazard to Life and Property from Tsunami, Storm Waves, Stream Flooding, Erosion, and Subsidence.

- Develop and communicate adequate information on storm wave, tsunami, flood, erosion, and subsidence hazard.
- Control development in areas subject to storm wave, tsunami, flood, erosion, and subsidence hazard.
- Ensure that developments comply with requirements of the Federal Flood Insurance Program.
- Prevent coastal flooding from inland projects.

Discussion: According to the FEMA Flood Insurance Rate Map, the Project Site is in Zones AEF, AE and X. Zone AEF consists of areas where the floodway is the channel of the stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1 percent annual chance flood can be carried without increasing the BFE. Zone AE consists of areas within the 100-year flood zone where flood elevations have been determined. Zone AEF consists of the floodway areas of Zone AE. These floodplain areas must be kept free of encroachment so that the 1 percent annual chance flood can be carried without increasing the BFE. Zone X consists of areas that lie beyond the 500-year flood zone. As illustrated in Figure 6A and B, the Project Site is located in Zones X, AE, and AEF.

The Project Site is within the tsunami evacuation zone and in the event of a tsunami, residents will follow evacuation protocols outlined in the Hawai'i Emergency Management Agency website, http://dod.hawaii.gov/hiema/.

Managing Development

Objective: Improve the Development Review Process, Communication, and Public Participation in the Management of Coastal Resources and Hazards.

- Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development.
- Facilitate timely processing of application for development permits and resolve overlapping or conflicting permit requirements.
- Communicate the potential short and long-term impacts of proposed significant coastal developments early in their lifecycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Discussion: The proposed zone change has a two-tiered development review process; 1) EA (Draft and Final EA), 2) Zone Change Application process. Upon acceptance of the Final EA, the applicant will apply for the Zone Change from Country to R-10 Residential to the City and County of Honolulu, DPP. The public will have the opportunity to comment on this project during the Draft EA 30-day public comment period and during the Zone Change Application process.

Public Participation

Objective: Stimulate Public Awareness, Education, and Participation in Coastal Management.

- (A) Promote public involvement in CZM processes.
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities.
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Discussion: Public participation is part of the HRS Chapter 343 environmental review process. The Office of Environmental Quality Control (OEQC) publishes notice of the EA availability for public review. The public is allowed 30-days to submit comments on the Draft EA. Consulted parties in the environmental process are encouraged to provide comments regarding the project during the Draft EA public review period. Comments submitted through the public review process, and the responses they generate, are all included within the Final EA that is publicly available through the OEQC. Furthermore, the Project ~~will be~~ was presented to the North Shore Neighborhood Board ~~during the 30-day public comment period~~.

Beach Protection

- 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.
- 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.
- Minimize the construction of public erosion-protection structures seaward of the shoreline.
- Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor.
- Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

Discussion: The Project Site is not within a coastal and shoreline area and will, therefore, have no impact on beach processes in the area.

Marine Resources

Objective: Promote the Protection, Use, and Development of Marine and Coastal Resources to Assure their Sustainability.

- Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial.
- Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency.
- Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United State exclusive economic zone.

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

Discussion: There will be no construction located in the Conservation District, hence, no impacts to marine resources. Furthermore, the proposed zone change will result in no new development, the Project Sites will be brought into compliance with R-5 Residential zoning district standards.

4.3 Hawai'i State Plan

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

Twelve Functional Plans were also developed to further define the goals and objectives of the Hawai'i State Plan. The twelve functional plans include: 1) Agriculture; 2) Conservation Lands; 3) Employment; 4) Energy; 5) Health; 6) Higher Education; 7) Historic Preservation; 8) Housing; 9) Recreation; 10) Tourism; 11) Transportation; and 12) Water Resources Development. Appendix K lists all the Hawai'i State Plan goals, objectives, policies, and priority guidelines and states if these themes are Applicable or Not Applicable (N/A). If Applicable, there is a discussion of how the proposed residential development complies with the objectives, policies, or priority guidelines.

4.4 Revised Ordinances of Honolulu, Chapter 21, Land Use Ordinance

The purpose of the ROH, Chapter 21, LUO, is to regulate land use in a manner that will encourage orderly development per the adopted land-use policies, including the County General Plan and development plans. The LUO is also intended to provide reasonable development and design standards. (ROH for the City and County of Honolulu Chapter 21).

Discussion: The current zoning is designed as Country (Figure 3) and State Land Use designation is Urban (Figure 4). As previously stated in this EA, the proposed zone change from Country to R-10 Residential will bring the Project Site in compliance with R-10 Residential zoning. The 29 dwelling units are located on 8.334 acres. The proposed zone change will not entail new construction. The LUO Table 21-3.2 Residential Districts Development Standards lists the R-~~5~~10 Residential zoning district development standards.

Following the zone change application process, the Project will apply for an EUP.

Revised Ordinances of Honolulu, Chapter 21, LUO Section 21-3.60, Country District

> *Sec. 21-3.60 Country district—Purpose and intent.*
>
> *(a) The purpose of the country district is to recognize and provide for areas with limited potential for agricultural activities but for which the open space or rural quality of agricultural lands is desired. The district is intended to provide for some agricultural uses, low density residential development and some supporting services and uses.*
>
> *(b) It is the intent that basic public services and facilities be available to support the district but that the full range of urban services at urban standards need not be provided. Typically, the country district would be applied to areas outside the primary and secondary urban centers, which are identified by city-adopted land-use policies.*

Permitted uses under the current Country zoning district are as follows: [1]

- Agriculture
  - Aquaculture (P)
  - Crop Production (P)
  - Roadside stands, accessory (Ac)
- Animals
  - Kennels, commercial (Pc)
  - Livestock, grazing (P)
  - Livestock, production, minor (P)
  - Livestock, veterinary services (P)
- Commerce and Business
  - Home Occupations (Ac)
  - Neighborhood grocery stores (Cm)
  - Trade or convention center (PRU)
- Dwellings and Lodgings
  - Accessory dwelling units (Ac)
  - Duplex units (P)
  - Dwellings, detached, one-family (P)
  - Dwellings, detached, two-family (P)
  - Group Living Facilities (C)
  - Roomers/rooming (Ac)
- Outdoor Recreation
  - Recreation facilities, outdoor (Cm)
- Social and Civic Service
  - Day-care facilities (Cm)
  - Hospitals (PRU)
  - Meeting facilities (Cm)
  - Prisons (PRU)
  - Public uses and structures (P)

[1] Key: Ac = Special accessory use subject to standards in Article 5.
Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing.
C = Conditional Use Permit-Major subject to standards in Article 5; public hearing required.
P = Permitted Use.
P/c = Permitted use subject to standards in Article 5.
PRU = Planned Review Use.
Source: ROH, Chapter 21 LUO, Table 21-3 Master Use Table.

The proposed rezoning from Country district to R-10 Residential district will comply with LUO, Section 21-3.70 R-10 Residential District development standards. Table 10: R-10 Residential District, Development Standards illustrate how the proposed zone change complies with the LUO, Section 21-3.70 Residential districts – Purpose and intent.

> *"Sec. 21-3.70 Residential districts – Purpose and intent.*
>
> *(b) The intent of the R-20 and R-10 districts is to provide areas for large lot developments. These areas would be located typically at the outskirts of urban development and may be applied as a transitional district between preservation, agricultural or country districts and urban districts. They would also be applied to lands where residential use is desirable but some development constraints are present (LUO, Section 21-3.70)."*

Table 10: R-10 Residential District, Development Standards

Development Standard		LUO Requirement	Existing Dwelling Units
Minimum Lot Area (square feet)	One-family dwelling, detached, and other uses	10,000 SF	24 Dwelling Units
	Two-family dwelling, detached	15,000 SF	N/A – 0
	Duplex	7,500 SF	5 Duplex Units
Minimum Lot Width and Depth (feet)		65 for dwellings, 100 for other uses	Most CPR lots do not comply with lot width requirements. Most CPR lots comply with the lot depth requirements.
Yards	Front	10-feet	Most Units comply
	Side & Rear	5-feet (see note 1)	Most Units comply
Maximum Building Area		50% of the zoning lot	Complies
Maximum Height (feet)		25 to 30-feet (see note 2)	All 29 dwelling units are single-story and are within the maximum height limit.
Height Setbacks		per Sec. 21-3.70-1(c)	N/A.

Notes: For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.
Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.
Sources: LUO Table 21-3.2, Residential Districts and Appendix B: CPR Site Plan.
% percent
N/A not applicable

Discussion: The existing 29 residential dwelling units are low-density and suitable for R-10 Residential zoning. There are 24 existing single-family dwelling units and five (5) existing duplex units. As previously stated in this EA, there will be no new construction of dwelling units on the Project Site.

The existing 29 dwelling units are placed on the Project Site with a density more consistent with the R-10 Residential zoning district. As previously stated in this EA, the adjacent properties are within the Country and R-5 Residential zoning districts.

Furthermore, Appendix C: Recognition of Dwelling Units Memorandum from DPP (2007) combined with the Memorandum from 2009 verifies that there are 29 recognized dwelling units on the Project Sites. As stated in the September 7, 2007, DPP Zoning Confirmation Request memo, "The LUO defines nonconforming dwelling units as legally established dwellings that exceed the permitted maximum number currently allowed on a single zoning lot. The LUO also states that when detached dwellings constructed on a zoning lot before January 1, 1950, exceed the maximum number of dwelling units currently permitted, they shall be deemed nonconforming dwelling units (provided the units were legally established as dwelling use)."

The September 7, 2007 memo recognized three (3) dwelling units as legally nonconforming units on TMK: 6-6-018: 030. The January 15, 2009 Request for Additional Dwelling Units memo recognized 26 dwelling units, TMK: 6-6-018: 006. *Therefore, we conclude that 29 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot.*

Per LUO Section 21-8.20A, a maximum of eight (8) dwelling units may be allowed on a single lot. Therefore, other land use permits required for this project are an EUP or Cluster Housing Permit (CHP) to allow more than eight dwellings per lot and approval of the EUP or CHP will be required before the establishment of the CPR. As previously stated in this EA, an EUP will be submitted following the zone change process.

Table 11: Compliance with R-10 Residential Dev Standards

Unit No.	Address	Land Area (SF)	Tax Map Key	Min. Lot Width and Depth (Compliant?)	Front, Side, and Rear Yard Setbacks	Maximum Building Area (50% of the Zoning Lot)	Max. Height	Height Setbacks (Compliant?)
1	66-053 Waialua Beach Road	11,889	6-6-018: 006	Yes	F = 50′/S = 10′ & 42′/R = 70′	1,201 SF	18'8"	Yes
2	66-051 Waialua Beach Road	6,714	6-6-018: 006	No	F = 47′/S = 5′ & 10′/R = 80′	710 SF	18'3"	Yes
3	66-049 Waialua Beach Road	7,409	6-6-018: 006	No	F = 10′/S = 5′ & 10′/R = 57′	1,369 SF	17'8"	Yes
4	66-047 Waialua Beach Road	4,774	6-6-018: 006	No	F = 52′/S = 12′ & 4′/R = 52′	800 SF	16'8"	Yes
5	66-045 Waialua Beach Road	6,141	6-6-018: 006	No	F = 35′/S = 15′ & 5′/R = 30′	1,036 SF	17'8"	Yes
6	66-043 Waialua Beach Road	4,734	6-6-018: 006	No	F = 60′/S = 15′ & 7′/R = 30′	640 SF	15'6"	Yes
7	66-041 Waialua Beach Road	7,034	6-6-018: 006	No	F = 65′/S = 20′ & 17′/R = 14′	912 SF	17'6"	Yes
8 (Duplex)	66-019 A & B Waialua Beach Road	11,121	6-6-018: 006	Yes	F = 77′/S = 45′ & 10′/R = 35′	1,324 SF	17'6"	Yes
9 (Duplex)	66-027 A & B Waialua Beach Road	6,890	6-6-018: 006	Yes	F = 12′/S = 23′ & 80′/R = 16′	1,110 SF	19'8"	Yes
10	66-029A Waialua Beach Road	10,235	6-6-018: 006	N/A	Undetermined	928 SF	14'2"	Yes
11	66-031 Waialua Beach Road	5,397	6-6-018: 006	No	F = 12′/S = 16′ & 12′/R = 20′	1,345 SF	16'8"	Yes
12	66-033 Waialua Beach Road	6,299	6-6-018: 006	No	F = 40′/S = 10′ & 10′/R = 40′	746 SF	16'10"	Yes
13	66-035 Waialua Beach Road	6,276	6-6-018: 006	No	F = 60′/S = 5′ & 10′/R = 30′	888 SF	16'4"	Yes
14	66-037 Waialua Beach Road	8,730	6-6-018: 006	No	F = 80′/S = 12′ & 2′/R = 12′	773 SF	16'5"	Yes
15	66-029H Waialua Beach Road	7,857	6-6-018: 030	Yes	F = 10′/S = 47′ & 100′/R = 19′	1,215 SF	14'4"	Yes
16	66-039 Waialua Beach Road	120,295	6-6-018: 006	Yes	F = 15′/S = 1′ & ~280′/R = 55′	991 SF	20'2"	Yes
17	66-089A Waialua Beach Road	34,495	6-6-018: 006	Yes	F = 1′/S = 30′ & 110′/R = 48′	1,282 SF	13'9"	Yes
18 (Duplex)	66-085/66-085A Waialua Beach Road	7,864	6-6-018: 006	Yes	F = 0′/S = 0′ & 83′/R = 1′	1,472 SF	17'8"	Yes
19	66-089 Waialua Beach Road	4,544	6-6-018: 006	Yes	F = 12′/S = 65′ & 25′/R = 2′	925 SF	20'	Yes
20 (Duplex)	66-073/66-075 Waialua Beach Road	6,758	6-6-018: 006	Yes	F = 5′/S = 15′ & 20′/R = 14′	1,797 SF	17'	Yes
21 (Duplex)	66-061/66-063 Waialua Beach Road	8,703	6-6-018: 006	Yes	F = 17′/S = 11′ & 17′/R = 15′	1,020 SF	18'11"	Yes
22	66-059 Waialua Beach Road	11,736	6-6-018: 006	Yes	F = 20′/S = 155′ & 8′/R = 12′	908 SF	17'4"	Yes
23	66-029F Waialua Beach Road	14,616	6-6-018: 030	Yes	F = 10′/S = 190′ & 5′/R = 10′	741 SF	14'	Yes
24	66-029G Waialua Beach Road	5,975	6-6-018: 030	Yes	F = 22′/S = 10′ & 40′/R = 9′	840 SF	17'2"	Yes

Notes: LUO Section 21-3.70 1(c)(2) a and b.
Sec. 21-3.70-1 Residential uses and development standards.
(2) Height Setbacks.
(A) 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 (see Figure 21-3.10); and
(B) Any portion of a structure exceeding 20 feet must be set back from the front buildable area boundary line one foot for every two feet of additional height over 20 feet.
Maximum height in the R-10 Residential Zoning District is 25-feet.
Sources: Tables 1 and 10, Hale'iwa Zone Change Final EA.
Key: N/A = not applicable.

Table 11 summarizes compliance of existing dwellings with the LUO Development Standards pertaining to the R-10 Residential Zoning District. Out of 24 units, 14 are in full compliance with the R-10 Residential Zoning District requirements. The remaining 10 properties that are in non-compliance will be addressed during the EUP. The EUP recognizes uses that were legally established but no longer comply with current zoning standards and would grant a nonconforming status to those remaining 10 properties.

Table 12: Parking Layout

Lot Number	Number of Parking Spaces
1	2
2	2
3	2
4	2
5	2
6	2
7	2
8	2
9	2
10	3
11	2
12	2
13	2
14	3
15	2
16	3
17	2
18	2
19	2
20	2
21	2
22	2
23	2
24	2

Discussion: Table 12 above describes the off-street parking provided for the Project Site. Refer to Appendix F: SMA Overlay Map and Parking for an illustration of the parking lot layout; parking spaces are delineated with a triangle.

Revised Ordinances of Honolulu, Chapter 21A, Land Use Ordinance, Flood Hazard Areas (DPP Chapter 21A)

Sec. 21A-1.5 Special flood hazard areas.

(a) Applicability. This chapter shall apply to all lands within the special flood hazard areas as determined by the director or as delineated on the flood insurance rate maps (FIRM) prepared by the FEMA, or both. The following special flood hazard areas are established:

(1) Floodway area (Floodway in zone AE).

(2) Flood fringe area (zones AE, AO, AH).

Sec. 21A-1.6 General development standards. Structures within the special flood hazard areas shall conform to the following:

(a) Be designed and adequately anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including effects from buoyancy caused by the base flood.

(b) Constructed of flood-resistant materials.

(c) Constructed by methods and practices that minimize flood damage.

Discussion: As previously stated in this EA, there has been no major flood damage on the Project Sites from the periods since at least 2004 to the present. However, should DPP require mitigative measures for the houses within Flood Zones AEF and AE, the applicant will comply accordingly. As previously stated in this EA, the wetlands area located on the northwest corner portion of the Project Sites (Figure 12: Wetland Designation ~~on Portion of Project Sites~~) serves as natural flood protection. Wetlands act as a natural sponge that traps and slowly releases surface water and rain.

4.5 Revised Ordinances of Honolulu, Chapter 22, Subdivision of Land

As defined in ROH, Chapter 22, Section 22-7.2, Definitions, the Project Sites are classified as a "Multiple-family development," which is defined at *a building or group of buildings, other than a hotel, placed on a zoning lot and containing or divided into three or more dwelling or lodging units, including planned development and cluster projects under the land use ordinance containing or divided into three more dwelling or lodging units.* Although there is no proposed redevelopment at this time, work or renovation by future residential unit owners may be subject to park dedication requirements. If pursued, the park dedication requirements will be assessed with building permits and would be permitted if the project totals 50 percent or more of the replacement costs of each structure.

4.6 Revised Ordinances of Honolulu, Chapter 25, Special Management Area

Most of the Site area is located within the SMA (Figure 5), which was established to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawai'i. The proposed rezoning and subsequent permits do not entail the construction of new homes. However, the conversions from existing cesspool systems to new, individual wastewater systems will be considered to be a single, large project and hence is likely to require a SMA Major Permit, according to the DPP and ROH, Chapter 25, SMA. Figure 5: SMA Map, illustrates the SMA boundaries on the Project Site. Appendix F: SMA Overlay Map illustrates the SMA boundary overlaid on the CPR Site Plan. The following units are not within the SMA boundary: units 9, 17, 18, 19, 20, 21, 22, and a portion of unit 10. All remaining units are within the SMA.

4.7 City and County of Honolulu, North Shore Sustainable Communities Plan

The North Shore’s Vision Statement focuses on retaining the unique qualities that have defined the region’s attractiveness to residents and visitors alike, scenic open spaces, coastal resources, and the community’s cultural and plantation heritage. A stable and diverse agriculture industry, which includes crop production, agricultural processing, and other support facilities, will play a key role in the region’s economy and in protecting the region’s agricultural lands and open space setting. Hale‘iwa and Waialua remain the North Shore’s principal commercial and civic centers while retaining their historic and “country town” character. The region will remain “country,” with wide open space, vistas, and rural communities. Growth will be limited to Hale‘iwa and Waialua.

The following NS SCP policies are relevant to the Project:

> *The General Plan directs growth to the Primary Urban Center, Central O‘ahu and ‘Ewa regions of O‘ahu and limits growth in the urban fringe and rural areas. It designates the North Shore as a rural area where physical growth and development will be managed so that “an undesirable spreading of development is prevented,” and “population densities are consistent with the character of development and environmental qualities desired for the area” (General Plan of the City and County of Honolulu, page 15).*
>
> *In this context, the role of the North Shore Sustainable Communities Plan is to maintain the rural character, agricultural lands, open space, natural environment, recreational resources and scenic beauty of O‘ahu’s northern coast, in contrast to more urbanized areas of O‘ahu such as the Primary Urban Center, East Honolulu, Central O‘ahu, and ‘Ewa. In line with the General Plan’s policies to preserve the open space and country atmosphere of the rural areas, the North Shore Sustainable Communities Plan limits growth to “infill” areas within or adjacent to built-up areas to accommodate existing and future housing and employment needs, and strives to maintain the region’s population at 1.7 percent of the island-wide population for the year 2025.*

Discussion: As previously stated in this EA, the proposed zone change will not add residential density or consist of new development. As illustrated in the site photographs (Appendix A), the existing 29 dwellings are consistent with the residential development in Hale‘iwa and the rural residential design standards.

According to the NS SCP Land Use Map, the Project Sites are within the Rural land use designation.

> *The Rural designation allows agricultural activities and can also serve as a land use transition from the more densely developed rural residential neighborhoods to agricultural uses. Rural areas on the North Shore are within the Community Growth Boundary and consist of existing lands in the Country zoning district and a few infill parcels in Sunset Hills, Pūpūkea, and parts of Hale‘iwa. Single-family homes surrounded by open landscapes such as fields or tree cover, and largely unobstructed views and rural roadways are the principal visual qualities of these communities. Agricultural subdivision standards currently apply to country-zoned lands. As there is sufficient capacity on existing Country-zoned lands within the North Shore Sustainable Communities Plan area, no new Country lots should be allowed for the North Shore.*

Discussion: According to the NS SCP Land Use Map (Figure 7), the Project Sites within the Rural land use designation. The NS SCP states, “This category consists of single-family homes on relatively large lots (e.g., lots of one acre or more). Development is low density and generally consists of single-family homes, ancillary structures, if necessary, low site coverage, and a large predominance of landscaped open space (NS SCP, p.3-44).” The existing 29 residential dwelling units are non-conforming dwellings in the Country zoning district and will be non-conforming to the Rural land use designation upon the zone change to R-10 Residential. The proposed zone change intends to remove the nonconformities under the Country zoning district; there will be no redevelopment of the Project Site. Furthermore, the intent is to recognize the existing 29 dwelling units as part of a long-established residential area created by the former Waialua Sugar Mill.

The proposed R-10 Residential zoning does not comply with the Rural land use designation of the NS SCP. However, the 29-dwelling unit neighborhood was built conforming with rural neighborhoods in the Hale'iwa and Waialua communities. Rural neighborhoods are commonly characterized as having narrow streets, open spaces throughout the neighborhood with landscaping. Refer to Appendix A: Site Photographs and Photograph Key.

The Project Site consisted of residential uses from the 1940s to 1970s. Non-conforming uses were in effect for decades and DPP determined that the existing residential dwellings were legally non-conforming uses in 2007 and 2009 (Appendix C: Recognition of Dwelling Units Memoranda), prior to the 2011 adoption of the current NS SCP. The residential dwellings and density are consistent with the surrounding residential zoning districts and uses. Across Waialua Beach Road is R-5 Residential zoning and adjacent to the Project Site is Country zoning. DPP states, that the Rural designation for that neighborhood is intended to act as a transition between agricultural use and more intense residential use (NS SCP, p. 3-44). The Project Site's rezoning will continue to maintain the agricultural to residential transition as the Project Site is not adjacent to Agricultural zoning districts (Figure 3: Existing Zoning). Based on this, a NS SCP amendment should not be required because the residential uses and DPP's legally non-conforming uses determination occurred prior to the current 2011 adoption of the NS SCP.

No agricultural activities are occurring on the Project Site.

The existing 29 residential dwellings are rental properties. The applicant plans to CPR the Project Sites and sell the individual homes. This will promote more home ownership in the North Shore community thereby benefiting new homeowners and encouraging long-term residents in the area. In general, homeowners tend to be more active in their communities than renters, and increasing homeownership benefits the community in the long-term.

The following NS SCP policies relate to rural design standards.

> *"This plan reaffirms the North Shore's role as a rural area by establishing the following policies for future land use in the North Shore Sustainable Communities Plan area:*
>
> - *Maintain the region's rural character by promoting diversified agriculture, preserving scenic open space, and retaining the small-town, country atmosphere of the region's typically low-rise, low-density communities. (NS SCP, p. 1-2)*
> - *Provide sufficient lands adjacent to built areas of Hale'iwa and Waialua for housing that is compatible with the region's rural character and affordable to area residents, without exceeding the General Plan's population guidelines for the region and remaining in line with General Plan policies to maintain the North Shore as a rural area." (NS SCP, p. 1-3)*

Discussion: The Project Site is within the designated Community Growth Boundary (CGB). Refer to Figure 7: NS SCP. As the NS SCP states, "The Community Growth Boundary defines, protects, and contains communities in areas which the General Plan designates "rural" and which exhibit the physical characteristics of rural lifestyles (NS SCP, p. 2-3)." The CGB protects the North Shore's open space, agricultural, and rural areas of the community with more urbanized development and uses within the CGB. As previously stated in this EA, there will be no new residential development as part of the proposed zone change. The existing residences and density are consistent with the R-10 Residential zoning district.

> *"Rural communities defined by this boundary consist of residential communities and towns that are smaller, more dispersed, and less intensively developed than those in O'ahu's urban or urban fringe areas. Development character is generally low density, low rise, small scale, and reflective of a "country" setting (NS SCP, p. 2-3)."*

Discussion: The existing 29-dwelling neighborhood is low-density, low-rise, and small-scale, reflecting the country setting in the Hale'iwa and Waialua communities. Refer to Appendix A: Site Photographs and Photograph Key illustrating the existing condition of the Project Site.

2.2.6 Direct New Housing to Areas Contiguous to Hale'iwa and Waialua Towns and Use Rural Design Guidelines for Rural Residential Development

> *"Rural design guidelines and development standards have been adopted to ensure compatibility with the region's rural character and surrounding open space. Rural models such as the plantation community at Poamoho Camp, which is characterized by clusters of single-story dwellings with landscaping, narrow streets, and common parks and open spaces within the neighborhood, were used as examples to follow.*
>
> *Rural streetscape design that minimizes pavement surfaces and allows for grassed swales in place of sidewalks with curbs and gutters, as opposed to more urban and suburban models, is considered appropriate. Where feasible and appropriate, existing plantation homes were rehabilitated in a manner which allows them to be affordable to existing residents (NS SCP, p. 2-9)."*

Discussion: The Project Site was not a planned residential neighborhood and is characterized as a cluster of single-family and duplex residences. The narrow access roads, open spaces within the neighborhood, grassed areas in place of sidewalks with curbs and gutters are consistent with rural development standards. To reiterate, there will be no new construction as part of this project. The twenty-nine (29) dwelling units will be CPR'd following the EA and zone change application processes.

> *"Adequate, environmentally sensitive wastewater treatment systems that minimally impact groundwater and ocean resources and are consistent with the North Shore's rural character have replaced outdated and ineffective wastewater systems (NS SCP, p. 2-10)."*

Discussion: The proposed zone change includes wastewater system upgrades which are consistent with this NS SCP policy. As stated in Section 2.7: Funding and Schedule of this EA, the cost of conversion from cesspools to septic tanks are stated below.

Conversion from cesspools to septic tanks

The Project Site consists of 19 single-family dwellings and five (5) duplex dwellings. The duplex dwellings will only require one septic tank, hence, there will be a total of 24 septic tanks installed on-site.

The approximate cost will be from $15,000.00 to $25,000.00 per septic tank; for a total cost of approximately $360,000.00 to $600,000.00 for all existing dwellings.

4.8 City and County of Honolulu, General Plan

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

> *I. Population*
>
> ***Objective C:*** *To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.*
>
> ***Policy 4 (Amended, Resolution 02-205, CD1):*** *Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows:*

Distribution of Residential Population

LOCATION	*% SHARE OF 2025 ISLANDWIDE POPULATION*
Primary Urban Center	*46.0%*
'Ewa	*13.0%*
Central Oahu	*17.0%*
East Honolulu	*5.3%*
Ko'olaupoko	*11.6%*
Ko'olauloa	*1.4%*
North Shore	*1.7%*
Wai'anae	*4.0%*
Total	*100.0%*

Discussion: The proposed zone change does not increase the density of the neighborhood as the homes already reside in the area. The proposed zone change brings the neighborhood in conformance with the existing residential neighborhood as the existing density complies with the R-10 Residential zoning district. Therefore, the proposed zone change does not alter the distribution of residential population percentages listed above for the North Shore region.

IV. Housing

Objective A: *To provide decent housing for all the people of Oahu at prices they can afford.*

Policy 9: *Encourage the preservation of existing housing which is affordable to low- and moderate-income persons.*

Discussion: The proposed zone change preserves the existing housing in this neighborhood and will be priced in the affordability range for residents. The proposed selling price points are consistent with the City's effort to provide more affordable for-sale homes in the City and County of Honolulu.

4.9 Probable Impact on the Environment

The proposed zone change will not result in any physical impact on the environment. The project may improve the environment by allowing individual owners to create long-lasting investments and improvements into the property that would otherwise not be possible for the current owner. The proposed zone change intends to bring the existing 29 residential dwelling units into compliance with R-10 Residential zoning and there will be no redevelopment or new construction on the Project Sites.

4.10 Adverse Impacts Which Cannot Be Avoided

The proposed scope of the zone change action will not result in any adverse impacts which cannot be avoided. The proposed zone change will not consist of redevelopment.

5 Alternatives to the Proposed Action

Three alternatives to the proposed action were considered.

5.1 No Action Alternative

No action is an alternative that would retain the present current Country zoning. Presently all dwellings are owned by the applicant and are rented on a monthly to long-term basis. While this provides housing, it does not offer the opportunity for homeownership. The opportunity for ownership is highly desirable as there are relatively few opportunities for moderately priced homes in the North Shore. Single ownership may also result in an additional burden on the current owner as all maintenance and improvement costs would need to be borne by the owner but would not be fully recoverable due to the rental status of the property.

5.2 Subdivision of the Project Sites

The second alternative would be a subdivision of the property. This alternative was considered and rejected as this option would require that the site complies with the City and County's Subdivision Regulations. This requirement would require that individual lots be created in conformance with LUO regulations. The current configuration of plantation-era homes is not well configured to create standardized lots making subdivision unfeasible. Subdivision standards would also require significant infrastructure improvement which would not be in keeping with the rural character promoted by the NS SCP. While the project presently has higher densities than allowed by the current Country zoning, it is also understood that the character of the community should be retained without the loss of affordable housing.

5.3 Condominium Property Regime the Project Site (Preferred Alternative)

These issues related to the subdivision of the Project Sites resulted in the decision to CPR the Sites to allow the dwellings to remain in their rural environment while allowing them to be sold at a lower cost than a standardized subdivision. This alternative retains the rural residential character design and offers the current tenants to purchase the house, thereby promoting homeownership.

The existing 29 residential dwelling units are low-density and suitable for R-10 Residential zoning. There are 24 existing single-family dwelling units and five (5) existing duplex units. As previously stated in this EA, there will be no new construction of dwelling units on the Project Site.

The existing 29 dwelling units are placed on the Project Site with a density more consistent with the R-10 Residential zoning district. As previously stated in this EA, the adjacent properties are within the Country and R-5 Residential zoning districts. The CPR Site Plan is consistent with the R-10 Residential zoning district density and hence the Project is applying for a zone change from Country to R-10. The Site is located off Weed Circle and located immediately west of an R-5 Residential zoning district neighborhood, which is not distinguishable from the subject project area which features similar density and appearance. The Project Site's proposed zone change to R-10 Residential is lower in density than the adjacent properties to the south and across the street on Waialua Beach Road, which are zoned R-5 Residential.

Furthermore, Appendix C: Recognition of Dwelling Units Memo from DPP from 2007 combined with the 2009 Recognition of Dwelling Units from DPP verifies that there are 29 recognized dwelling units on the Project Sites. As stated in the September 7, 2007, DPP Zoning Confirmation Request memo, "The LUO defines nonconforming dwelling units as legally established dwellings that exceed the permitted maximum number currently allowed on a single zoning lot. The LUO also states that when detached dwellings constructed on a zoning lot before January 1, 1950, exceed the maximum number of dwelling units currently permitted, they shall be deemed nonconforming dwelling units (provided the units were legally established as dwelling use)."

The September 7, 2007 memo recognized three (3) dwelling units as legally nonconforming units on TMK: 6-6-018: 030. The January 15, 2009 Request for Additional Dwelling Units memo recognized 26 dwelling units, TMK: 6-6-018: 006. *Therefore, we conclude that 29 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot.*

6 List of Permits and Approvals

6.1 Required Permits

- EA (Draft and Final), City and County of Honolulu, DPP
- Zone Change Application, City and County of Honolulu, DPP
- Lot Consolidation, City and County of Honolulu, DPP
- EUP, City and County of Honolulu, DPP
- CPR, State of Hawaii Department of Commerce and Consumer Affairs, Real Estate Branch
- SMA Permit Minor, City and County of Honolulu, DPP

7 Findings and Reasons Supporting Determination

7.1 Anticipated Determination

After reviewing the significance criteria outlined in Chapter 343, HRS, and Section 11-200-12, State of Hawaii Administrative Rules, Contents of EA, the proposed action has been determined to not result in significant adverse effects on the natural or human environment. An AFONSI is projected.

7.2 Reasons for Supporting the Anticipated Determination

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

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

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

Discussion: The proposed zone change will not involve the loss or destruction of any natural or cultural resource. The Project Sites will essentially remain the same and no additional development is requested as part of the change of zoning request. The designated wetlands area located at the northwest corner portion of the Project Sites and Paukauila Stream will remain undisturbed and preserved as a natural resource.

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

Discussion: The proposed zone change will not curtail any beneficial uses of the environment. The Project Sites are in private single-family dwelling use and are not generally used by the public nor is it used as a recreational or cultural resource. Public access to the site is, in fact, restricted residents and their guests.

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

Discussion: The proposed action is consistent with the goals and guidelines expressed in Chapter 344, HRS. The proposed action is triggered by the change of zoning request and its location in the SMA. Figure 5: SMA Map, illustrates the SMA boundaries on the Project Site. Appendix F: SMA Overlay Map illustrates the SMA boundary overlaid on the CPR Site Plan. The following units are not within the SMA boundary: units 9, 17, 18, 19, 20, 21, 22, and a portion of unit 10. All remaining units are within the SMA.

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

Discussion: The proposed action will make a positive contribution to the welfare of the County and State by creating homeownership opportunities for the general population and will also benefit the State through increased tax revenue. The proposed action will not have any impact on any native cultural practices.

(5) Substantially affect public health.

Discussion: The proposed zone change will not have an impact on public health. The project may promote health indirectly by providing a safe and secure residential environment for working-class families.

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

Discussion: The proposed action will not increase the population within the community and will increase the demand for public facilities. The proposed zone change will not produce substantial secondary impacts resulting in population changes or significantly increase the use of public facilities. The homes located on the Project Site have been in existence since Waialua was a sugar mill focused plantation town. The proposed action will continue the use that has existed for decades but will have the positive benefit of allowing residents the opportunity for homeownership.

(7) Involves a substantial degradation of environmental quality.

Discussion: The proposed action will not degrade environmental quality. The proposed improvements will not involve the degradation of environmental quality. There will be no redevelopment resulting from the proposed zone change.

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

Discussion: The proposed action is not the first phase of any larger action nor will it have a considerable effect on the environment. The Project is expected to remain for the long-term and is not designed for larger expansion or other related development.

The Site is appropriately zoned for the proposed development and does not serve as a component of a larger development. The intent of the zone change and CPR is to bring the Project Sites in compliance with R-10 Residential zoning and for the opportunity of the current tenants to own the existing homes.

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

Discussion: The proposed action will not affect any rare, threatened, or endangered species of flora or fauna, nor is it known to be near or adjacent to any known wildlife sanctuaries. The species and mitigation measures are discussed in Section 3.3.8: Biological Resources, Flora, and Fauna subsection of this EA. As previously stated in this EA and consultation with the USFWS, the Project is not located in a federally designated critical habitat. No area along the stream is proposed by the subject zoning change. The designated wetlands area located at the northwest corner portion of the Project Sites and Paukauila Stream will remain undisturbed and preserved as a natural resource.

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

Discussion: The proposed action will not impact air or water quality. The proposed zone change will not consist of the redevelopment of homes, thereby resulting in no impacts to air, water quality, or ambient noise levels. There will be no long-term noise levels resulting from the proposed zone change.

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

Discussion: The Project will not have any impact on an environmentally sensitive area. The Project Sites are within flood zones AEF, AE, and X, and the existing homes are elevated in the plantation home style design as illustrated in the site photographs (Figure 6A and B). However, approximately half of the Project Site is in a tsunami zone as illustrated in Figure 8: Tsunami Evacuation Zone. The Project Sites are not shoreline and coastal properties and will, therefore, have no impacts on beaches or erosion-prone areas. The Project Sites are also flat, thereby having no impacts on topographical issues. As previously stated in this EA, the wetlands area located on the northwest corner

portion of the Project Sites (Figure 12) serves as natural flood protection. Wetlands act as a natural sponge that traps and slowly releases surface water and rain. Appendix B: CPR Site Plan delineates the flood zones on the Project Sites.

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

Discussion: The proposed action will not affect any scenic vistas or view planes. The proposed zone change will not affect any scenic vistas or view planes identified by the County or State. Most of the Project Sites are not visible from Waialua Beach Road.

(13) Require substantial energy consumption.

Discussion: It is probable that if the homes are offered for sale under the zone change, many homeowners are likely to incorporate energy generating and saving measures such as photovoltaic and solar panels thereby reducing the net energy consumption of the site.

7.3 Summary

Based on the above findings, the proposed zone change does not have significant socio-economic or environmental impacts. The EA recommends mitigation measures to alleviate impacts when such impacts are identified. The action is consistent with the Hawai‘i State Land Use District Boundaries; the Hawai‘i CZM Plan, the City’s General Plan, the City’s LUO, and SMA regulations.

8 List of Parties Consulted During the Environmental Assessment Review Process

8.1 Parties Consulted

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

Those agencies and citizens in bold replied to the Draft EA pre-consultation letter. The Agencies' comments and new information have been incorporated into this EA, as relevant. Draft EA comments and responses are provided in ~~Appendix G and Appendix H~~ Appendix J.

- Federal Agencies
  - USFWS
- State Agencies
  - DOH Environmental Planning Office
  - **DLNR, Land Division**
  - DLNR, Office of Conservation and Coastal Lands
  - DLNR, SHPD
  - OEQC
  - **Office of Planning**
- City and County of Honolulu Agencies
  - **BWS**
  - **DPP**
  - **Fire Department**
  - **HPD**
- Other Entities
  - Councilmember Heidi Tsuneyoshi
  - North Shore Neighborhood Board Number 27

8.2 North Shore Neighborhood Board

A Draft EA Pre-Consultation letter was mailed to the North Shore Neighborhood Board Chair. The North Shore Neighborhood Board did not comment during the Draft EA Pre-Consultation phase of this project. The applicant will present the project to the Neighborhood Board during the Zone Change Application process ~~30-day public comment period for the Draft EA.~~

The property will be under a condominium designation CPR, which will allow each homeowner to retain part ownership of the shared driveway on the property.

The proposed rezoning was presented at the November 24, 2020 North Shore Neighborhood Board Meeting. Hawai‘i Planning, LLC, the previous company that worked on this EA, reported that a property at the northwest corner of Weed Circle is applying to change the zone from Country to R-10 designation. The applicant, Paradise on the Beach, LLC, is requesting a zone change to allow the existing units at the property to become available for purchase. The purpose of the rezoning is to bring the existing legally established, non-conforming residential uses to compliance with residential zoning development standards.

During the meeting, the addition of restrictive covenants to the proposed rezoning was also discussed which will stipulate that no future residential development will occur on the Project Site. The applicant agreed to the establishment of restrictive covenants for the proposed rezoning.

The North Shore Neighborhood Board recommended not to support the Hale‘iwa Zone Change by a vote of 13-0. The Neighborhood Board Meeting agenda and minutes are enclosed as Appendix K.

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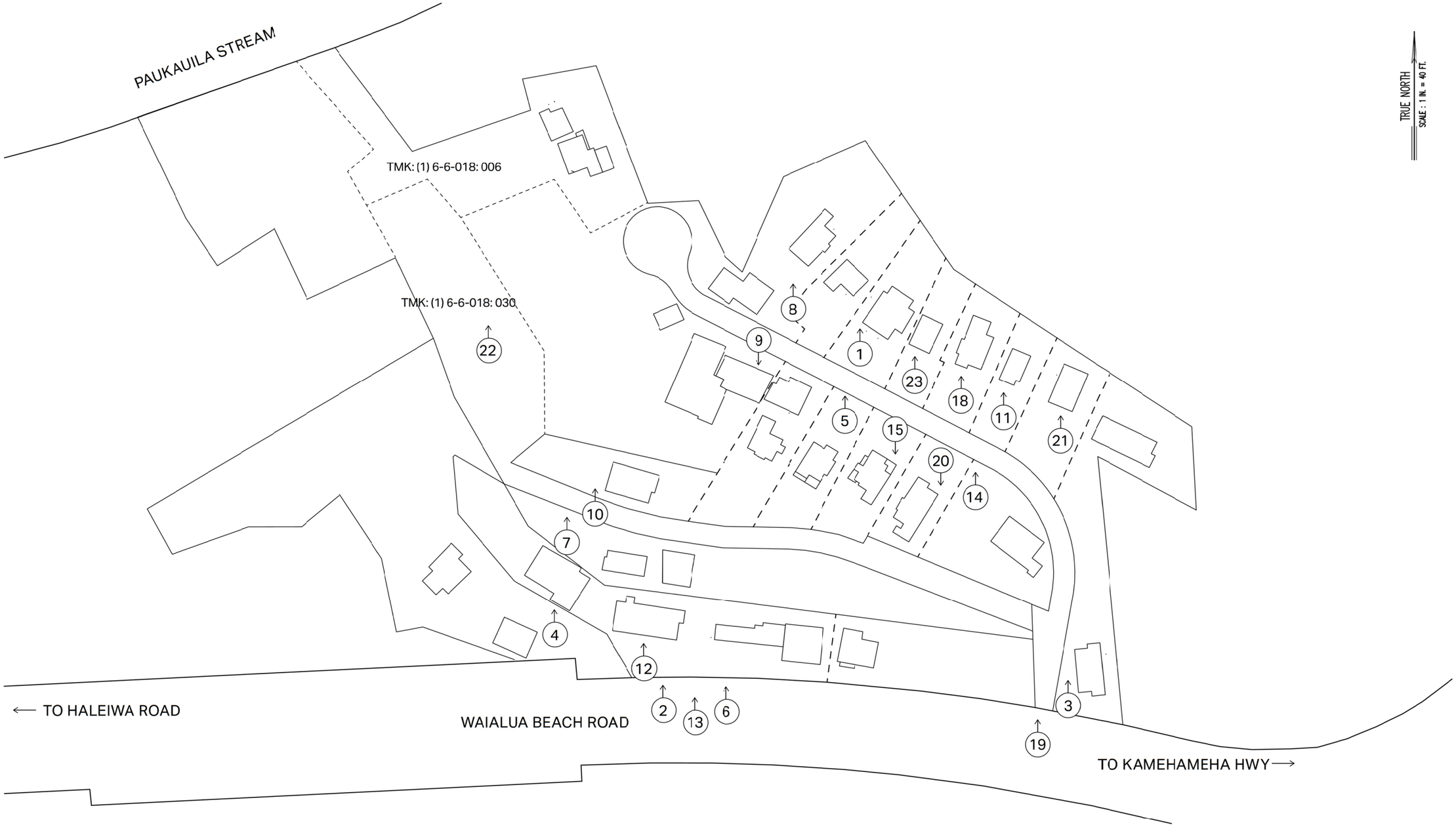
Appendix A: Site Photographs and Photo Key



SITE PHOTOGRAPHS KEY MAP

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Appendix B: Condominium Property Regime Site Plan

NOTES:

1. DASHED LINES REPRESENT DIVISION OF LIMITED COMMON ELEMENT AREAS APPURTENANT TO THE UNITS AND DO NOT REPRESENT SUBDIVIDED LOTS.

2. ELEVATIONS AND CONTOURS PROVIDED BY CLIENT AND PREPARED BY CONTROL POINT SURVEYING. WALTER P. THOMPSON, INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ELEVATIONS SHOWN HEREON.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akina

Exp. 04/30/20

MAP SHOWING PROPOSED CONDOMINIUM PROJECT AND ACCESS EASEMENT 2 AFFECTING VARIOUS LANDS ALONG WAIALUA BEACH ROAD

AT PAALA-KAI, WAIALUA, OAHU, HAWAII

SCALE: 1 IN. = 40 FT.

MARCH 21, 2019 WALTER P. THOMPSON, INC.

REVISED APRIL 15, 2019

REVISED JULY 23, 2019

18181c01.dwg/1633.64/gpk/20190219

TAX MAP KEY : 6 – 6 – 18: 06 & 30

24"x 36" = 6.0 Sq.Ft.

Appendix C: Recognition of Dwelling Units Memoranda (2007 and 2009)

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulupp.org

MUFI HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

2007/ELOG-1300(sn)

September 7, 2007

Mr. Tom Coulson
President, Hawaii on the Beach Inc.
Manager of Paradise on the Beach, LLC
P. O. Box 5319
Kaneohe, Hawaii 96744

Dear Mr. Coulson:

Subject: Zoning Confirmation Request
66-029G, 66-029H, 66-029F Waialua Beach Road - Waialua
Tax Map Key 6-6-18: 30

This is in response to your request, received on April 16, 2007, to confirm that the three (3) dwellings on the above property were legally constructed.

The property is zoned Country District and within the State Land Use Urban District. A portion of the property is within Flood Zone AE, both Flood Fringe and Floodway, and subject to the flood hazard district provisions of the Land Use Ordinance (LUO). The property is also within the Special Management Area, as established under Chapter 25 of the Revised Ordinances of Honolulu.

The country zoning district standards of the LUO permit one (1) single-family dwelling per one (1) acre of zoning lot area. Any zoning lot that has at least twice the required minimum lot area may have a maximum of two (2), single-family dwellings. You indicate that the property is 1.48 acres and developed with three (3) dwellings, which exceeds the number permitted under the current zoning code.

The LUO defines nonconforming dwelling units as legally established dwellings that exceed the permitted maximum number currently allowed on a single zoning lot. The LUO also states that when detached dwellings constructed on a zoning lot prior to January 1, 1950, exceed the maximum number of dwelling units currently permitted, they shall be deemed nonconforming dwelling units (provided the units were legally established as dwelling use).

Based on the available information, it appears that the three (3) dwellings can be considered nonconforming dwellings. Nonconforming dwelling units are regulated under LUO Section 21-4.110(d). A nonconforming dwelling unit destroyed by any means to an extent of more than 50 percent (50%) of its replacement cost at the time of destruction cannot be reconstructed. If all three (3) dwellings are destroyed, only one (1) dwelling may be rebuilt, provided all other zoning

requirements are met. All other code requirements, such as building code, flood hazard regulations and SMA requirements, must also be met.

Please note we did not check the actual site, site plans or the entire permit history for the site, which may reveal unique circumstances and conditions associated with the property. This letter is not a disclosure statement nor is it intended to substitute for mandatory disclosures in real estate transactions regarding the subject parcel. The City is under no obligation to investigate, research, or participate in the preparation of disclosure statements, other than to provide available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a disclosure statement. The seller, buyer, or their agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

Your receipt for the $50 zoning confirmation fee is enclosed. Should you have any questions, please contact Sharon Nishiura of our staff at 768-8031.

Very truly yours,

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:pl
Encl.: Receipt No. 67602

Doc. 550842

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) 768-8041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR

DAVID K. TANOUE
ACTING DIRECTOR

2008/ELOG-2722(js

January15, 2009

Ms. Laurie Clegg
Analytical Planning Consultants, Inc.
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

Dear Ms. Clegg:

Subject: Request for Recognition of Additional Dwelling Units
Paradise on the Beach, LLC
66-009-G Waialua Beach Road - Waialua
Tax Map Key 6-6-18: 6

This is in response to your request (DPP date-stamped November 6, 2008) to recognize five (5) additional dwelling units in four (4) structures [a two-family dwelling and three (3) single-family dwellings] on the above zoning lot as nonconforming structures and/or dwelling units.

We must reiterate that a two-family dwelling is not a permitted use within the Country District. These dwellings cannot be considered nonconforming dwelling units. They are nonconforming uses.

The submitted aerial photographs, dated 1949, 1962, 1970 and 2004, do not substantiate the entire request. Section 4.110(d) of the Land Use Ordinance (LUO) states that when detached dwellings constructed prior to January 1, 1950, exceed the maximum number of dwelling units permitted on a zoning lot, they shall be deemed nonconforming dwelling units. Therefore, we only considered the 1949 photograph.

Although the 1949 photo is of a small scale, judging by the shape, size and the shadow the buildings, there appears to be four (4) dwelling structures in the vicinity of Dwellings Nos. 21 through 25. Based on the photograph documentation, we recognize Dwellings Nos. 21, 22, 24 and 25 as nonconforming dwelling units (see attached enlargement). Dwelling No. 23 is not shown in the photograph.

A site visit by DPP staff on January 5, 2009 confirmed that there are five (5) dwellings in four (4) structures in that vicinity. Dwellings Nos. 21 and 22 are nonconforming dwelling units. However, and Dwellings Nos. 24 and 25 are in a two-family detached dwelling, which is a nonconforming use.

Dwelling No. 5 is also recognized as a lawful single-family dwelling (Building Permit No. 128351).

Therefore, we conclude that 26 dwelling units in 21 structures [five (5) two-family detached dwellings and 16 single-family dwellings] lawfully exist on the zoning lot. Please refer to the attached Revised Table B. Please note that Dwelling No. 1 was inadvertently not included in Table B of our letter of May 22, 2008.

In accordance with our letter of May 22, 2008, please be reminded that:

- Dwellings No. 4 and 17 were approved as single-family dwellings and must be converted from two-family detached dwellings to single-family dwellings.

- In accordance with Section 4.110(c) of the LUO, work may be done on any structure devoted in whole or in part to any two-family detached dwelling (nonconforming use), provided that work is limited to ordinary repairs. Ordinary repairs shall only be construed to include the repair or replacement of existing walls, roofs, fixtures, wiring or plumbing. Further, ordinary repairs shall not exceed 10 percent (10%) of the current replacement cost of the two-family detached structure within a 12-month period, and the floor area of the structure, as it existed on October 22, 1986, or on the date of any subsequent amendment to this chapter pursuant to which a lawful use became nonconforming, shall not be increased.

Prior to the issuance of any building permits, a dated certified survey shall be submitted to the Department of Planning and Permitting showing all existing structures and dwellings on the site, including their addresses. A maximum of 26 dwellings, contained in 21 structures lawfully exist on the zoning lot. Dwelling No. 1, noted as demolished in Table B, shall be removed.

We did not check the entire site, or site plans, which may reveal unique circumstances and conditions associated with this property. Thus, we are unable to determine if there are any other nonconforming situations, such as yard encroachments, density or parking/loading, as a result of the adoption or amendment of any ordinance or code. You will need to review the records yourself to determine if nonconforming situations exist.

This letter is not a disclosure statement nor is it intended to substitute for mandatory seller disclosures in real estate transactions regarding the subject parcel. The City is under no obligation to investigate, research or participate in the preparation of disclosure statements, other than providing available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a disclosure statement. The seller or the seller's agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

If you have any questions regarding this letter, please contact Joyce Shoji of our staff at 768-8032.

Very truly yours,

Anthony X Cliny

For David K. Tanoue, Acting Director
Department of Planning and Permitting

DKT:cs
Attachments
Doc. 670384

TABLE B - Summary of Applicant's Development and Building Permit Information					
Dwg. No.	Building Permit No.	Approved Use	Address	Comment	No. of Units
1	102864	New SFD	66-029		1
1	011	Demolish SFD	66-029		-1
2	11184	Relocate 2FD	66-075 66-073		2
3	14323	Relocate 2FD	66-061 66-063		2
4	104613	Relocate SFD	66-029A 66-029B	Approved as a SFD. The 2FD must be converted to a SFD.	1
5	128351	New SFD	66-047		1
6	R-414	Relocate 2FD	66-019A 66-019B		2
7	R-413	Relocate 2FD	66-027A 66-027B		2
8	R-412	Relocate SFD	66-059		1
9	Unknown	No Evidence of Approval	66-085B		1
9	2007/NOV-06-101	Demolish SFD	66-085B		-1
10	R-1434	Relocate SFD	66-053		1
11	R-1436	Relocate SFD	66-051		1
12	R-1433	Relocate SFD	66-037		1
13	R-1435	Relocate SFD	66-043		1
14	R-1432	Relocate SFD	66-033		1
15	R-1466	Relocate SFD	66-031		1
16	R-1465	Relocate SFD	66-035		1
17	R-1464	Relocate SFD	66-039 66-039A	Approved as a SFD. The 2FD must be converted to a SFD.	1
18	R-1468	Relocate SFD	66-045		1
19	R-1467	Relocate SFD	66-049		1
20	R-1610	Relocate SFD	66-041		1
21	49566	New SFD	66-089		1
22	49565	New SFD	66-089A		1
24/25	Prior to 1950	Existing 2FD	66-085 66-085A		2
TOTAL		5 2FD and 16 SFD			26 Dwg Units

PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

April 9, 2009

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

ATTN: **Joyce Shoji**

Subject: **Revised Survey**
Paradise on the Beach, LLC
66-009-G Waialua Beach Road - Waialua
TMK: 6-6-018:006

Dear Mr. Tanoue:

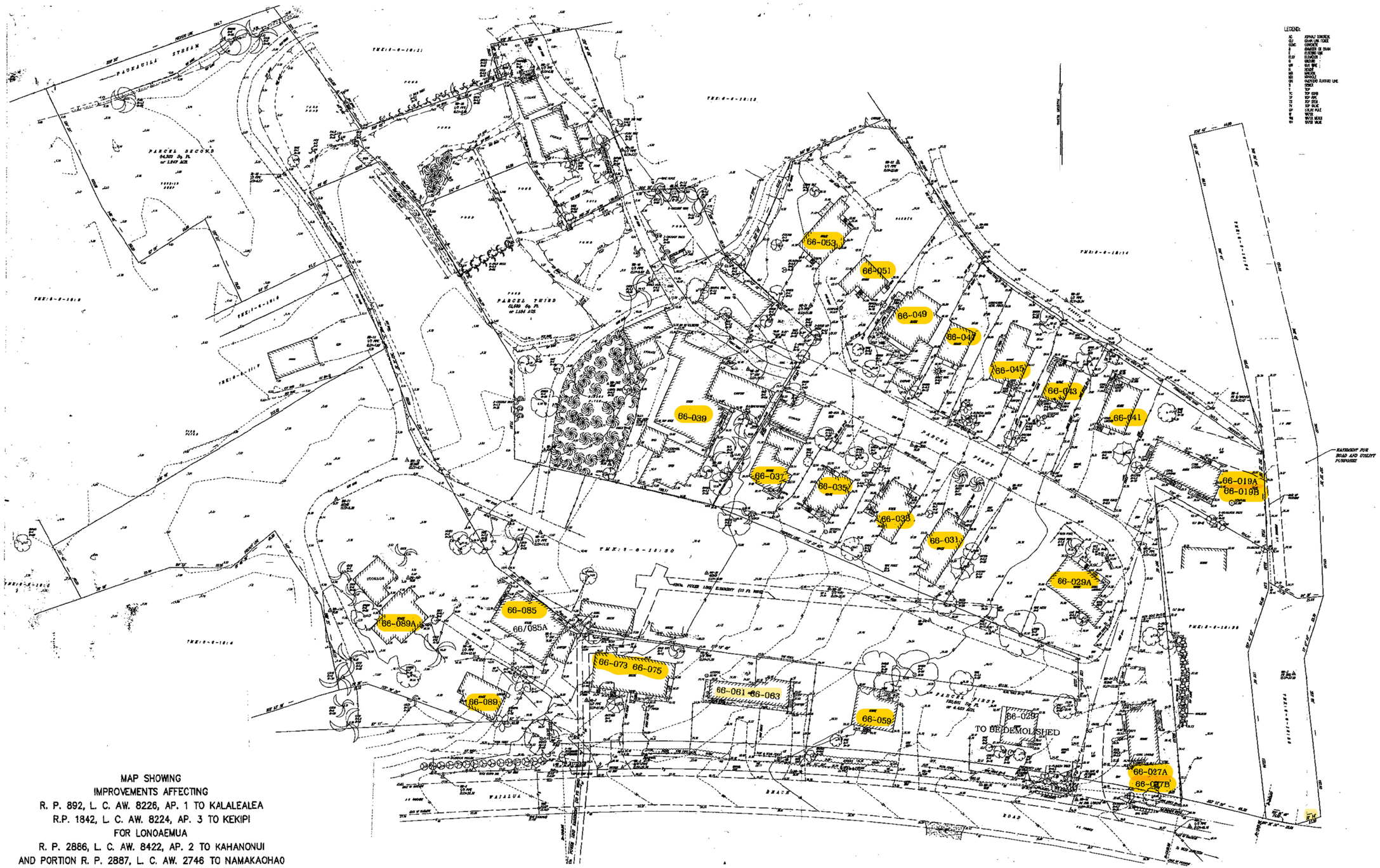
As requested, in your letter dated January 15, 2009 (2008/ELOG-2722js), please find enclosed the revised survey/site plan showing existing structures and dwellings on the site including their addresses. The site plan shows a maximum of 26 dwelling units contained in 21 structures. The dwelling located at 66-029 Waialua Beach Road is to be demolished pending acceptance of the site plan and issuance of a demolition permit. One full size copy and one 11" X 17" is enclosed for your review and records.

If you have any questions or require additional information, please contact myself or Lauri Clegg at 536-5695.

Sincerely,

Lauri Clegg

Donald Clegg, President
Agent for the Applicant



MAP SHOWING
IMPROVEMENTS AFFECTING
R. P. 892, L. C. AW. 8226, AP. 1 TO KALALEALEA
R.P. 1842, L. C. AW. 8224, AP. 3 TO KEKIPI
FOR LONOAEMUA
R. P. 2886, L. C. AW. 8422, AP. 2 TO KAHANONUI
AND PORTION R. P. 2887, L. C. AW. 2746 TO NAMAKAOHAO
AT PAALAA, WAIALUA, OAHU, HAWAII
APRIL 5, 2009

10 5 0 30 60
GRAPHIC SCALE

Appendix D: Real Property Tax Office, Building Permits History

STATE OF HAWAII DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BF

FORM P-19 HISTORY SHEET

TAX MAPS BRANCH HISTORY SHEET

DATE: 6/15/70
LOCATION: Waialua
TITLE:

DIV. Z	S	PLAT	PAR
6	6	18	6

NO.	GRANTOR, ETC. Page 3	AREA OF PARCEL	GRANTEE, ETC
10	TMB 38963'69-70(6618-6 & 24)DL/en 6/15/70	~~6.854 Ac~~	To: Benefico F Paraso &wf
	D: Pastor A Pablo &wf Bk 7037 p 123	6.854 ac.	Socorro L
	SCT$00 Cons:$10 5/27/70 6/4/70 DES		Isaac V Cerezo &wf Celeste P
			Jose V Dizon (s) T/C
11	D: Bk 9181 p 47 SCT$19.00		
	5/25/73 5/30/73 DES	do	To: Benefico F Paraso &wf
	(T. K. 6618-6 & 24)		Socorro L
			Isaac V Cerezo &wf Celeste P
			T/C

NOTE: INFORMATION ON THIS SHEET IS SUBJECT TO CHANGE

STATE OF HAWAII DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH

FORM P-18 HISTORY SHEET

TAX MAPS BRANCH HISTORY SHEET

DATE: 1/4/65
LOCATION: Waialua
TITLE:

Z	S	PLAT	PAR
6	6	18	6

DIV.

NO.	GRANTOR, ETC.	AREA OF PARCEL	GRANTEE, ETC.
	page 2		
5.	As shown on tax map	4.220 Ac.	Castle & Cooke, Inc.
			(Francis H & Gerbacio Caraco-J/T)
			le over 0.845 Ac.
6.	TMB 15340'64 (6601-5etc)HN/pl 1/4/65		
	D: From 6618-10(2) 1.247 Ac.	8.285 Ac.	Pastor A Pablo &wf
	From 6618-12(4) 1.15 Ac.		Rufina A. - T/E
	From 6618-24(7) 1.403 Ac.		
	Castle & Cooke, Inc. Bk 4913 p 442		
	Doc 349498 C-101066, 101067 RS$317.35		
	12/21/64 12/21/64 Lease to		
	Francis H & Gerbacio Caraco-J/T expired.		
7	TMB 5924'65(6618-24)JT/sy 6/9/65		
	To: 6618-24(Pickup) 1.431 Ac	6.863 Ac	do
	F/D: 6618-6; Bdry, Area revised		
8.	TMB 5925'65 JT/sy 6/9/65		
	A/S: Bk 5043 p 229 Amt-$94,000 6%	6.863 Ac	do
	$22,000 dn. $500 mo bg 5/1965 to 9/1965,etc		With:(Benefico F Paraso &wf
	4/2/65 5/18/65 DES Tog/E		Socorro L- T/E- 2/5
			Isaac V Cerezo &wf
			Celeste P- T/E- 2/5
9	TMB 4803'69 JT/jo 4/9/69		Jose V Dizon(s)- 1/5)A/S
	A/A/S: Benefico F Paraso &wf Bk 6434	6.854 Ac	Pastor A Pablo &wf Rufina A -T/E
	p 189 SCT:$00 3/5/69 3/7/69 DES		Benefico F Paraso &wf
	Tog/E etc		Socorro L -T/E -2/5
	F/D: 6618-6; tenency of purchaser area		Issac V Cerezo &wf
	revised, bdry-OK		Celeste P -T/E -2/5
			Jose V Dizon -1/5)A/S

CONTINUED

NOTE: INFORMATION ON THIS SHEET IS SUBJECT TO CHANGE

TERRITORY OF HAWAII
BUREAU OF CONVEYANCES
TAXATION MAPS BUREAU

SOURCE:	LOC. & TITLE: Paalaa Kai, Waialua		DIV.
	Por LCAw 8824:3 et al	1952	6 6 18 6
BY: CCW DATE 1/21/53	DEED, ETC.:	TMB NO.	
BY: DATE			

NO.	GRANTOR, ETC	AREA OF PARCEL	GRANTEE, ETC
1		4.63 ac	Helemano Co Ltd
2	TMB 8998 '52, CCW 1/21/53	4.63 ac	do
	L: Bk 2649 p 252 Term: 10 yrs		(Francis H Caracol &
	Rent $210/ann 12/17/52 12/22/52		Gerbacio Caracol J/T) le
			over 0.845 ac
3	TMB 3028'53, 6701-26 etc, ryt, 8/13/53	4.63 Ac	do
	L/P L#22903,1st Jud Cir,L/P over areas		Territory of Hawaii, L/P L#22903
	shown on right,being Rd PARCELS 42, 45 &		over (0.015 ac),(0.394 ac) &
	45-A of LCAw 8422:2 & 3; Cert 42469, 42472		(0.001 ac)
	Inst 152677,Doc 814, 5/25/53,5/25/53,		
	F/D:6618-6, L/P over pors, por LCAw 8824:2&3,		
	(Rd Proj No S 223(2). et al		
4	TMB 6820'53, 6618-Haleiwa Rd Cutoff, ryt	4.220 Ac	Helemano Co;Ltd
	F/O/C:0.409 ac drpd into rd(T.H.) & 0.001Ac		(Francis H & Gerbacio Caracol,J/T)
	to new par 36(T.H.).L#22903, 1st Jud Cir,		le over 0.845 Ac
	Bk 2748 p 1, 9/22/53,10/9/53, Doc 153286		
	Cert 56198, F/D:6618-6,area & bdy, por		
	LCAw 8824:3 etc, 1/18/54		
5.	TMB 6343'58 PDK/yo 9/8/58		
	Cert/Merger: Ref 61010-1 etal	4.220 Ac	Castle & Cooke, Inc.
			(Francis H & Gerbacio Caraco J/T)
			le over 0.845 Ac

NOTE: LAST AREA & GRANTEE FINAL DATA AS SHOWN ON TAX MAPS.

TERRITORY OF HAWAII
TAX COMMISSIONER
TAXATION MAPS BUREAU

SOURCE: Record	LOC. & TITLE: Waialua						
BY: eto DATE: 10/12/53	DEED ETC.: JDGMT,F/O/C	TMB NO. 6820	6701-1089 1953	por	Haleiwa	Rd	Cutoff
TAX MAP	NEW PR	TRACING	SKETCH	TAX OFF.	NEW PR	DIV. 6	6 18 6por

Jdgmt, F/O/C: Lelemano Company, Limited To: Territory of Hawaii
Inst 161348-49 Bk 2748 p 1 Law No 22903
1st Jud Cir 9/22/53 10/9/53
Doc 153286 Cert 56198

For public use and purpose, for or in connection with the Haleiwa Rd Cut-Off, FAP No S 223 (2)

Parcel 1 Lot 9-B Map 17 App 1089 AREA 0.039 ac 6701-1089

Parcel 2 Lot 10-C Map 17 App 1089 AREA 0.959 ac

Parcels 7-17 incl Lot 12-A-2 AREA 0.412 ac
Lot 12-L-2 5105 ø
Lot 12-K-2 4376 ø
Lot 12-J-2 3706 ø
Lot 12-H-2 3675 ø
Lot 12-G-2 3675 ø (O V E R)

FIELD BK. LEDGER RETURN PLATE

FINAL DATA AS SHOWN ON TAX MAPS AS OF 1/18/54

TAX KEY	CHANGE & DESCRIPTION	AREA OF PARCEL	OWNER
6207-30(0.544 Ac to 6401-7(new)			
6401-6por(4.723 ac)to -do			
-7	new & owner, for LCAW 7713:34	5.267 Ac	Territory of Hawaii
-6	area & bdy, do	854.277 Ac	Helemano Co;Ltd
6207-30	dropped		
	continued on extension Sheet		

TMB NO. - TRANSFER SHEET

956

Lot 12-F-2 AREA 3675 ø
Lot 12-E-2 3675 ø
Lot 12-D-2 3675 ø
Lot 12-C-2 3675 ø
Lot 12-B-2 6515 ø Map 7 Ld Ct App 1164

6622-1par Parcel 19 Lot 11-B Map 6 Ld Ct App 1164

6619-3par Parcel 33 Por Gr 236 Ap 2
Des AREA 22,550 ø or 0.518 ac

Parcel 42 Por RP 1482 LCA 8824 Ap 3
Des AREA 645 ø or 0.015 ac

6618-6pars Parcel 45 Por RP 1482 LCA 8824 Ap 3 Por RP 2886 LCA 8422 Ap 2
Des AREA 17,172 ø or 0.394 ac

Parcel 45-A Por RP 2886 LCA 8422 Ap 2
Des AREA 58 ø or 0.001 ac

Parcel 49 Por RP 4475 LCA 7713 Ap 34
Des AREA 229,431 ø or 6.267 ac

6-4-01-7par
6-2-07-3par

TERRITORY OF HAWAII
TAX COMMISSIONER
TAXATION MAPS BUREAU

SOURCE:

LOC & TITLE: Waialua extension sheet

BY DATE

BY DATE

DEED. ETC.

TMB NO.

1953 por Helelwa Rd Cutof

DIV.			
6	6	18	6por

NO.	GRANTOR ETC.	AREA OF PARCEL	GRANTEE ETC.
6618-6por	(0.409ac)drpd into Rd &(0.001 ac) to new parcel 36	0.409 Ac	Territory of Hawaii, dropped
-36	new owner, lot 45-A,	0.001 Ac	Territory of Hawaii
-6	area & bdy, por LCAW 8824:5 etc	4.220 Ac	(Francis H Caracol & Gerbacio Caraco,J/T)Le over 0.845 ac.
6619-pors	(0.518 ac)drpd into Rd & (0.300 ac) to new parcel 36.	0.518 ac	Territory of Hawaii, dropped
-36	new parcel, por Gr 236:2	0.300 Ac	Helemano Co;Ltd
-9	area & bdy, por Gr 1630 etc	18.752 Ac	Helemano Co;Ltd
6621-1pors	(1.325 ac)drpd into Rd & (0.130ac)to par 12(new) & (0.181 ac or 7900 ∅) to par 13(new).	1.325 ac	Tarritory of Hawaii, dropped
-12	new parcel, lot 12-A-3	0.130 Ac	Helemano Co;Ltd
-13	new parcel, lot 12-B-1	7.900 ∅	do
-1	area & bdy, lot 12-A-1 etc	10.723 Ac	do
6622-1por	(0.004 ac) drpd int Rd	0.004 ac	Territory of Hawaii
-1	area & bdy, lot 11-A etc	45.576 Ac	Helemano Co;Ltd
6701-35por	(0.998 ac) drpd into Rd	0.998 ac	Territory of Hawaiiy dropped
-35	area & bdy, lot 9-A etc	17.226 Ac	Helemano Co;Ltd

NOTE LAST AREA & GRANTEE FINAL DATA AS SHOWN ON TAX MAPS.

956

TERRITORY OF HAWAII
TAX COMMISSIONER
ATION MAPS BUREAU

SOURCE: Record	LOC. & TITLE: Paalaa Kai, Waialua	6-6-18-6	DIV
BY: et DATE: 12/30/52	DEED ETC.: L E A S E	TMB. NO. 8998	6 6 18 6
BY: DATE:			

L: Helemano Co, Ltd
Inst 144076 Bk 2649 p 252 Term: See note
Rent: See note 12/17/52 12/22/52

To: Francis H Caracol &
Gerbacio Caracol J/T

Waialua

TAX MAP	✓
NEW PR.	
TRACING	
SKETCH	
LEASE	
TAX OFF	✓
NEW PR.	
FIELD BK	
LEDGER	
RETURN	
PLATE	

For LCA 8824 Ap 3 AREA .845 ac

Tog with all improvements thereon and further a R/W for access purposes only over that certain existing dirt rdway

Excepting and reserving therefrom all R/W for rds, pipe lines, etc

Map attached 6-6-18-6

NOTE: For the term of 10 yrs, by 1/1/53
Rental of $210.00, ann, payable in equal semi-ann installments of $105.00 each (O V E R)

FINAL DATA AS SHOWN ON TAX MAPS AS OF 1/21/53

TAX KEY	CHANGE & DESCRIPTION	AREA OF PARCEL	OWNER
6618-6	Lease	4.63 ac	Helemano Co Ltd
			(Francis H Caracol &
			Gerbacio Caracol J/T) le
			over 0.845 ac

TMB. NO. TO TRANSFER SHEET

9966

Lessees to pay taxes

SOURCE

BY DATE TMB NO

LOCATION

REFERENCE SHEET

1948

DIVISION

TAX KEY

4.63M Kalie, Waialua 6-6-10-06

Helemano Co., Ltd.

Castle & Cooke, Ltd.
P. O. Box 2900
Honolulu, 2 Hawaii

TAX MAPS

TAX OFFICE

TRACING

NEW PRINTS

TMB

T.O

F.B. LEDGER

RETURN PLATE

FOR FURTHER REFERENCE SEE

Z 6 S 01 P 9 etc

Doc 106587 NO TMB 7910' 48

DATED 12/14/48 REC 12/15/48

LIBER 2188 PAGE 379

Inst 58653

FOR FURTHER REFERENCE SEE

Z 6 S 01 P 1

TMK NO 3-4-30-129

DATED 7/5/49 REC

LIBER PAGE

TAX COMMISSIONER

FINAL DATA AS SHOWN ON TAX MAPS AS OF 1/5/49

FORMER TAX KEY	CHANGE	TAX KEY	AREA	OWNER

5566

Kawailoa,Waialua

TMB- P DK T/O L.C.Aw.8826;1

TR: 40 CHECKED:

BY: 10/28/54 ROUTE SLIP

1954 6 6 18 30

1 D: ref-L-1314,P-80,rec.2/21/36 1.31 ac. Lawrence W.Aucholani
Matilda H.Aucholani- J/T

2 TMB-#8325 '54 (6618-30) PDK
R/S: Lawrence M.Aucholani died on May 12, 1954.(See 6616-9 TMB-#5768 '54) 1.31 ac. to: Matilda H.Aucholani
F/D:6618-30, ownership 10/28/54

SOURCE	LOCATION				
BY Record TGH DATE 8/14/46	Welaka				
		ZONE	SEC.	PLAT	PARCEL
		6	6	18	30

Ref sheet

TAX MAPS	
	✓
TAX OFFICE	
	✓
TRACING	
	✓
ROUTE SLIP	
	✓
SKETCH	
	✓
ADJOINING PARCELS	
	✓
F.B.	LEDGER
RETURN	PLATE

6 6 16 9

TMB 37'46

DATE 1/2/46 1/8/46

LIBER 1930 PAGE 140

FORMER KEY				CHANGE	FINAL DATA AS SHOWN ON TAX MAPS AS OF 8/15/46						
ZONE	SEC.	PLAT	PARCEL		ZONE	SEC.	PLAT	PARCEL	AREA	OWNER	INT.
				Ownership	6	6	18	30	1.31 ac.	Lawrence M. Aucholand & wf Matilda H. J/T	

SOURCE	LOCATION
BY GGW DATE 12/26/40	

1940

DIVISION			
ZONE	SEC.	PLAT	PARCEL
6	6	18	30

TAX MAPS	
RV	✓
TAX OFFICE	
1940	✓
TRACING	
9.2	✓
ROUTE SLIP	
	✓
SKETCH	
	✓
ADJOINING PARCELS	
	✓
F.B.	LEDGER
RETURN	PLATE

FOR FURTHER REFERENCE, SEE

Z 1 S 0 P 18 P 6

Inst. NO. 32601

DATED 10/31/40 REC. 11/1/40

LIBER 1607 PAGE 87

FORMER KEY				CHANGE	FINAL DATA AS SHOWN ON TAX MAPS AS OF 12/26/40						
ZONE	SEC.	PLAT	PARCEL		ZONE	SEC.	PLAT	PARCEL	AREA	OWNER	INT.
				Ownership	6	6	18	30	1.31 ac	Am Savings & Loan Assn	
										~~(Lawrence M Aucholani & wf.)~~ A/S	

TERRITORY OF HAWAII
TAX COMMISSIONER
VALUATION MAPS BUREAU

SOURCE:	LOC. & TITLE: Kawailoa, Waialua						
TMB- PDK T/O	L.C.Aw.8826:1		1954	DIV. 6	6	18	30
ETR: CHECKED:	DEED, ETC.:	TMB NO.					
BY: DATE: 10/28/54	ROUTE SLIP						

NO	GRANTOR, ETC	AREA OF PARCEL	GRANTEE, ETC
1	D: ref-L-1314,P-80,rec.2/21/36	1.31 ac.	Lawrence W.Auoholani Matilda H.Auoholani- J/T
2	TMB-8325 '54 (6618-30) PDK R/S: Lawrence M.Auoholani died on May 12, 1954.(See 6616-9 TMB-5768 '54) F/D:6618-30, ownership 10/28/54	1.31 ac.	to: Matilda H.Auoholani
3.	TMB 4777'67(6616-9 etc)JT/sy 6/2/67 F/O: Matilda H Auoholani Est, Prob 26848, 1st Cir To: Helen Kidder etal Bk 5654 p 394 3/2/67 5/10/67 Note: Matilda H Auoholani died 12/8/64 F/D: 6618-30; Owners & Int (Tax Keys: 6616-9,19,8,11; 6618-30)	1.31 Ac	Helen Kidder 1/4 Nani Saffery 1/4 Annie Kahana 1/4 Herbert Naone 1/4
4.	Q/D: Bk 20760 p619 SCT$35 6/1/87 6/9/87	do	To: Isaac V Cerezo &wf Celeste P T/E - 1/2 Pete D Lacuesta &wf Jaine B T/E - 1/2 T/C

NOTE: LAST AREA & GRANTEE FINAL DATA AS SHOWN ON TAX MAPS.

TERRITORY OF HAWAII

FIELD BOOK LAND SHEET

DESCRIPTION		1st DIVISION			
	LCAw 8826:1 Kalie Waialua 665 667	ZONE	SEC.	PLAT.	PARCEL
		6	6	18	30

LINE	OWNER	TITLE HISTORY	NET AREA
1	~~L. M. Auoholani~~		
2	~~American Mutual Bldg. & Loan Co., Ltd.~~	Fore/D: 6/21/34 fr Auoholani 1.31Ac $4250. (incl 6-6-16-09&19) 6/21/34	
3		Bk 1243/267	1.31Ac
4	~~A/S Lawrence M. & Matilda H. Auoholani~~	A: 6/29/34 1.31Ac $4790. 2/21/36 Bk 1314/80	
5	~~American Savings & Loan Assn.~~	D: 10/31/40 R: 11/1/40 Bk 1607/57	1.31Ac
6	~~A/S L. M. Auoholani & Wf. Matilda~~		
7	~~Lawrence M. Auoholani & Wf. Matilda H.~~	(J/T)D: 1/2/46 fr A.S.&L. 1.31Ac R.S. $5.50 (incl 6-6-16-09&19)	
8		1/8/46 Bk 1930/140	1.31Ac
9	~~Matilda H Auoholani~~	TMB 10/28/54 Lawrence M Auoholani died on May 12, 1954.	
10	~~Matilda H Auoholani Est~~	Prob 26848 Matilda H Auoholani died 12/8/64 TMB 4777'67	1.31Ac
11	Helen Kidder 1/4		1.31Ac
12	Nani Saffery 1/4		
13	Annie Kahana 1/4		
14	Herbert Naona 1/4		
15		W/O: 5/10/67 Bk 5654/394 (w6616-9 etal)	1.31Ac
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			

YEAR	1938	1939	1940	1941	1942	1943	1944	1945	1946	YEAR
AREA	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	1.31Ac	AREA
LAND	196	196	196		236	196	196	196	236	LAND
IMP.	-	-	-		-	-	-	-	-	
TOT.	196	196	196		236	196	196			
EX.	-	-	-		-	-	-			
NET	196	196	196							
TAX	5.73	6.05								

ZONE	SEC.	PLAT.	DIVISION PARCEL.
6	6	18	30

AG

NO.	SYMBOL	FRONT	RATIO	DEPTH	LOT	AREA	U.F.V.	1949 VAL	U.F.V.	1957 VAL	U.F.V.	1959 VAL	U.F.V.	1960 VAL
1	Ac			House lot		1.00 Ac	540 -	540	600 -	600	700 -	700	1400 -	1400
2	Ac			Agric. land		0.31 Ac	210 -	65	300 -	93	430 -	130	700 -	217
3						1.31 Ac		605		693		830		1617
4								1963		1965		1969		1971
5						1.00 Ac	2800 -	2800	3500	3500	5250	5250	10500 -	10500
6						.31 Ac	840 -	260	1200	372	3500	1085	3500 -	1194
7						1.31 Ac		3060		3872		6335		11694
8								1974 - 1976		1976 - 1977		1979 - 80 - 81		1982
9			3 cm			5000 ft	105	5250			261	13050		61464
10						5000 ft	79	3950			1305	6525		
11						35000 ft	59	20650			66	22750		
12						120644 ft	395	47655			29	34499		
13				(1.31 ac.)		57064 ft		34615		33730		45824		
14								1983		1984 - 85 - 86		1987 - 88		
15								112574		130586		143,645		
16														
17														
18														

YEAR	1947	YR.	1948	YR.	1949	YR.	1950	YR.	1951	YR.	1952	YR.	1953	YR.	1954
AREA	1.31Ac	AR.	1.31Ac	AR.	1.31Ac	AR.	1.31Ac	AR.	1.31 Ac.	AR.	1.31 Ac.	AR.	1.31 Ac.	AR.	1.31 Ac
LAND VALUE	236	L	236	L	605	L	605	L	605	L	693	L	693	L	693
IMPROVEMENT	-	I	2000	I	1326	I	1273	I	1273	I	2390	I	3090	I	2763
TOTAL	236	T	2236	T	1931	T	1878	T	1878	T	3083	T	3783	T	3656
LESS EX.	-	EX.	-	EX.	-	EX.	-	EX.	—	EX.	-	EX.	—	EX.	-
NET TAX VALUE	236	N.T.	2236	N.T.	1931	N.T.	1878	N.T.	1878	N.T.	3083	N.T.	3783	N.T.	3656
TAXES	7.67		74.19		69.05		62.09		59.19		53.37		62.15		59.41

YEAR	1955	YR.	1956	YR.	1957	YR.	1958	YR.	1959	YR.	1960	YR.	1961	YR.	1962
AREA	1.31 Ac	AR.	1.31 ac	AR.	1.31 ac.	AR.	1.31 Ac	AR.	1.31 A.	AR.	1.31 ac	AR.	1.31 ac	AR.	1.31 ac
LAND VALUE	693	L	830	L	830	L	830	L	830	L	1617	L	1617	L	1617
IMPROVEMENT	2918	I	5525	I	5967	I	5863	I	5758	I	7639	I	7386	I	7143
TOTAL	3611	T	6355	T	6797	T	6693	T	6588	T	9256	T	9003	T	8760
[illegible]	-	EX.	—	EX.	-	EX.	—	EX.	—	EX.	-	EX.	-	EX.	
[illegible]	36[illegible]	N.T.	6355	N.T.	6797	N.T.	6693	N.T.	6588	N.T.	9256	N.T.	9003	N.T.	8760
			[illegible]		[illegible]		10.140		[illegible]		[illegible]		125.05		121.68

-J J C O T --

TERRITORY OF HAWAII

FIELD BOOK BUILDING SHEET

OWNER (PENCIL ONLY)	OCCUPANT OR LESSEE (PENCIL ONLY)	BUILDING SHEET	ZONE	SEC.	PLAT.	DIVISION / PARCEL
	RE-CAP SHEET	RECAP / PRG	6	6	18	20

BLD.	POR	DEP RATE	AREA OR CUBE	Φ_c	FACTOR	REPLACEMENT	YEAR	AGE	COND	Sg	VALUE
FROM	SHEET			1							
				2	FROM	6-6-16-27					
				3							1973
											1955
				1							1778
				2							451
				3							689
											2918
											59
				1							3583
				2							1024
				3							1151
											5758
						1987					1963
						4843					4374
						5188					1359
						10081					
											6408
						1988					1967
						5040					1 4498
						5344					2 1587
						10384					3 1309
											7894
											1971
											5487
											1742
											1437
											8666
											1975 - 1976
											1756
											2129
											3885
											1979
											1973
											2114
											3857
											7986
											4759
											5209
											9954

YEAR	AGE	COND	Sg	VALUE
1957				1778
				617
				3390
				1956
				3583
				908
				1034
				5525
				1960
				4837
				1536
				1266
				7639
				1964
				4568
				1451
				1196
				7215
				1968
			1	4478
			2 3	1581
				1204
				7863
				72-73
				5545
				1760
				1452
				8757
				1976 - 1977
				1505
				1825
				3330
				1980
				1769
				2146
				3915
				1705
				4524
				5130
				9654

YEAR	AGE	COND	Sg	VALUE
1973				1779
				531
				781
				3090
				1957
				3583
				1024
				1360
				5967
				1961
				4677
				1485
				1224
				7386
				1965
				4417
				1403
				1157
				6977
				1969
				5054
				1665
				1324
				7983
				1973 1974
				5332
				1692
				1396
				8420
				1977
				1491
				1809
				3300
				1981
				1882
				2283
				4165
				1984
				3989
				4678
				8667

YEAR	AGE	COND	Sg	VALUE
1958				1779
				531
				781
				3090
				58
				3583
				1024
				1356
				5863
				1962
				4523
				1436
				1184
				7143
				1966
				4699
				1422
				1231
				7422
				1970
				5054
				1668
				1376
				8298
				1974 - 1975
				5981
				1898
				1566
				9445
				1979
				1710
				2074
				3784
				1982
				2083
				2549
				4632
				1985
				3745
				4603
				8348

FORM A. B. 17-3 1910

TERRITORY OF HAWAII

FIELD BOOK BUILDING SHEET

OWNER (PENCIL ONLY)	OCCUPANT OR LESSEE (PENCIL ONLY)	BUILDING SHEET (3) 41 PRC	DIVISION	ZONE	SEC	PLAT.	PARCEL
	F ENMONTE			6	6		30

BUILDING COMPUTATIONS								YEAR 1953				YEAR 1954				YEAR 1955				YEAR			
BLD.	POR	DEP RATE	AREA OR CUBE	Φ_c	FACTOR		REPLACEMENT	AGE	COND	SG	VALUE	AGE	COND	SG	VALUE	AGE	COND	SG	VALUE	AGE	COND	SG	VALUE
1		2	617	4	1.17		625	8/10	G	68	466	9/11	G	64	488	10/10	G	60	411				
								1676			781	1676			734	1676			689				
											1956				1957				158				59
1							1503	11	G	67	1032												
1		2	774	4	3.38		2616					14 M	62		1360	13 M	48		1256	14 M	44		1151
											AB												
																			1962				1053
											1960 1266				1961 1224				1154				1145
											1964 1196				1965 1157				1966 1231				1967 1309
											1968 1304				1969 1324				1970 1376				1971 1437
											72-73 1452				1973 1974 1396				1974 - 1975 1566				1975 - 1976 1756
											1976 - 1977 1505				1977 1291				1978 1710				1979 1710
											1980 1769				1981 1582				1982 2093				1983 3795
											1984 3989				1985 4504				1986 4750				1987 4093
											1988 5040												

FORM A. D. 11-2-1970

PERMIT NO.	DATE	AMOUNT	CONTRACTOR	SURVEY BY	DATE	REMARKS
96806	12-17-51	1500	OWNER	G.K.	7-22-52	NEW DWG (R. ENGINEER)
126076	5-7-56	300	"	MCKEE	7-27-56	ADDN. " C. ")

BLD. NO.	FOR	USE	STORY	CLASS	FLOOR	CONSTRUCTION	FOUNDATION	EXTERIOR	INTERIOR	NO. BRS.	FLOORING	BATH ROOMS	SHOWER	TUB	TOILET	SASH	SINK	TRAY	HEATER	ELEC. FIX.
		[illegible]	[illegible]			[illegible]	W.F.	Concr. Block	Plaster		[illegible]									

2.38 C.F.

[illegible]

12 × 14 = 168

12 × 25 = 425

617 ÷

6.27 = 16.4

77.4

Garage - N.V.

Canvas roof

Parker Mathews

FIELD BOOK BUILDING SHEET

TERRITORY OF HAWAII

OWNER (PENCIL ONLY)	OCCUPANT OR LESSEE (PENCIL ONLY)	BUILDING SHEET	DIVISION
	H. Tamanaha	PRC	

ZONE	SEC.	PLAT.	PARCEL
6	6	18	30

BUILDING COMPUTATIONS

BLD.	POR	DEP RATE	AREA OR CUBE	Φc	FACTOR	REPLACEMENT	YEAR 1948 AGE	COND	Sg	VALUE	YEAR 1949 AGE	COND	Sg	VALUE	YEAR 1950 AGE	COND	Sg	VALUE	YEAR 1951 AGE	COND	Sg	VALUE
1		5	576	H	1	730					19	M	20	374	19	M	35	276				
V		5	704	3	1	704					7		70	73			70	73			70	53
2		5	384		1	384					7	M	30		7	M	30	77				77
3		5	640	3	1	960									19	M	20	384	19	M	35	336
								T.O.		523				475				787		T.O.	20	697
																		157	1			131
																		944				523
										1951				73								1055
						384			70	—			70	77			70		19	M	20	
						704	7	M	20	737	19	M	75	704	19	M	1	764	19	M	20	263
										265				317								
								T.O.		247												
										617		1976		531		1970		851		1960		451
TOTAL				TOTAL			TOTAL				TOTAL				TOTAL				TOTAL			

BLD.	POR	DEP RATE	AREA OR CUBE	Φc	FACTOR	REPLACEMENT	YEAR 1956 AGE	COND	Sg	VALUE	YEAR 1957-58 AGE	COND	Sg	VALUE	YEAR 1959 AGE	COND	Sg	VALUE	YEAR 1961 AGE	COND	Sg	VALUE
V		5				2027	19	M	30	908								1536				1485
3																						
—			BLDG	4	1	NOT ASSESSED				ERROR												
1		5									19	M	70									
V						5171								1074								
2										1962				1963				1964				1965
																						1403
										1436				1389				1451				
										1966				1967				1968				1969
										1492				1587				1581				1605
										1970				1971				72-73				1972
TOTAL				TOTAL			TOTAL			1668	TOTAL			1742	TOTAL			1760	TOTAL			1693

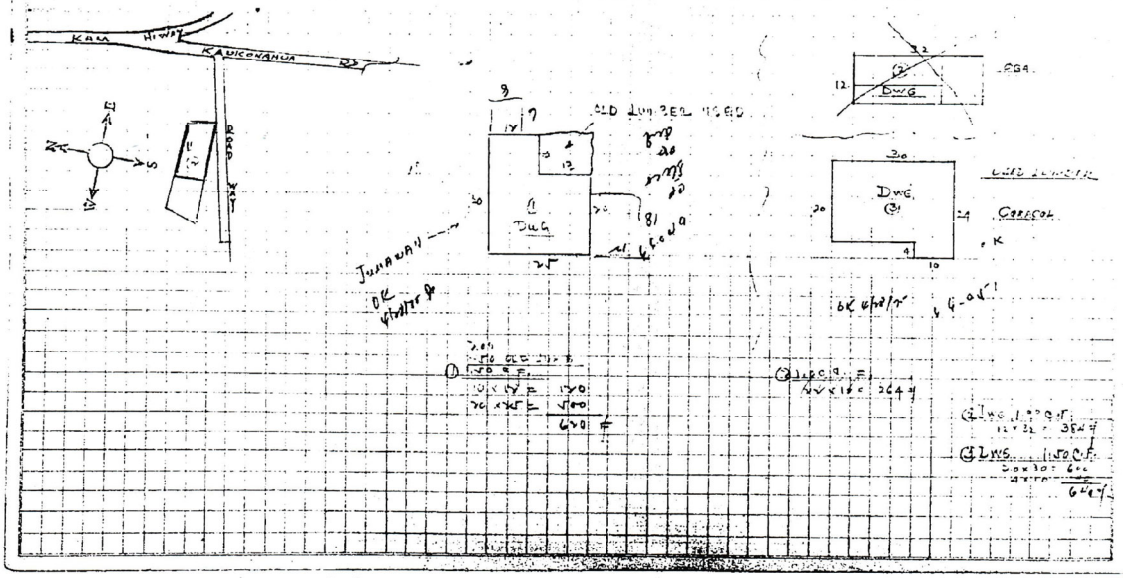
BLD.	POR	DEP RATE	AREA OR CUBE	Φc	FACTOR	REPLACEMENT	YEAR 1974 - 1975 AGE	COND	Sg	VALUE	YEAR 1975 - 1976 AGE	COND	Sg	VALUE	YEAR 1976 - 1977 AGE	COND	Sg	VALUE	YEAR 1977 AGE	COND	Sg	VALUE
										1898				2129				1825				1809
										1978				1979				1980				1981
										2074				2114				2146				2283
										1982				1983				1984				1985
										2539				4603				4678				5120
										1986				1987				1988				
										5209				5188				5344				
TOTAL				TOTAL			TOTAL				TOTAL				TOTAL				TOTAL			

FORM 4-1-70

PERMIT NO.	DATE	AMOUNT	CONTRACTOR	SURVEY BY	DATE	REMARKS
72696	7-27-48	1500	OWNER	LENO	11-3-48	NEW DWG (H. JUMAUMA)
80261	7-6-49	1500	TENANT	" G.K.	10-11-49	RECONST " (G. CORREOL)
					3-7-54	BREAK UP FROM 6-6-18-77

BLD NO	USE	STORY	CONSTRUCTION	FOUNDATION	EXTERIOR	INTERIOR	FLOORING	BATH ROOMS	KITCHEN	TUB	TOILET	SINK	GAS	WATER	ELEC.
1	DWG	1													
2	"	"	"	"	"	"	"								
3	"	"	"	"	"	"	"								

WV - 5%
WV - 5%
WV - 5%



Appendix E: Topographic Survey Map

LEGEND:
AC ASPHALT CONCRETE
CLF CHAIN LINK FENCE
CONC CONCRETE
D DIAMETER OR DRAIN
E ELECTRIC LINE
ELEV ELEVATION
G GROUND
GW GUY WIRE
H HEIGHT
MB MAILBOX
MH MANHOLE
OH OVERHEAD ELECTRIC LINE
S STONE
T TOP
TC TOP CURB
TP TOP PIPE
TS TOP STEM
TV TOP VALVE
UP UTILITY POLE
W WATER
WM WATER METER
WV WATER VALVE
PAUKAUILA STREAM
PROPOSED LINE
PARCEL SECOND
54,389 Sq. Ft.
or 1.247 ACS.
PARCEL THIRD
51,566 Sq. Ft.
or 1.184 ACS.
PARCEL FIRST
192,681 Sq. Ft.
or 4.423 ACS.
TMK: 6-6-16:11
TMK: 6-6-16:13
TMK: 6-6-16:14
TMK: 6-6-16:30
TMK: 6-6-16:26
TMK: 6-6-16:9
TMK: 6-6-16:8
TMK: 6-6-16:7
TMK: 6-6-16:5
TMK: 6-6-16:4
EASEMENT FOR ROAD AND UTILITY PURPOSES
HECO POWER LINE EASEMENT (10 FT. WIDE)
WAIALUA BEACH ROAD
BENCH MARK
"REED", CBGS TRIANGULATION STATION DISK
ELEV=46.15
UNDERGROUND PUBLIC UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.
TOPOGRAPHIC SURVEY MAP
WAIALUA BEACH PROPERTY
PAALAA KAI, WAIALUA, OAHU, HAWAII
TAX MAP KEY: 6-6-16: 6
SCALE: 1 in. = 20 ft. 15 FEBRUARY 1995
JOB NO. 94271 FIELD BOOK : 1153 & 1161
CONTROL POINT
Surveying and Engineering Inc.
1043 Wong Ho Lane
Honolulu, Hawaii 96814

Appendix F: Special Management Area Overlay Map and Parking

NOTES:

1. DASHED LINES REPRESENT DIVISION OF LIMITED COMMON ELEMENT AREAS APPURTENANT TO THE UNITS AND DO NOT REPRESENT SUBDIVIDED LOTS.
2. ELEVATIONS AND CONTOURS PROVIDED BY CLIENT AND PREPARED BY CONTROL POINT SURVEYING. WALTER P. THOMPSON, INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ELEVATIONS SHOWN HEREON.
3. △ DESIGNATED AS A PARKING SPACE

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akina

Exp. 04/30/22

MAP SHOWING PROPOSED CONDOMINIUM PROJECT AND ACCESS EASEMENT 2 AFFECTING VARIOUS LANDS ALONG WAIALUA BEACH ROAD

AT PAALA-KAI, WAIALUA, OAHU, HAWAII

SCALE: 1 IN. = 40 FT.

MARCH 21, 2019
REVISED APRIL 15, 2019
REVISED JULY 23, 2019
REVISED APRIL 20, 2021
REVISED MAY 11, 2021

WALTER P. THOMPSON, INC.

181811c01.dwg/16333.64/gpk/20191219

TAX MAP KEY : 6 – 6 – 18: 06 & 30

24"x 36" = 6.0 Sq.Ft.

Appendix G: SMA Consultation and Determination from DPP

City & County Honolulu
Department of
Planning & Permitting
650 S. King Street
Honolulu, Hawaii 96813
Phone (808) 768-8000
info@honoluludpp.org

Special Management Area Permit Determination

2021/ELOG-2420

DPP TRACKING NUMBER

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

Applicant Information

Name: Paradise on the Beach, LLC

Mailing Address: P.O. Box 25640 Honolulu, HI 96825

Phone Number: (808)782-1750

Email address: tom@hawaiionthebeach.com

Signature: _____ **Date:** 11/10/21

2021 NOV 12 PM 4:31

Property Information

Street Address/ Location of Property: The project is within the easternmost end of Waialua, Oahu, Hawaii. The site is adjacent to Weed Junction which bifurcates Waialua and Haleiwa towns. The site is accessed by private driveways that connect to Waialua Beach Road.

Tax Map Key(s): 6-6-018: 006 and 030

Describe Existing Site and Use:

Attach if available:
- Existing site plans
- Drawings
- Photographs
- Other documents that will help to describe the existing condition

The property is bounded by Paukauila Stream to the north, Waialua Beach Road to the south, and other residential properties. The site was originally developed as residential employee housing complex for Waialua Sugar Mill between the years of 1926-1956. The total site area is 8.334 acres (363, 029 square feet). The two lots which comprise the site are 6.854 acres (298,560 square feet) and 1.480 acres (64,469 square feet) respectively. There currently exist 29 residential dwelling units. Twenty-two and a half units (22.5) are within

Describe Proposed Activity or Development:

- Describe the proposed use (i.e., Single Family Dwelling, retail, accessory, etc.)
- Type of structure (residential, commercial, industrial)
- Include floor area calculations, estimated cost or detailed cost valuation
- If available, attach proposed site plans, and other proposed drawings

The proposed action on this property is the conversion from cesspools to septic tanks. The existing 29 dwelling units at the site were developed prior to the Comprehensive Zoning Code and the Land Use Ordinance. The project site consists of 19-single family dwellings and five duplex dwellings. The current zoning is Country. The existing units were built at a higher density per acre, which normally allows for one unit per acre. It was determined by DPP to be an existing non-conforming use. No proposed new construction activity is included in the project. The replacement of all cesspools by 2050 is required pursuant to Act 125 State of Hawaii, Department of Health Requirements on Replacement of Cesspools. The waste infrastructure at the site is under the jurisdiction of the DOH. No municipal sewer service is available at the site, and plans to provide this service are not included in any known site proposals. Therefore, if individual units are proposed for improvement, septic tanks will likely be required in place of the individual cesspools. A site wide conversion to septic

Special Management Area Permit Determination - Page 2

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

2021/ELOG-2420

DPP TRACKING NUMBER

Is the site in the SMA? [X] Yes [ ] No

Is a SMA permit required? [X] Yes [ ] No, pursuant to Section 25-1.3(2) (__) (see below)

[ ] Yes, may be exempt, but permit required per Section 25-1.3 (3) or (4)

Proposal involves:

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

Preliminary SMA Permit Determination

[X] Minor [ ] Major

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

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

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

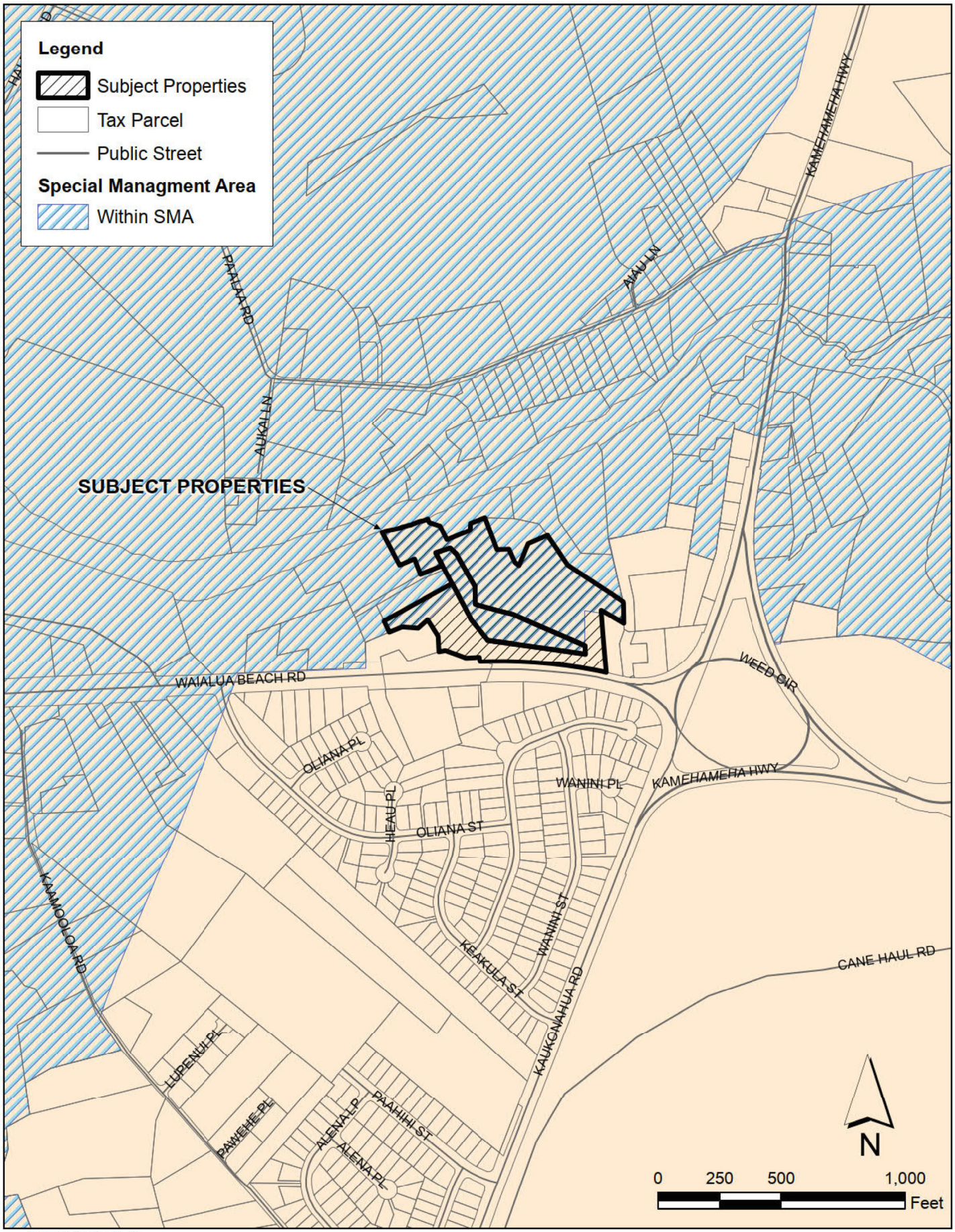
SIGNATURE	TITLE	DATE
[signature]	for Director	December 14, 2021

Receipt Nos. 134428 and 134429 are enclosed

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

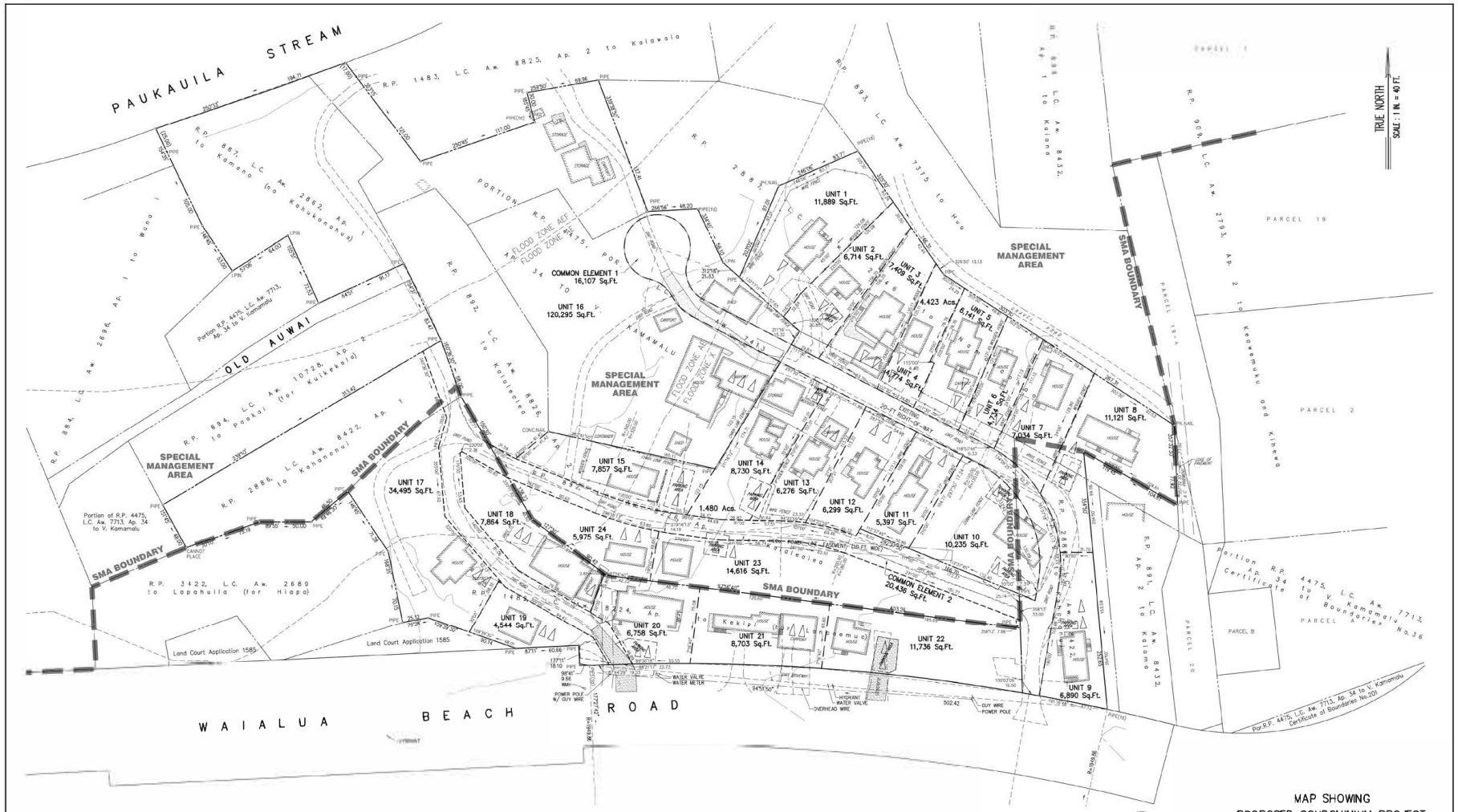
AECOM

Figure 1: Location Map



AECOM

Figure 5: Special Managment Area



NOTES:

1. DASHED LINES REPRESENT DIVISION OF LIMITED COMMON ELEMENT AREAS APPURTENANT TO THE UNITS AND DO NOT REPRESENT SUBDIVIDED LOTS.
2. ELEVATIONS AND CONTOURS PROVIDED BY CLIENT AND PREPARED BY CONTROL POINT SURVEYING. WALTER P. THOMPSON, INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ELEVATIONS SHOWN HEREON.
3. Δ DESIGNATED AS A PARKING SPACE.

JOHN E. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Exp. 04/30/22

MAP SHOWING PROPOSED CONDOMINIUM PROJECT AND ACCESS EASEMENT 2 AFFECTING VARIOUS LANDS ALONG WAIALUA BEACH ROAD

AT PAALA-KAI, WAIALUA, OAHU, HAWAII

SCALE: 1 IN. = 40 FT.

WALTER P. THOMPSON, INC.

MARCH 21, 2019
REVISED APRIL 15, 2019
REVISED JULY 23, 2019
REVISED APRIL 20, 2021
REVISED MAY 11, 2021

Appendix H: United States Army Corps of Engineers Correspondence

Gmail

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com>

Waialua Beach Road, Zone Change, Wetlands map

3 messages

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com> Mon, Jun 15, 2020 at 1:47 PM
To: jessie.k.paahana@usace.army.mil

Aloha Jessie,

Attached is the wetlands map from the US FWS website with the Project Site overlay. Please provide comments on this Zone Change request.

Mahalo,

Dennis Silva, Jr.
Hawai'i Planning LLC
808.347.3999
Website: hawaiiplanningllc.com

EXHIBIT 2_Wetland Designation on Portion of Project Sites_Haleiwa ZC DEA_20181018.pdf
3271K

Speerstra, Linda CIV USARMY CEPOH (USA) <Linda.Speerstra@usace.army.mil> Tue, Jun 16, 2020 at 3:15 PM
To: "Dennis Silva, Jr." <dsilvajr@hawaiiplanningllc.com>

Aloha Dennis, thank you for reaching out to the Corps of Engineers Regulatory Branch. Jessie has forwarded your request to provide comments on the zone change request. Typically this is not something the Regulatory Branch engages in. I do however, have the following for consideration as you proceed with a zone change request.

To determine if a DA permit is required for a proposed action, the Corps must first determine whether the proposed project is located within the Corps' geographic jurisdiction (i.e., whether the activity is located within a water of the U.S.). If the activity is within a water of the U.S., the Corps must then determine whether the proposed project is a regulated activity under Section 10 and/or Section 404 or if the activity is exempt. The determination provided in this letter pertains only to the question of geographic jurisdiction.

Based on our review of the information you provided it appears the project area contains waters of the U.S., and/or wetlands, under the Corps' regulatory jurisdiction. I'm providing the following information in regards to the Regulatory program.

DA authorization is required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Based on the information provided, it would appear that there is a high probability that portions of the land being used would have waters of the US present on the site. It would be prudent to include a delineation of waters of the US for the Corps review prior to any development of the parcel. If you have any questions or would like to discuss further please contact me via email at linda.speerstra@usace.army.mil, by mail at the address above, by phone at (808) 835-4300 if you have questions. I appreciate your cooperation with the Corps' Regulatory Program.

Linda Speerstra
Chief, Regulatory Branch
U.S. Army Corps of Engineers

Honolulu District
808-835-4300
[Quoted text hidden]
Website: hawaiiplanningllc.com <Blockedhttp://hawaiiplanningllc.com>

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com> Tue, Jun 16, 2020 at 3:28 PM
To: "Speerstra, Linda CIV USARMY CEPOH (USA)" <Linda.Speerstra@usace.army.mil>

Aloha Linda,

Thank you for the email. To clarify, the Project is not proposing new construction or development; it's a zone change from Country to R-10 Residential to bring the existing 29 dwelling units in compliance with residential development standards.

I look forward to receiving US ACE comments and will mail a copy of the Draft EA during the 30-day public comment period.

Mahalo,

Dennis Silva, Jr.
Hawai'i Planning LLC
808.347.3999
Website: hawaiiplanningllc.com

[Quoted text hidden]

Gmail

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com>

Waialua Beach Road, Zone Change

3 messages

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com> Mon, Jun 15, 2020 at 1:44 PM
To: jessie.k.paahana@usace.army.mil

Aloha Jessie,

I hope all is well with you.

The Project requests a zone change from Country to R-5 Residential.
Tax Map Keys:

6-6-018: 006 6.854 acres (298,560 SF)

6-6-018: 030 1.480 acres (64,469 SF)

8.334 acres (363,029 SF)

The Applicant proposes the establishment of Condominium Property Regime (CPR) for the Project Site which will allow the existing residential dwelling units to be put up for sale on an individual basis.

The Project Site is in the Country zoning district, which only allows one unit per acre (zoning lot). Because the dwelling units were constructed before the Comprehensive Zoning Code and the Land Use Ordinance, the dwellings are considered an existing non-conforming use. Under the current Country zoning, only seven (7) units would be allowed, six (6) on Parcel 6 and one (1) on Parcel 30; for a total of seven (7) units. Twenty-nine (29) units presently occupy the site.

Dennis Silva, Jr.
Hawai'i Planning LLC
808.347.3999
Website: hawaiiplanningllc.com

CEPOH-RO, POH <CEPOH-RO@usace.army.mil> Tue, Jun 16, 2020 at 9:30 AM
To: "Dennis Silva, Jr." <dsilvajr@hawaiiplanningllc.com>

Aloha,

Jessie sent me this email and I am wondering if this is for 66-350 Waialua Road, Unit A or B?

ALTON L. TATUM
Administrative Assistant, Regulatory Office
Honolulu District
U.S.Army Corps of Engineers
Building 252
Fort Shafter, HI 96858-5440
Phone: (808) 835-4303
Fax: (808) 835-4126
Alton.L.Tatum@usace.army.mil

http://www.poh.usace.army.mil/Missions/Regulatory

[Quoted text hidden]
Website: hawaiiplanningllc.com <Blockedhttp://hawaiiplanningllc.com>

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com> Tue, Jun 16, 2020 at 9:56 AM
To: "CEPOH-RO, POH" <CEPOH-RO@usace.army.mil>

Aloha Alton,

The email to Jessie requests US ACE comments on the proposed zone change from Country to R-10 Residential zoning district. There will be no new construction from this zone change. The attached Exhibit shows that part of the Site is within a designated wetland area. Please provide comments based on the proposed zone change.

Email or call if you have any questions.

Mahalo,

Dennis Silva, Jr.
Hawai'i Planning LLC
808.347.3999
Website: hawaiiplanningllc.com

[Quoted text hidden]

EXHIBIT 2_Wetland Designation on Portion of Project Sites_Haleiwa ZC DEA_20181018.pdf
3271K

Gmail

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com>

Haleiwa Zone Change Draft EA, public comment period

3 messages

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com> Tue, Nov 10, 2020 at 1:38 PM
To: "Speerstra, Linda CIV USARMY CEPOH (USA)" <Linda.Speerstra@usace.army.mil>

Aloha Linda,

I mailed a CD of the Haleiwa Zone Change Draft EA last week on November 3, 2020. Just confirming that you received the CD and cover letter. Attached is The Environmental Notice OEQC publication for the Draft EA which is listed on page 7 of the Notice for your reference.

Thank you,

HAWAI'I PLANNING LLC

Dennis Silva, Jr.
Hawai'i Planning LLC
808.347.3999
Website: hawaiiplanningllc.com

2020-11-08-The Environmental Notice.pdf
5441K

Speerstra, Linda CIV USARMY CEPOH (USA) <Linda.Speerstra@usace.army.mil> Mon, Nov 16, 2020 at 11:31 AM
To: "Dennis Silva, Jr." <dsilvajr@hawaiiplanningllc.com>

Aloha Dennis – thank you for checking in. At this time we have not received a CD. Linda

[Quoted text hidden]

Dennis Silva, Jr. <dsilvajr@hawaiiplanningllc.com> Mon, Nov 16, 2020 at 12:02 PM
To: "Speerstra, Linda CIV USARMY CEPOH (USA)" <Linda.Speerstra@usace.army.mil>

Aloha Linda,

I mailed the CD on November 3rd. As a backup, you can access the Draft EA electronically from the link on the November 8, 2020 Environmental Notice that I emailed you. The Haleiwa Zone Change Draft EA comments are due on December 8, 2020.

Thank you,

HAWAI'I PLANNING LLC

Dennis Silva, Jr.
Hawai'i Planning LLC
808.347.3999

Website: hawaiiplanningllc.com

[Quoted text hidden]

Appendix I: Draft EA Pre-Consultation Comments and Responses

DAVID Y. IGE
GOVERNOR OF HAWAII

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

ROBERT K. MASUDA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
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
KAHO'OLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

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

Ref: OCCL:LY

CORR: OA 18-209

MAY - 1 2018

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

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Hale'iwa EA and Zone Change, Hale'iwa, O'ahu, Hawai'i
Tax Map Key: (1) 6-6018:006 and 030

Dear Mr. Silva:

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your request for comments regarding the subject Pre-Assessment Consultation. Based on the information provided, the OCCL notes that the project area appears to lie outside of the Conservation District and is, therefore, not in our jurisdiction.

Should you have any questions regarding this correspondence, please contact Lauren Yasaka of our Office at (808) 587-0386.

Sincerely,

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

c: ODLO
C&C DPP

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulupd.org

KIRK CALDWELL
MAYOR

SUSAN BALLARD
CHIEF

JOHN D. McCARTHY
JONATHON GREMS
DEPUTY CHIEFS

OUR REFERENCE MT-AL

May 9, 2018

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

Dear Mr. Silva:

This is in response to your letter dated April 26, 2018, requesting comments on a Pre-Assessment Consultation for a Draft Environmental Assessment proposed zone change to the Condominium Property Regime project in Haleiwa.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department at this time.

If there are any questions, please call Major Gregory Osbun Jr. of District 2 (Wahiawa) at 723-8703.

Thank you for the opportunity to review this project.

Sincerely,

MARK TSUYEMURA
Management Analyst VI
Office of the Chief

July 31, 2018

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

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Nadig,

Thank you for your letter dated May 14, 2018 regarding the above-referenced project. The Draft EA Section 3.4.8 will include discussion of compliance with the Endangered Species Act. The Draft EA will utilize data from the website https://ecos.fws.gov/ipac/ you provided.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal

HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR

MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

May 15, 2018

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

Dear Mr. Silva:

Subject: Preassessment Consultation for Draft Environmental Assessment (EA)
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Hawaii

Dear Mr. Silva:

In response to your letter dated April 26, 2018, regarding the abovementioned subject, the Honolulu Fire Department has no objections at this time.

Please submit civil drawings to our Fire Plans Review section, should any construction be planned in the future.

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

Sincerely,

SOCRATES D. BRATAKOS
Assistant Chief

SDB/JL:bh

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

May 15, 2018

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

Dear Mr. Silva:

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for **Haleiwa EA and Zone Change**

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Commission of Water Resource Management, (b) Land Division – Oahu District and (c) Division of Aquatic Resources on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED
LAND DIVISION
2018 MAY 11 AM 11:23
DEPT. OF LAND & NATURAL RESOURCES
STATE 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

April 30, 2018

RECEIVED
COMMISSION ON WATER RESOURCE MANAGEMENT
2018 MAY -1 PM 12:13

MEMORANDUM

TO: **DLNR Agencies:**
X Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

FR:

TO:

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for **Haleiwa EA and Zone Change**
LOCATION: Paalaa-Kai, Waialua, Island of Oahu; TMK: (1) 6-6-018: 006 and 030
APPLICANT: Paradise on the Beach, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments by **May 15, 2018**.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

( ) We have no objections.
( ) We have no comments.
(x) Comments are attached.

Signed: /s/ Jeffrey T. Pearson, P.E.

Print Name: Deputy Director
Date: May 7, 2018

Attachments
cc: Central Files

FILE ID: RFD.48453
DOC ID: 20065

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
PAUL J. MEYER
VIRGINIA PRESSLER, M.D.

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

May 7, 2018

REF: RFD.4845.3

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: Jeffrey T. Pearson, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Haleiwa EA and Zone Change

FILE NO.: RFD.4845.3
TMK NO.: (1) 6-6-018:006 and 030

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.

☐ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/

☐ 6. We recommend the use of alternative water sources, wherever practicable.

☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.

☐ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.

☐ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

☐ 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

☐ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☒ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

☒ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☐ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☐ OTHER:

If you have any questions, please contact Dean Uyeno of the Commission staff at 587-0234.

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

April 30, 2018

RECEIVED
LAND DIVISION
2018 MAY -3 AM 9:22
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

MEMORANDUM

TO: **DLNR Agencies:**
X Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for **Haleiwa EA and Zone Change**
LOCATION: Paalaa-Kai, Waialua, Island of Oahu; TMK: (1) 6-6-018: 006 and 030
APPLICANT: Paradise on the Beach, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments by **May 15, 2018**.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

( ) We have no objections.
(x) We have no comments.
( ) Comments are attached.

Signed: Darlene Bryant-Takamatsu

Print Name: Darlene Bryant-Takamatsu
Date: 5/2/18

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

ROBERT K. MASUDA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF AQUATIC RESOURCES
1151 PUNCHBOWL STREET, ROOM 330
HONOLULU, HAWAII 96813

Date: 5/14/18
DAR # 5726

RECEIVED
LAND DIVISION
2018 MAY 15 AM 10:43
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

MEMORANDUM

TO: Bruce S. Anderson, PhD
DAR Administrator

FROM: Ryan Okano, PhD RO, Aquatic Biologist

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for Haleiwa EA and Zone Change

Request Submitted by: Russell Tsuji, Land Administrator, Land Division

Location of Project: Paalaa- Kai, Waialua, Oahu

Brief Description of Project:

Hawaii Planning LLC, on behalf of Paradise on the Beach, LLC, is in the process of preparing a Chapter 343, Hawaii Revised Statues (HRS), Draft Environmental Assessment (DEA) for the proposed zone change on the subject parcels, TMKs: 6-6-018: 006 and 030. The applicant proposes the establishment of a Condominium Property Regime (CPR) for the project site which will allow the existing dwelling units to be put up for sale on an individual basis. Presently, the project site is in County zoning which only allows one unit per acre (zoning lot).

(continued on next page)

Comments:
☐ No Comments ☒ Comments Attached

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plan, DAR requests the opportunity to review and comment on those changes.

Comments Approved: Bruce S. Anderson Date: 5/14/18
Bruce S. Anderson, PhD
DAR Administrator

DAR# 5726

Brief Description of Project

Because the dwelling units were constructed prior to the Comprehensive Zoning Code and the Land Use Ordinance, the dwelling units were considered an existing non-conforming use. Under the current County zoning only eight units would be allowed although 27 units presently occupy the site. The proposed action would be changed the current Country zoning to R-5 Residential zoning which would allow the dwelling units to be part of a condominium lot where individual units could be offered for sale.

DAR# 5726

Comments

The Division of Aquatic Resources would greatly appreciate the inclusion of the listed subject matter below in your Draft Environmental Assessment.

1) Aquatic resources found within the property and adjacent to the property, in particular resources found down-land of the property in question.

2) Current land use and proposed land use change.

3) Any proposed action that will mitigate environmental concerns.

Thank you for giving the Division of Aquatic Resources an opportunity to comment on your proposed action at this time, we look forward to commenting on you Draft Environmental Assessment.

DAVID Y. IGE
GOVERNOR OF HAWAII

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

RECEIVED
MAY 01 2018
Division of Aquatic Resources
DAR 5726

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 30, 2018

MEMORANDUM

TO: **DLNR Agencies:**
X Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
__Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment for **Haleiwa EA and Zone Change**
LOCATION: Paalaa-Kai, Waialua, Island of Oahu; TMK: (1) 6-6-018: 006 and 030
APPLICANT: Paradise on the Beach, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments by **May 15, 2018**.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed: Bruce S. Anderson

Print Name: Bruce S. Anderson, PhD, DAR Administrator
Date: 5/14/18

Attachments
cc: Central Files

July 31, 2018

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

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Tsuji,

Thank you for your letter dated April 30, 2018 regarding the above-referenced project. Draft EA Chapter 3.0 Description of Environment, Anticipated Impacts, and Mitigation includes discussion addressing your comments.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal

BOARD OF WATER SUPPLY

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

May 15, 2018

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
DAVID C. HULIHEE
KAY C. MATSUI
RAY C. SOON

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

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

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

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

Dear Mr. Silva:

Subject: Your Letter Dated April 26, 2018 Requesting Comments on the Pre-Assessment Consultation for Draft Environmental Assessment, on Behalf of Paradise on the Beach LLC, Regarding Zone Change for Their Haleiwa Parcels Along Waialua Beach Road – Tax Map Key: 6-6-018: 006 and 030

Thank you for the opportunity to comment on the proposed zone change from Country to R-5 Residential.

The existing water system is adequate to accommodate the proposed single-lot developments on the lots proposed for R-5 Residential zoning. 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.

The proposed project site is partially within the No Pass Zone. The developer shall verify with the State Department of Health in regards to wastewater disposal systems that are allowable within the No Pass Zone.

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

July 31, 2018

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

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Lau,

Thank you for your letter dated May 15, 2018 regarding the above-referenced project. As stated in the project description, there will be no new housing development on the Project Site. Therefore, there will be no additional water supply demand for this project. Should there be a required Water System Facilities Charges, the applicant will pay the fees.

On-site fire protection requirements will be coordinated with the Fire Protection Bureau of the Honolulu Fire Department.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal

OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

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

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

DTS201805231413RI

May 23, 2018

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

Dear Mr. Silva:

Subject: Pre-Assessment Consultation for Proposed Draft Environmental Assessment for Haleiwa EA and Zone Change, Haleiwa, Oahu, Hawaii; TMK: (1) 6-6-018: 006 and 030

Thank you for the opportunity to provide comments on the pre-consultation request for the preparation of a Draft Environmental Assessment (Draft EA) for the Haleiwa Environmental Assessment and Zone Change project being submitted on behalf of Paradise on the Beach, LLC. The consultation review material was transmitted to our office via letter dated April 26, 2018.

The review material acknowledges that the subject parcels are within the special management area (SMA) delineated by the City and County of Honolulu (CCH). Pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH), an Environmental Assessment (EA) is required to meet the environmental disclosure requirements for the SMA use permit application.

It is our understanding the applicant proposes the establishment of a condominium property regime which will allow the existing dwelling units to be put up for sale on an individual basis. The proposed action also seeks to change the current CCH Country District zoning to a Residential (R-5) zoning. This would allow the dwelling units to be part of a condominium lot where individual units could be offered for sale. There will be no new dwellings added to the project site. The zone change will bring these non-conforming use properties into compliance with CCH zoning standards.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Country District Regulations
   Pursuant to Article 3, Establishing of Zoning Districts and Zoning District Regulations, Chapter 21, ROH the Country district is applied to areas outside the primary and secondary urban centers. In contrast, the intent of the R-5 district is to provide areas for urban residential development. The Draft EA should discuss justification and development standards for the proposed zone change, assess potential environmental impacts, and include alternative options to zoning changes.

2. The Hawaii State Planning Act

Pursuant to Hawaii Administrative Rules (HAR) § 11-200-10(4) – general description of the action's technical, economic, social, and environmental characteristics; this project must demonstrate that it is consistent with State environmental, social, economic goals, and policies. Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Planning Act, provides goals, objectives, policies, planning coordination and implementation, and priority guidelines for growth, development, and the allocation of resources throughout the State.

The Draft EA should include a discussion on the project's ability to meet all parts of HRS Chapter 226. The analysis should examine consistency with these statutes, clarify where it is in conflict with them, and what steps will be taken for it be in compliance with HRS Chapter 226. If any of these statutes are not applicable to the project, the analysis should affirmatively state such determination, followed by discussion paragraphs.

3. The Hawaii Coastal Zone Management Program
   The Draft EA should include an assessment as to how the proposed action conforms to each of the goals and objectives as listed in HRS § 205A-2. Compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343.

4. Special Management Area Permitting
   Given that the EA will be a supporting document for the SMA Permit application, the Draft EA should specifically discuss compliance with SMA use requirements for this project by consulting with the CCH, Department of Planning and Permitting (DPP).

5. Sea Level Rise
   Sea level rise (SLR) may pose a potential threat to the project site due to its proximity to the coastline. The project site may be at risk to flood inundation and coastal erosion during the life of the existing dwelling units. OP recommends that the Draft EA consider the following SLR resources: the "Hawaii Sea Level Rise Vulnerability and Adaptation Report 2017," and the Hawaii Sea Level Rise Viewer.

   These resources can be accessed via the Hawaii Climate Change Adaptation Portal at https://climateadaptation.hawaii.gov.

If you have any questions regarding this comment letter, please contact Joshua Hekekia of our office at (808) 587-2845.

Sincerely,

Leo R. Asuncion
Director

July 31, 2018

Mr. Leo Asuncion, Director
Office of Planning
State of Hawaii
235 S. Beretania Street, 6th Floor
Honolulu, HI 96813

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment
Haleiwa EA and Zone Change
Tax Map Keys: 6-6-018: 006 and 030
Haleiwa, Oahu, Hawaii

Dear Mr. Asuncion,

Thank you for your letter dated May 23, 2018 regarding the above-referenced project. The following are responses to your comments:

1. Country District Regulations: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances includes discussion of the proposed zone change from Country to R-5 Residential.
2. Hawaii State Planning Act: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances, Table 2: Chapter 226 – Hawaii State Plan, Goals, Objectives, Policies and Priority Guidelines includes a matrix of the objectives and policies and the proposed zone change project's compliance and/or applicability with these objectives and policies.
3. Hawaii Coastal Zone Management Program: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances includes discussion of the proposed zone change compliance with the CZM policies.
4. Special Management Area Permitting: Draft EA Section 3.5 Relationship to Plans, Codes, and Ordinances includes discussion of the Project's SMA compliance.
5. Sea Level Rise: Draft EA Section 3.3.2 Water Resources includes discussion of Sea Level Change.

Thank you for your comments. Your comments will be included in the Draft EA. A CD of the Draft EA will be mailed to you for review during the 30-day public comment period.

Sincerely,

Hawaii Planning, LLC

Dennis Silva, Jr.
Principal

Appendix J: Draft EA Comments and Response

HALEIWA DRAFT EA SUMMARY OF COMMENTS

	Commenting Agency	AECOM Response
1.	Honolulu Fire Department (HFD)	Response letter mailed, addressing each comment individually. Edits to the EA were made accordingly.
2.	Honolulu Police Department (HPD)	Agency did not have any comments. No response required.
3.	City and County of Honolulu, Department of Planning and Permitting (DPP)	Response letter mailed, addressing each comment individually.
4.	State of Hawaii Department of Land and Natural Resources, Land Division	Agency did not have any comments. No response required.
5.	City and County of Honolulu, Board of Water Supply	Response letter mailed, addressing each comment individually.

HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR

MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

November 17, 2020

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

Dear Mr. Silva:

Subject: Haleiwa Zone Change
Tax Map Keys: (1) 6-6-018: 006 and 030
Draft Environmental Assessment

In response to your letter dated October 27, 2020, regarding the abovementioned subject, the Honolulu Fire Department (HFD) 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, Section 18.2.3.2.2.)

   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 AHJ [Authority Having Jurisdiction]. (NFPA 1; 2012 Edition, Section 18.3.1, as amended.)

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

4. The HFD recommends that travel time for emergency responses be less than nine minutes in rural communities. An increased density may lead to longer response times to emergency incidents.

Should you have questions, please contact Battalion Chief Kevin Mokulehua of our Community Risk Reduction branch at 723-7225 or kmokulehua@honolulu.gov.

Sincerely,

SOCRATES D. BRATAKOS
Assistant Chief

SDB/AW:jl

cc: Kathy Sokugawa, Acting Director
Department of Planning and Permitting

AECOM Honolulu
1001 Bishop Street, Suite 1600
Honolulu, HI 96813
aecom.com

December 2, 2022

Mr. Socrates D. Bratakos
Assistant Chief
Honolulu Fire Department
City & County of Honolulu
636 South Street
Honolulu, HI 96813

Subject: Haleiwa Zone Change
Tax Map Keys: (1) 6-6-018: 006 and 030
Draft Environmental Assessment

Dear Mr. Bratakos,

Thank you for your letter dated November 17, 2020 regarding the above-referenced project.

1. The project site will integrate a 90-foot turnaround for heavy fire protection vehicles entering the sites and will arrange the site layout to ensure that the roadways widths are adequate to accommodate emergency vehicles for fire protection and first responders.
2. One existing fire hydrant is located on Waialua Beach Road. Additionally, the applicant plans on installing new fire hydrants on the project site to ensure compliance with fire protection requirements.
3. Civil drawings will be submitted to the HFD for review and approval.
4. The travel time to the site from the nearest fire station, the Waialua Fire Station, has been evaluated at less than 5 minutes, which should satisfy the requirements for less than nine minutes response time for rural communities.

Thank you for your comments, they will be included in the Final Environmental Assessment document.

Sincerely,

Dennis Silva, Jr., AICP
Project Manager

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulupd.org

KIRK CALDWELL
MAYOR

SUSAN BALLARD
CHIEF

JOHN D. McCARTHY
CLYDE K. HO
DEPUTY CHIEFS

OUR REFERENCE EO-DK

November 18, 2020

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

Dear Mr. Silva:

This is in response to your letter of October 27, 2020, requesting input on the Draft Environmental Assessment for the proposed Haleiwa zone change project, from Country to R-10 Residential.

The Honolulu Police Department has reviewed the plans and has no comments to provide at this time.

If there are any questions, please call Major Dagan Tsuchida of District 2 (Wahiawa) at 723-8703.

Sincerely,

RADE K. VANIC
Assistant Chief of Police
Support Services Bureau

cc: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

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

KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2020/ED-11 (lli)
1955293

December 8, 2020

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

SUBJECT: Draft Environmental Assessment (EA), Haleiwa Zone Change
Waialua Beach Road, Haleiwa
Tax Map Keys (TMKs) 6-6-018: 006 and 030

Dear Mr. Silva:

We have reviewed the Draft EA for a proposed zone change in Haleiwa that was published in the November 8, 2020 edition of *The Environmental Notice*. We offer the following comments.

The Final EA should address/include the following information:

North Shore Sustainable Communities Plan (NSSCP)

- The Project Site is designated "Rural" under the Land Use Map of the NSSCP. The Rural land use designation is suitable for large lot (one or more acres), low density (one unit per acre) residential developments generally consisting of single-family homes, low lot coverage, landscaped open space, and allows agricultural activities. As mentioned in the Draft EA, the proposed R-10 zone change is not in compliance with the Rural land use designation. The Rural designation for that neighborhood is intended to act as a transition between agriculture use and more intense residential use. The Final EA should further elaborate on whether or not a NSSCP amendment is needed. If an amendment is needed, it could be considered as a third-party proposal in the current NSSCP five-year review.

- The Final EA should indicate if there are any agricultural activities occurring on the properties.

Land Use Ordinance (LUO)

- The Final EA should explain in greater detail how the proposed Project will comply with the R-10 requirements of the LUO. It shall provide a table listing the LUO Development Standards and each Unit Number, Address, Land Area of each Condominium Property Regime (CPR) lot, TMK, Minimum Lot Width and Depth, Front Yard, Side and Rear Yards, Maximum Building Area, Maximum Height, Height Setbacks and whether they meet the standards (similar to Tables 1 and 10 combined).

- The Final EA should show and discuss in greater detail the requirements for the access roads, driveways, parking spaces and guest parking, including width and type of surfaces.

- Discuss any easements or access to adjacent properties, including parcels 7, 8, 9, 11, and 13. Areas devoted to access easements or open drainage systems must be deducted from the lot area.

- Nonconforming dwelling units may be retained with an Existing Use Permit.

- The parcels are within the Special Management Area (SMA); development within the SMA requires a SMA permit. The Final EA should disclose that an SMA permit will be required for the conversions from the existing cesspool systems to new individual wastewater systems. The conversions would be considered as a single large project and would likely require a SMA Major.

Wastewater

- The properties are serviced by private individual cesspool and septic systems, which are under the jurisdiction of the State Department of Health.

Hydrologic Hazards

- The Final EA should state the base flood elevations of the properties.

- The Final EA should disclose that a small portion of Parcel 6 is within the 3.2-foot Sea Level Rise Exposure Area (SLR-XA) and portions of both parcels are within the six foot SLR-XA (see Honolulu Climate Commission Sea Level Rise Guidance).

Wetlands

- A copy of the correspondence with the U.S. Army Corps of Engineers should be included in the Final EA.

Lot Consolidation and CPR

- The Final EA should clarify how the lots will be consolidated. We reserve comments until a Subdivision application for lot consolidation is submitted and accepted for processing.

- Since the applicant intends to create a CPR and sell the CPR lots, it should be disclosed that park dedication requirements will be assessed when building permits are accepted for projects totaling 50 percent or more of the replacement cost of each structure.

Should you have any questions, please contact Lisa Leonillo Imata, of our staff, at 768-8041, or Lin Wong, at 768-8018.

Very truly yours,

Eugene H. Takahashi
Deputy Director

EHT:tc

AECOM Honolulu
1001 Bishop Street, Suite 1600
Honolulu, HI 96813
aecom.com

December 2, 2022

Ms. Dawn Takeuchi Apuna
Acting Director
Department of Planning and Permitting
City & County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Subject: Haleiwa Zone Change
Tax Map Keys: (1) 6-6-018: 006 and 030
Draft Environmental Assessment

Dear Ms. Apuna,

Thank you for your letter dated December 8, 2020 regarding the above-referenced project.

1. North Shore Sustainable Communities Plan (NSSCP)

    a. The following statement is included in Final EA Section 4.7: City and County of Honolulu, North Shore Sustainable Communities Plan: The Project Site consisted of residential uses since the 1940s to 1970s. The non-conforming uses were in effect for decades and DPP determined that the existing residential dwellings were legally non-conforming uses on 2007 and 2009 (Appendix C: Recognition of Dwelling Units Memoranda). This occurred prior to the 2011 adoption of the current NS SCP. The residential dwellings and density are consistent with the surrounding residential zoning districts and uses. Across Waialua Beach Road is R-5 Residential zoning and adjacent to the Project Site is Country zoning. DPP states, "The Rural designation for that neighborhood is intended to act as a transition between agricultural use and more intense residential use." The Project Site's rezoning will continue to maintain the agricultural to residential transition as the Project Site is not adjacent to Agricultural zoning districts (Figure 3: Zoning Map). Based on this, a NS SCP should not be required since the residential uses and DPP's legally non-conforming uses determination occurred prior to the current 2011 adoption of the NS SCP.

    b. The Final EA indicates that there will be no agricultural activities occurring on the properties. This is stated in Final EA Section 4.7: City and County of Honolulu, North Shore Sustainable Communities Plan.

2. Land Use Ordinance (LUO)

    a. The Final EA addresses how the proposed Project will comply with the R-10 requirements of the LUO in section *4.4. Revised Ordinances of Honolulu, Chapter 21, Land Use Ordinance*. The Project constitute a large lot development that is consistent with the R-10 District requirements

    b. The Final EA further discusses the requirements for the access roads, driveways, parking spaces and guest parking, including width and type of surface, in Section 4.4, Table 11.

    c. The Final EA identifies easements or access to adjacent properties.

    d. Nonconforming dwelling units will be retained via an Existing Use Permit.

e. The Final EA addresses that the conversion from the existing cesspool systems to new individual wastewater systems will be considered to be a single large project. The applicant submitted an SMA Determination form to DPP for review and determination, to identify if an SMA permit will be required to upgrade from cesspools to septic tanks.

3. Wastewater

   a. The Final EA notes that the wastewater systems will be under the jurisdiction of the State Department of Health.

4. Hydrological Hazards

   a. The Final EA identifies the base flood elevations (BFE) of the properties in section *3.3.2. Water Resources*. Both properties are located within the 11 feet BFE.

   b. The Final EA states that both properties are located in the 3.2-foot SLR-XA and have small portions within the 6-foot SLR-XA in section *3.3.2. Water Resources*.

5. Wetlands

   a. A copy of the correspondence with the U.S. Army Corps of Engineers will be included in the Final EA.

6. Lot Consolidation and CPR

   a. The Final EA clarifies that the lot consolidation will be processed through a Lot Consolidation Permit and identifies the CPR Site Plan Lot Layout in section *2.2. Project Description.*

   b. The Final EA discloses that park dedication requirements will be assessed with building permits and are accepted for projects totaling 50 percent or more of the replacement costs of each structure.

Thank you for your comments, they will be included in the Final Environmental Assessment document.

Sincerely,

Dennis Silva, Jr., AICP
Project Manager

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

December 08, 2020

LD 1166

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

Via email: dsilvajr@hawaiiplanningllc.com

Dear Mr. Silva:

SUBJECT: **Haleiwa Zone Change Draft Environmental Assessment**
Waialua, Island of Oahu, Hawaii
TMK: (1) 6-6-018:006 and 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 DLNR's various divisions for their review and comment.

Enclosed are responses received from our (a) Engineering Division, and (b) Land Division – Oahu District. Should you have any questions about the attached responses, 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

Enclosure(s)
cc: Central Files
Kathy K. Sokugawa, Acting Director, DPP *Via email: info@honoluludpp.org*

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

November 24, 2020

LD 1166

MEMORANDUM

FROM:

~~TO:~~ **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division *(via email: DLNR.Engr@hawaii.gov)*
X Div. of Forestry & Wildlife *(via email: Rubyrosa.T.Terrago@hawaii.gov)*
__Div. of State Parks
X Commission on Water Resource Management *(via email: DLNR.CWRM@hawaii.gov)*
__Office of Conservation & Coastal Lands
X Land Division – Oahu District *(via email: DLNR.Land@hawaii.gov)*
X Historic Preservation *(via email: DLNR.Intake.SHPD@hawaii.gov)*

TO:

~~FROM:~~ Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: **Haleiwa Zone Change Draft Environmental Assessment**
LOCATION: Waialua, Island of Oahu, Hawaii; TMK: (1) 6-6-018:006 and 030
APPLICANT: **Hawai'i Planning LLC on behalf of Paradise on the Beach LLC**

Transmitted for your review and comment is information on the above-referenced DEA, which can be accessed **via page 7** of the November 08, 2020 issue of The Environmental Notice at the following URL: http://oeqc2.doh.hawaii.gov/The_Environmental_Notice/2020-11-08-TEN.pdf

Please submit any comments via email to the Land Division at DLNR.Land@hawaii.gov, copied to barbara.j.lee@hawaii.gov by the due date of **December 07, 2020**. If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Barbara Lee directly at barbara.j.lee@hawaii.gov. Thank you.

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

Signed: [signature]
Print Name: Carty S. Chang, Chief Engineer
Division: Engineering Division
Date: Dec 4, 2020

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

November 24, 2020

LD 1166

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
_X_Engineering Division *(via email: DLNR.Engr@hawaii.gov)*
_X_Div. of Forestry & Wildlife *(via email: Rubyrosa.T.Terrago@hawaii.gov)*
___Div. of State Parks
_X_Commission on Water Resource Management *(via email: DLNR.CWRM@hawaii.gov)*
___Office of Conservation & Coastal Lands
_X_Land Division – Oahu District *(via email: DLNR.Land@hawaii.gov)*
_X_Historic Preservation *(via email: DLNR.Intake.SHPD@hawaii.gov)*

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: **Haleiwa Zone Change Draft Environmental Assessment**
LOCATION: Waialua, Island of Oahu, Hawaii; TMK: (1) 6-6-018:006 and 030
APPLICANT: **Hawai'i Planning LLC on behalf of Paradise on the Beach LLC**

Transmitted for your review and comment is information on the above-referenced DEA, which can be accessed **via page 7** of the November 08, 2020 issue of The Environmental Notice at the following URL: http://oeqc2.doh.hawaii.gov/The_Environmental_Notice/2020-11-08-TEN.pdf

Please submit any comments via email to the Land Division at DLNR.Land@hawaii.gov, copied to barbara.j.lee@hawaii.gov by the due date of **December 07, 2020**. If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Barbara Lee directly at barbara.j.lee@hawaii.gov. Thank you.

( ) We have no objections.
(☑) We have no comments.
( ) Comments are attached.

Signed: _____ BC
Print Name: Patti Miyashiro
Division: DLNR-LD-ODLO
Date: Dec 1, 2020

Attachments
Cc: Central Files

LD 1166

HAWAI'I PLANNING LLC

(808) 347-3999
DSILVAJR@HAWAIIPLANNINGLLC.COM
HAWAIIPLANNINGLLC.COM

RECEIVED
LAND DIVISION
2020 NOV -5 AM 10:49
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

October 27, 2020

SUBJECT: Haleiwa Zone Change
TMKs: (1) 6-6-018: 006 & 030
Draft Environmental Assessment (EA)

Dear Participant:

We will submit the Draft EA on October 30, 2020 to the Office of Environmental Quality Control (OEQC). The statutory 30-day comment period commences on November 8th and ends on December 8, 2020.

The purpose of the proposed Project requests a zone change from Country to R-10 Residential to allow the existing 29 dwellings to be offered for sale under the Condominium Property Regime (Appendix B: CPR Site Plan). The existing dwellings were constructed before the zoning ordinances, remain in good condition, and are suitable for extended use and sale as individual residences (Appendix A). The purpose of offering the dwellings as condominium units is because the dwellings are not located in neatly subdivided spacing. The use of the site as a shared ownership property with individually owned units offers the flexibility for the units to remain in place. There will be no new construction as part of this zone change request.

Please carbon copy (cc) the Department of Planning and Permitting in your comment letters.

Kathy K. Sokugawa, Acting Director
City and County of Honolulu
Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, HI 96813

We appreciate your review of the Haleiwa Zone Change Draft EA and your participation in this process. Should you have questions or require more information, please contact me at 347-3999 or via email at dsilvajr@hawaiiplanningllc.com.

Sincerely,

Dennis Silva, Jr.
Principal

BOARD OF WATER SUPPLY

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

KIRK CALDWELL, MAYOR

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

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

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

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

December 8, 2020

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

Dear Mr. Silva:

Subject: Your Letter Dated October 27, 2020 Requesting Comments on the Draft Environmental Assessment for a Zone Change from Country to R-10 Residential for a 29-Dwelling Condominium Property Regime Project off Waialua Beach Road
Tax Map Key: 6-6-018: 006 & 030

Thank you for the opportunity to comment on the proposed zone change project.

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

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

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

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

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

Very truly yours,

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

AECOM Honolulu
1001 Bishop Street, Suite 1600
Honolulu, HI 96813
aecom.com

December 2, 2022

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

Subject: Haleiwa Zone Change
Tax Map Keys: (1) 6-6-018: 006 and 030
Draft Environmental Assessment

Dear Mr. Lau,

Thank you for your letter dated December 8, 2020 regarding the above-referenced project.

1. The building permit application will be submitted to the Board of Water Supply for approval. The project site will integrate a 90-foot turnaround for heavy fire protection vehicles entering the sites and will arrange the site layout to ensure that the roadways widths are adequate to accommodate emergency vehicles for fire protection and first responders.
2. The applicant is aware of the Water System Facilities Charges for resource development, transmission, and daily storage that will be associated with water availability at the Project Site.
3. The project is addressing conversion of existing Cesspools to Septic Tanks and will integrate water conservation measures wherever applicable.
4. On-site fire protection requirements have been coordinated with the Honolulu Fire Department to ensure compliance.

Thank you for your comments, they will be included in the Final Environmental Assessment document.

Sincerely,

Dennis Silva, Jr., AICP
Project Manager

Appendix K: North Shore Neighborhood Board Agenda and Minutes

HALEIWA ZONE CHANGE: NORTH SHORE NEIGHBORHOOD BOARD NOTIFICATION LIST

Neighbor Notified	Address	Tax Map Key
Hirota, John & Rose	P.O. Box 686, Waialua, HI 96791	6-6-018: 009
Joe Thammathino	66-039 Waialua Beach Rd., #J, Haleiwa, HI 96712	6-6-018: 007
Hirota, John H/Eileen M Trust	P.O. Box 686 Waialua, HI 96791	6-6-018: 008
Paukauila Stream Condominium	66-39 Waialua Beach Rd., Haleiwa, HI 96712	6-6-018: 011
Sanders, Iwalani S Y	P.O. Box 176, Haleiwa, HI 96712-0176	6-6-018: 014
First Title Holdings HAR 000004 LLC	700 Bishop Street, Suite 1031, Honolulu, HI 96813 (66-9F Waialua Beach Road, Haleiwa, HI 96712)	6-6-018: 024
Rafalovich, Kapapaku & Shirley	2420 Webster Avenue, Long Beach, CA 90810-3255 (66-25 Waialua Beach Road, Haleiwa, HI 96712)	6-6-018: 026
HECO, Inc.	P.O. Box 2750, Honolulu, HI 96840 (66-9 Waialua Beach Road, Haleiwa, HI 96712)	6-6-018: 037
State of Hawaii	No address listed	6-6-018: 029
Borsa, John A Jr., Trust	66-090 Waialua Beach Road, Haleiwa, HI 96712 (66-102 Waialua Beach Road, Haleiwa, HI 96712) (66-090 & 66-090A Waialua Beach Road, Haleiwa, HI 96712)	6-6-018: 004 and 6-6-033: 136 6-6-033: 140
Hirota, John H & Rose and Rafael, Sofronio	P.O. Box 686, Waialua HI 96791	6-6-018: 005
66-072 Waialua Beach Road, Condo Master	66-60 Waialua Beach Road, Haleiwa, HI 96712	6-6-033: 137
Haleiwa Hale, C/O Sikes, Kenneth R	P.O. Box 607, Aiea, HI 96701 (66-48 Waialua Beach Road, Haleiwa, HI 96712)	6-6-033: 138
Bucasas, Hendrita B & Francisco	66-946 Kamakahala Street, Waialua, HI 96791	6-6-033: 044
2006 Tuihalafatau Family Trust	66-952 Kamakahala Street, Waialua, HI 96791	6-6-033: 042

November 17, 2020

SUBJECT: Haleiwa Zone Change
TMKs: (1) 6-6-018: 006 & 030
Draft Environmental Assessment (EA)

Dear Participant:

The purpose of the proposed Project requests a zone change from Country to R-10 Residential to allow the existing 29 dwellings to be offered for sale under the Condominium Property Regime. The existing dwellings were constructed before the zoning ordinances, remain in good condition, and are suitable for extended use and sale as individual residences. The purpose of offering the dwellings as condominium units is because the dwellings are not located in neatly subdivided spacing. The use of the site as a shared ownership property with individually owned units offers the flexibility for the units to remain in place. There will be no new dwellings constructed as part of this zone change request.

Virtual Participation via Zoom: This board meeting will be held via Zoom due to the COVID-19 pandemic. You may participate by using the link below on a computer or other mobile device; or you may call in at the numbers provided below.

Register in advance for this meeting:
https://us02web.zoom.us/meeting/register/tZEtd-Gtqz0iHNU322_DgYfNknUesLIi6IxA
Or iPhone one-tap
US: +16699006833,,85008556861# or +12532158782,,85008556861#

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Meeting ID: 850 0855 6861
Passcode: 301086

After registering, you will receive a confirmation email containing information about joining the meeting.

Should you have questions or require more information, please contact me at 347-3999 or via email at dsilvajr@hawaiiplanningllc.com.

Sincerely,

Dennis Silva, Jr.
Principal

NORTH SHORE NEIGHBORHOOD BOARD NO. 27

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD SUITE 160 • HONOLULU, HAWAII 96817
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: http://www1.honolulu.gov

REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 24, 2020
ZOOM MEETING
7:00 P.M.

Rules for Virtual Participation and Speaking: All participants will be muted by the moderator. Please "raise your hand" to be recognized by the Chair or Vice Chair. You will have two (2) minutes to speak and /or ask your question. When recognized by the Chair, address comments to the Chair. You will be muted during the meeting unless recognized to speak. We do not enable chat.

Note: The Board may take action on any agenda item. As required by the State Sunshine Law (HRS 92), specific issues not noted on this agenda cannot be voted on, unless added to the agenda. A two-thirds (2/3) vote (10) of this 15-member Board is needed to add an item to the agenda. Items may not be added if they are of major importance and will affect a significant number of people.

Virtual Participation via Zoom: This board meeting will be held via Zoom due to the COVID-19 pandemic. You may participate by using the link below on a computer or other mobile device; or you may call in at the numbers provided below.

Register in advance for this meeting:
https://us02web.zoom.us/meeting/register/tZEtd-Gtqz0iHNU322_DgYfNknUesLli6IxA

Or iPhone one-tap
US: +16699006833,,85008556861# or +12532158782,,85008556861#

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Meeting ID: 850 0855 6861
Passcode: 301086

After registering, you will receive a confirmation email containing information about joining the meeting.

Help make our meetings better - share your questions ahead of the meeting!

New Opportunity: We want to hear from you - Neighborhood Boards are here to serve the community and we need the community's help to make sure our meetings are doing all we can. We are piloting a new method to collect your thoughts and questions ahead of the meeting. After reviewing the agenda, please fill out this form here to capture your questions ahead of the meeting. It will take you a few minutes and it's completely voluntary!

To add your questions - please fill in the LINK HERE BY Sunday, November 22, 2020

I. CALL TO ORDER: Chair Kathleen M. Pahinui
   A. Overview of how meeting will be run
   B. Introduction of Vice Chair Casson-Fisher as moderator
   C. Introduction of Carol Phillips as Facebook moderator

II. DECLARATION OF ANY CONFLICTS BY BOARD MEMBERS: Board members to state if they hold any conflicts regarding any issue under board business, per Section 2-14-116 and Section 2-13-105 of the Neighborhood Plan that would require disclosure or recusal.

III. CITY MONTHLY REPORTS: Limited to three (3) minutes each
   A. Honolulu Fire Department

B. Honolulu Police Department

IV. RESIDENTS'/COMMUNITY CONCERNS: Limited to two (2) minutes each

V. BOARD BUSINESS: Limited to maximum 10 minute presentation
A. Health and Emergency Prep Committee – Chair Maka Casson-Fisher
i. Adding Dr. Nash Witten to the Committee
B. Kaukonahua Rd Solar Farm at Villa Rose – Lowell Chun, Pacific Catalyst, LLC
C. Haleiwa Zone Change (Country to R-10). Properties located at Weed Circle (northwest corner) – Dennis Silva, Hawaii Planning LLC

VI. U.S. ARMY 8TH MILITARY POLICE BRIGADE AND 25TH COMBAT AVIATION BRIGADE

VII. CITY MONTHLY REPORTS: Continued - limited to three (3) minutes each
A. Mayor Kirk Caldwell Representative
B. Board of Water Supply – Thomas Young
C. Council Member Heidi Tsuneyoshi

VIII. STATE ELECTED OFFICIALS: Limited to three (3) minutes each
A. Governor's Representative – Derek Chow
B. State Senator Gil Riviere
C. State Representatives: Sean Quinlan and Lauren Matsumoto

IX. APPROVAL OF MINUTES AND TREASURER'S REPORT:
A. Tuesday, September 22, 2020 Regular Meeting Minutes
B. Tuesday, October 27, 2020 Regular Meeting Minutes
C. Treasurer's Report

X. COMMITTEE REPORTS
A. Parks Committee – Chair Tehani Louis-Perkins
B. Transportation Committee – Chair Carol Phillips
C. Agriculture Committee - Chair Leif Andersen
D. Health and Emergency Preparedness Committee – Chair Maka Casson-Fisher

XI. BOARD MEMBER ATTENDANCE AT COMMUNITY MEETINGS / PUBLIC HEARINGS

XII. ANNOUNCEMENTS
A. Chair's Correspondence – correspondence is emailed to board members.
B. Next Regularly Scheduled Meeting: Tuesday, January 26, 2021
C. Board Member Announcements

XIII. ADJOURNMENT

A mailing list is maintained for interested persons and agencies to receive this board's agenda and minutes. Additions, corrections, and deletions to the mailing list may be directed to the Neighborhood Commission Office (NCO) at Kapalama Hale, 925 Dillingham Boulevard, Suite 160 Honolulu, Hawaii 96817; Telephone (808) 768-3710 Fax (808) 768-3711; or call Neighborhood Assistant Casey Ishitani at (808) 768-3707 or e-mail casey.ishitani@honolulu.gov. Agendas and minutes are also available on the internet at www.honolulu.gov/nco.

All written testimony must be received in the Neighborhood Commission Office 48 hours prior to the meeting. If within 48 hours, written and/or oral testimony may be submitted directly to the board at the meeting. If submitting written testimony, please note the board and agenda item(s) your testimony concerns. Send to: Neighborhood Commission Office, 925 Dillingham Boulevard, Suite 160 Honolulu, Hawaii 96817. Fax: (808) 768-3711. Email: nbtestimony@honolulu.gov.

If you require special assistance, auxiliary aid and/or service to participate in this event (i.e. sign language interpreter; interpreter for language other than English, or wheelchair accessibility), please contact the NCO at (808) 768-3710 or email your request to nco@honolulu.gov at least three (3) business days prior to the meeting.

Hale‘iwa Zone Change Draft EA

HAWAI‘I PLANNING LLC

APPLICANT AND OWNERSHIP:	Paradise on the Beach, LLC	
APPROVING AGENCY:	City and County of Honolulu Department of Planning and Permitting (DPP)	
PROJECT NAME:	Hale‘iwa Zone Change (Project)	
PROJECT LOCATION:	Northwest corner Weed Junction, Hale‘iwa, Oahu,	
TAX MAP KEY AND LOT AREA:	6-6-018: 006	6.854 acres (298,560 SF)
	6-6-018: 030	1.480 acres (64,469 SF)
		8.334 acres (363,029 SF)
EXISTING ZONING:	Country	
PROPOSED ZONING:	R-10 Residential	
STATE LAND USE:	Urban	
SPECIAL MANAGEMENT AREA:	Yes	
FLOOD ZONE:	AEF, AE and X	
NORTH SHORE SUSTAINABLE COMMUNITIES PLAN:	Rural	
TSUNAMI EVACUATION ZONE:	Yes	
EXISTING LAND USE:	29 dwelling units on both Subject parcels.	

PROJECT DESCRIPTION: The Applicant proposes the establishment of Condominium Property Regime (CPR) for the Project Site which will allow the existing residential dwelling units to be put up for sale on an individual basis.

Presently, the Project Site is in Country zoning, which only allows one unit per acre (zoning lot). Because the dwelling units were constructed before the Comprehensive Zoning Code and the Land Use Ordinance, the dwellings are considered an existing non-conforming use. Twenty-nine (29) units presently occupy the Project Site.

PROPOSED ZONE CHANGE: Country to R-10 Residential
PROJECT EA TRIGGERS: Significant Zone Change

PROJECT COST: Zone Change only. There will be no new construction of residential dwellings and associated development costs.

PROJECT SCHEDULE: There is no development schedule since this Project will not entail the construction of new housing. The existing dwellings will be CPR'd and zoned R-10 Residential. The anticipated schedule for the EA and zone change completion is the end of 2020 and early 2021.

DETERMINATION: Anticipated Finding of No Significant Impact (AFONSI)

Location Map:

Located adjacent to Waialua Beach Road

TMK: 6-6-018: 006 (6.85 acres)
16 Existing single-family dwellings
5 Existing duplex dwellings
26 total dwelling units

TMK: 6-6-018: 030 (1.48 acres)
3 Existing dwelling units

29 total dwelling units

No new dwelling units will be constructed as part of this rezoning.

In 2007 and 2009, DPP made the determination that the 29 dwelling units are legally non-conforming (Appendix C).

Figure 1: Location Map

Zoning:

Project Sites: Country

Surrounding Zoning Districts:

R-5 Residential

AG-1 Restricted Agriculture

AG-2 General Agriculture

B-1 Neighborhood Business

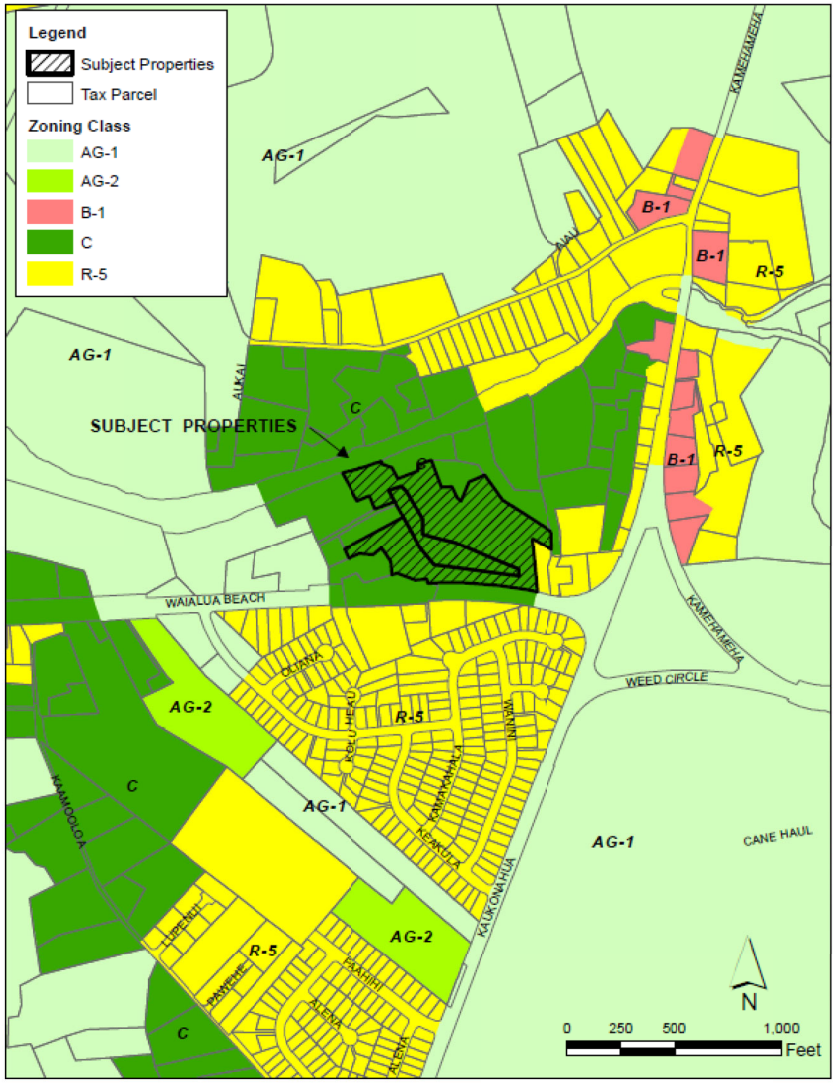


Figure 3: Existing Zoning

Next Steps:

Draft EA 30-day public comment period, November 8th to December 8, 2020.

Final EA submittal to DPP for acceptance in January 2021.

OEQC Finding of No Significant Impact (FONSI) February to March 2021.

Zone Change Application process, March to June 2021.

Mahalo

Questions?

HAWAIʻI PLANNING LLC

Hawai‘i Planning LLC
Contact: Dennis Silva, Jr.
Phone: (808)347-3999
Email: dsilvajr@hawaiiplanningllc.com

HAWAI‘I PLANNING LLC

NORTH SHORE NEIGHBORHOOD BOARD NO. 27

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET, ROOM 406 • HONOLULU, HAWAII 96813
TEL: (808) 768-3710 • FAX: (808) 768-3711 • INTERNET: http://www1.honolulu.gov/nco

REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 24, 2020
ZOOM
7:00 P.M.

CALL TO ORDER: Chair Kathleen Pahinui called the meeting to order at 7:00 p.m. **A quorum was established with 14 members present**. Note – This 15-member Board requires eight (8) members to establish a quorum and to take official Board action. Chair Pahinui reported that Vice Chair Maka Casson-Fisher would be officiating the Zoom attendees and Carol Philips would be moderating the Facebook live attendees.

Board Members Present: Thomas Shirai Jr., Maka Casson-Fisher, John H. Hirota, Tehani Louis-Perkins, Kathleen Pahinui, Racquel Achiu, Leif Andersen, Michael Lyons, Carol Philips, Richard Whyte, SharLyn Foo, Roberts Leinau, Blake McElheny (signed in at 7:45 p.m.), Boyd Ready.

Board Members Absent: Kathlyn Ells.

Guests: Senator Gil Riviere; Reed Matsuura (Councilmember Heidi Tsuneyoshi's Office); Senator Lauren Matsumoto; Derek Chow (Governor David Ige's Office); David Jones (Olelo); Dennis Silva (Hawaii Planning LLC); Tom Coulsn (Villa Rose); Lowell Chun and Dean Sinco (Pacific Catalyst, LLC); Julie Beauchemin (Nexamp Solar); Michael Spencer, Jeremy Chapman, Jacob Johnson, William Andersen, Alan Lennard, Denise Antolini, Judy Witten, Nash Witten, Taeyong Kim, Antya Miller, David Jay, Donald Lawson, Hunter Heaivilin, Kesha Ahlo, Joe Wilson, Lynell DaMate, Robert Wheeler, Larry McElheny, Angela Huntemer, Kevin Kelly, Diane Fitzsimmons and Chip Hartman (Residents); Casey Ishitani (Neighborhood Assistant). **Names are not included if not legible on the sign-in sheet.**

DECLARATION OF ANY CONFLICTS BY BOARD MEMBERS
There were no conflicts.

CITY MONTHLY REPORTS
Honolulu Fire Department (HFD): HFD representatives were not present. Statistics can be found at http://www.honolulu.gov/hfd.

Honolulu Police Department (HPD): HPD sent Chair Pahinui an advisory that there have been muffler thefts in the North Shore area. HPD also reported that the homeless situation at Velzyland will require a collaboration with the State of Hawaii. Statistics can be found at https://www.honolulupd.org/.

RESIDENTS'/COMMUNITY CONCERNS
Marine Life at Pupukea: Denise Antolini reported that the Department of Land and Natural Resources (DLNR) is working to designate Pupukea and Waimea as a Marine Life Conservation District (MLCD).

North Shore Sustainable Communities Plan: Resident Larry McElheny raised concerns regarding the North Shore Sustainable Communities Plan coming under review, requesting that it maintain the rural aesthetic of the community. Reed Matsuura of Councilmember Heidi Tsuneyoshi's office responded that residents will need to wait until the Koolauloa Sustainable Communities Plan is implemented.

Kamehameha Highway: Resident Lynell DaMate raised concerns regarding road repair near Ted's Bakery along Kamehameha Highway. She requested a timeline on repaving from the Board of Water Supply (BWS) and Department of Transportation Services (DTS). Chair Pahinui responded that BWS has had to factor in sea level rise and climate change with Ed Sniffen at the Hawaii Department of Transportation (HDOT) before committing to any repair projects. This item will be on the January 2021 Agenda.

BOARD BUSINESS
Health and Emergency Preparedness Committee: Casson-Fisher reported the resident Nash Witten volunteered to be appointed to the Committee. Witten introduced himself to the Board.

Casson-Fisher Moved and Leinau Seconded to add Nash Witten to the Health and Emergency Preparedness Committee. The Motion was ADOPTED BY UNANIMOUS CONSENT, 13-0-0 (**Aye**: Shirai, Casson-Fisher, Hirota, Louis-Perkins, Pahinui, Achiu, Andersen, Lyons, Philips, Whyte, Foo, Leinau, and Ready; **Nay**: None; **Abstain**: None).

Kaukonahua Rd Solar Farm at Villa Rose: Representatives were not available at this time.

Haleiwa Zone Change (Country to R-10): Dennis Silva of Hawaii Planning LLC reported that a property at the northwest corner of Weed Circle is applying to change the zone from Country to R-10 designation. The applicant Paradise on the Beach, LLC is requesting a zone change in order to allow the existing units at the property become available for purchase. There are currently 16 existing family dwellings. The 30-day public comment period started on Sunday, November 8, 2020.

Questions, comments and concerns followed.

1. Zone Change: Achiu inquired why the property is requesting a zone change and Silva responded that the property change to a residential Condominium Property Regime (CPR) will help with sales of the lots. Philips inquired what an R-10 means and Silva responded that each lot is at least 10,000 square feet.
2. Impacts on Community: Ready raised concerns regarding how the CPR may affect rental prices in the North Shore area. Foo raised concerns regarding septic tank requirements at the property. Lyons raised concerns regarding non-residents purchasing property. Property owner Tom Coulson responded that he would place deed restrictions to address community concerns.
3. Pricing: Andersen inquired what the sales price would be and Silva responded that it would be at market value for low-cost housing.

Shirai Moved and Lyons Moved to not support the Haleiwa Zone Change.

Discussion: Foo requested more discussion before voting. Coulson raised that he will be in favor of adding covenants to the zone change request. Ready requested to Amend the Motion. Chair Pahinui mentioned that comments are needed at this meeting to satisfy requirements by the Department of Planning and Permitting (DPP). Comments are due by December 8, 2021.

Ready Moved and Leinau Seconded to Amend the Motion to not support the Haleiwa Zone Change unless further clarification on restrictive covenants are presented to the Board.

Discussion: Lyons raised concerns that the Amendment may be an opening for Board approval. Philips raised concerns of requiring further Amendments but did not Move.

The Motion to Amend the Motion to not support the Haleiwa Zone Change FAILED, 13-0-0 (**Aye**: Shirai, Casson-Fisher, Hirota, Louis-Perkins, Pahinui, Achiu, Andersen, Lyons, Philips, Whyte, Foo, Leinau and Ready; **Nay**: None; **Abstain**: None).

The Motion to not support the Haleiwa Zone Change was ADOPTED BY UNANIMOUS CONSENT, 13-0-0 (**Aye**: Shirai, Casson-Fisher, Hirota, Louis-Perkins, Pahinui, Achiu, Andersen, Lyons, Philips, Whyte, Foo, Leinau, and Ready; **Nay**: None; **Abstain**: None).

McElheny arrived at 7:45 p.m. There were 14 Board members present.

Kaukonahua Road Solar Farm at Villa Rose: Lowell Chun and Dean Sinco of Pacific Catalyst, LLC reported that they would be partnering with Hawaiian Electric Company (HECO) to propose a hybrid solar and sheep farm at Villa Rose egg farm. The proposed structures would be made of light steel raised off of the ground capable of producing six (6) megawatts. The solar panels would constitute 20 percent of the property but allow room for 200 sheep grazing under them. The zoning would be an Ag-1 under State Agriculture Land use. The Villa Rose chicken farm supports the measure as it would help mitigate proposals to crops which would exacerbate water costs. Villa Rose can produce one million eggs per day.Questions, comments and concerns followed.

1. Support: Ready reported that the Agriculture Committee supported the proposal 5-2-0, stating that in spite of concerns regarding a precedence for solar farms they concluded that the proposed plan was sustainable. Michael Spencer of Olsen Ranchers reported that they would be able to rotate the proposed amount of sheep at the property to mitigate overgrazing. Julie Beauchemin of Nexamp Solar raised that revenue benefits of power generated would be allocated to North Shore residents. Resident Antya Miller raised that eggs can be a profitable for the Hawaii agriculture industry with sheep as supplemental livestock.
2. Opposition: Andersen raised issues with the precedence that may attract other solar farms. Philips inquired why the farm is unable to grow crops and Chun responded that an organic farm may require pesticides which could affect the water table. Achiu raised concerns regarding the use of 60-acre land for solar panels. Shirai raised concerns regarding impacts to Hawaiian owl flight paths and Chun responded that the surrounding area will be unchanged due to its historical value. McElheny inquired why the solar panels cannot be placed on the roof of Villa Rose and Chun responded that they will already have their own solar panels, allowing the placement of panels on the land parcel near the building structure.

Ready Moved and Leinau Seconded to support the Kaukonahua Road Solar Farm at Villa Rose.

Discussion: Philips and Lyons requested that the community explore more solar panels in parking lots. Louis-Perkins inquired how much North Shore residents will save and Beauchemin responded that it will be approximately 30 percent on their HECO bills but residents need to apply and the program details are not yet available from HECO. Ready raised concerns regarding the lack of profitable farms with benefits to communities, stating that Villa Rose has the potential to produce food for capitol and food needs.

The Motion to support the Kaukonahua Road Solar Farm at Villa Rose was NOT ADOPTED, 4-10-0 (**Aye**: Hirota, Whyte, Leinau and Ready; **Nay**: Shirai, Casson-Fisher, McElheny, Louis-Perkins, Pahinui, Achiu, Andersen, Lyons, Philips and Foo; **Abstain**: NONE).

U.S. ARMY 8TH MILITARY POLICE BRIGADE AND 25TH COMBAT BRIGADE
There was no representative. No report was given.

CITY MONTHLY REPORTS
Mayor Kirk Caldwell's Representative: There was no representative. The following memo was submitted to the Board.

- Waialua Agriculture Hub: Residents have expressed disproval of the proposed Waialua Agriculture Hub. The applicants have discussed multiple proposals with the DPP regarding the Waialua Agriculture Hub. The most recent proposal was presented to the DPP in pursuit of a Special Use Permit (SUP) and included various uses that are not permitted in the State Agricultural District and in the AG-1 Restricted Agricultural District. The DPP has not granted any entitlements for the Waialua Agriculture Hub and would likely not accept the project as proposed.
- Cane Haul Road: Board members are requesting that the traffic light at Cane Haul Road in Haleiwa (by the North Shore Marketplace) on Kamehameha Highway be removed and changed to stop signs. Department of Transportation Services (DTS) responded that Cane Haul Road is a private road and Kamehameha Highway is under State of Hawaii Department of Transportation (HDOT). Both are not under DTS jurisdiction
- Business Loans: Board inquired why business loans from One Oahu did not take into account small businesses that did not have commercial addresses. The Office of Economic Development (OED) reported that the program is restricted to businesses that have commercial addresses as the intent of the program was to assist brick-and-mortar shops that have commercial rent/lease/utilities/other business costs to pay in addition to their homes. OED continues to assess adding other sectors, including certain home-based businesses. Mayor Caldwell recently announced the addition of funds to the Small Business program yesterday. OED will assess how this goes in the initial week of the launching starting Tuesday, December 1, 2020.

Board of Water Supply: There was no representative. No report was given.

Councilmember Heidi Tsuneyoshi: Reed Matsuura of Councilmember Tsuneyoshi's office reported the following.

- Pickleball: Pickleball courts have reopened at Waialua District Park.
- Swimming Pool: The swimming pool at Waialua District Park is scheduled to finish construction in Summer 2021.
- Sunset Beach Park: Inspections will need to be completed for renovations and repairs.
- Anahulu Bridge: Repairs to the Anahulu Bridge were proposed and are forthcoming.

Questions, comments and concerns followed.

1. Swimming Pool: Achiu requested a specific timeline for swimming pool repairs.
2. Missile Defense: Resident Lynell DaMate inquired and Matsuura confirmed that there would be no missile defense facility on the North Shore.

NEXT MEETING: The next regular meeting is scheduled for Tuesday, January 26, 2021 from 7:00 p.m. to 9:30 p.m.

ADJOURNMENT: The meeting adjourned at 9:30 p.m.

Submitted by: Casey Ishitani, Neighborhood Assistant
Reviewed by: Marcie Kamei, Public Relations
Finalized By: Chair Kathleen Pahinui

Appendix L: Hawai‘i State Plan

Table L-1: HRS, Chapter 226 – Hawai'i State Plan, Goals, Objectives, Policies and Priority Guidelines

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART 1. 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: (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 Hawai'i'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 Project promotes the social and economic well-being of the community by providing the opportunity for home ownership. The existing residences are offered as rentals. Following the EA, zone change, and CPR processes, the Project residences will be offered as for-sale dwellings.			
HRS §226-4 State Goals.			
In order to guarantee, for present and future generations, those elements of choice and mobility that ensure 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 the fulfillment of the needs and expectations of Hawaii'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 Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.			
Discussion: The proposed Project promotes a strong, viable economy by providing the opportunity for residents to purchase their homes rather than remaining in the rental market.			
HRS §226-5 Objectives & Policies for Population.			
a. Objective: It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter.			
b. Policies:			
1. Manage population growth statewide in a manner that provides increased opportunities for Hawaii'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 Hawaii'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 Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii'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 promotes a strong, viable economy by providing the opportunity for residents to purchase their homes rather than remaining in the rental market.			
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:			
Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii'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
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 Hawaii by residents and nonresidents of the State.			X
2. Expand Hawaii'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 Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.			X
4. Transform and maintain Hawaii 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 Hawaii.			X
6. Seek broader outlets for new or expanded Hawaii business investments.			X
7. Expand existing markets and penetrate new markets for Hawaii's products and services.			X
8. Assure that the basic economic needs of Hawaii'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 Hawaii'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
12. Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaii.			X
13. Foster greater cooperation and coordination between the government and private sectors in developing Hawaii'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

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
15. Maintain acceptable working conditions and standards for Hawaii's workers.			X
16. Provide equal employment opportunities for all segments of Hawaii'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 Hawaii's economy, particularly with respect to emerging industries in science and technology.			X
19. Promote and protect intangible resources in Hawaii, 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 or innovative potential growth industries in particular.			X
21. Foster a business climate in Hawaii--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: The proposed Project is unrelated to the economy in general objectives and policies.			
HRS §226-7 Objectives and policies for the economy – agriculture			
a. Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
1. Viability of Hawaii's sugar and pineapple industries.			X
2. Growth and development of diversified agriculture throughout the State.			X
3. An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.			X
b. Policies			
1. Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.			X
2. Encourage agriculture by making the 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 Hawaii's economy.			X
6. Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.			X
7. Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's food producers and consumers in the State, nation, and world.			X
8. Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.			X
9. Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
10. Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
11. Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
12. In addition to the State's priority on food, expand Hawaii'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 Hawaii's agricultural self-sufficiency, including the increased purchase and use of Hawaii-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 non-feasible agricultural production to economically viable agricultural uses.			X
17. Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i'a, māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.			X
18. Increase and develop small-scale farms.			X
Discussion: These objectives are N/A as the proposed Project is not an agricultural endeavor.			
HRS §226-8 Objective 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 Hawaii's economy.			
b) Policies:			
1. Support and assist in the promotion of Hawaii'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 Hawaii's people.			X
3. Improve the quality of existing visitor destination areas by utilizing Hawaii'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 Hawaii's people.			X
6. Provide opportunities for Hawaii'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 Hawaii'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 Hawaii's cultures and values.			X
Discussion: These objectives are N/A as the proposed Project is irrelevant to the visitor industry.			
HRS §226-9 Objective and policies for the economy – Federal Expenditures			
a) Objectives: 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 Hawaii's economy.			
b) Policies:			
1. Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment;			X
2. Promote Hawaii's supportive role in national defense, in a manner consistent with Hawaii'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 Hawaii's economy;			X
3. Promote the development of federally supported activities in Hawaii that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaii's environment;			X
4. Increase opportunities for entry and advancement of Hawaii's people into federal government service;			X
5. Promote federal use of local commodities, services, and facilities available in Hawaii;			X
6. Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii; and			X
7. Pursue the return of federally controlled lands in Hawaii 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
c. Discussion: The proposed Project has no relation to the State's goals on federal expenditures.			
HRS §226-10 Objective and policies for the economy – Potential Growth and Innovative Activities			
a) Objectives: 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 Hawaii's economic base.			

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART 1. 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. Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawaii'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 Hawaii 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 Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people.			X
7. Enhance and promote Hawaii'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, underground resources, and solid waste.			X
9. Promote Hawaii's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State.			X
10. Provide public incentives and encourage private initiative to attract new or innovative industries that best support Hawaii'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 Hawaii's ability to attract and develop economic activities of benefit to Hawaii.			X
13. Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawaii.			X
14. Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii'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 non-fossil fuel and energy efficient modes of transportation.			X
17. Recognize and promote health care and health care information technology as growth industries.			X
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 Hawaii as a leader in broadband and wireless communications and applications in the Pacific Region.			
b. To achieve the information industry objective, it shall be the policy of this State to:			
1. Promote efforts to attain the highest speeds of electronic and wireless communication within Hawaii and between Hawaii and the world, and make high speed communication available to all residents and businesses in Hawaii;			X
2. Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth and innovation in Hawaii'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 Hawaii;			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 Hawaii, 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 Hawaii's people;			X
7. Provide opportunities for Hawaii'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 Hawaii's economy; and			X
9. Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific.			X
Discussion: The proposed Project has no direct relation to the State's goals on information and technology.			
§226-11 Objectives and policies for the physical environment – Land-based, Shoreline, and Marine Resources			
a. 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 Hawaii's land-based, shoreline, and marine resources.			X
2. Effective protection of Hawaii's unique and fragile environmental resources.	X		
b. To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:			
1. Exercise an overall conservation ethic in the use of Hawaii's natural resources.	X		
2. Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	X		
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 Hawaii.	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: The proposed zone change will bring the existing 29 dwellings into compliance with the R-10 Residential zoning district and will not entail new development of residential dwelling units. In consultation with the USFWS, it was determined that the proposed development is not within a federally designated critical habitat. EA section 3.4.8: Biological Characteristics, provides more discussion of the flora and fauna in the project area includes elaboration on the protection of federally endangered or threatened species. As previously stated in this EA, the designated wetlands area will be preserved.

EA section 3.4.8: Biological Characteristics include more discussion on the protection of federally endangered or threatened species. The northwest corner portions of the Project Sites are within wetlands (Figure 12). There will be no new construction or development within the wetlands area, thus preserving this natural resource. The Scenic and Open Space Resources subsection in the CZM discusses this issue. Public views will not be affected as the project area cannot be seen from Waialua Beach Road. The dwellings are consistent with the residential character of North Shore.

The proposed residential development will not have a significant impact on the natural resources and environs of the surrounding area. The natural resources in proximity such as Paukauila Stream and the wetlands area will remain undisturbed. Refer to EA Section 3.4.8: Biological Characteristics for flora and fauna discussion on this Hawai'i State Plan policy. As previously stated in this section, the proposed residences will implement mitigation measures to minimize the impact on fauna and flora species. As previously stated in this EA, there will be no new home construction as part of this Project.

§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 Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART 1. 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. 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 Hawaii'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 zone change will have no significant impacts on historic and cultural resources. As previously stated in this EA, there will be no new development of homes as part of this zone change. The Scenic and Open Space Resources subsection in the CZM discusses this issue. Public views will not be affected. There will be no negative impacts on Hawai'i's ethnic and cultural heritage. Same discussion points as discussed in subsection 1 of this Objective. Furthermore, EA Section 3.4.4: Cultural Assessment has more discussion on the cultural and archaeological inventory previously conducted on the Project Site.			
§226-13 Objectives and policies for the physical environment – Land, Air, and Water Quality			
a. Objective: 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 Hawaii's land, air, and water resources.			X
2. Greater public awareness and appreciation of Hawaii's environmental resources.	X		
b. Policies			
1. Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.			X
2. Promote the proper management of Hawaii's land and water resources.	X		
3. Promote effective measures to achieve desired quality in Hawaii'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 Hawaii'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 Hawaii'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 Hawaii's people, their cultures and visitors.	X		
Discussion: In consultation with the USFWS it was determined that the proposed development is not within a federally designated critical habitat. EA section 3.4.8: Biological Characteristics, provides more discussion of the flora and fauna in the project area includes elaboration on the protection of federally endangered or threatened species. Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent. Long-term traffic, air, and noise impacts are not expected to significantly change after improvements are completed. As previously stated in this EA, there will be no new construction as part of this Project. The Project Site is located within the tsunami evacuation zone (Figure 8). All proper evacuation measures will be taken in the event of a tsunami event. The Project Sites are in flood zones AEF, AE, and X. Approximately half of the Project Site is within the tsunami evacuation zone and in the event of a tsunami, the residents will follow evacuation protocols outlined in Hawai'i Emergency Management Agency website, http://dod.hawaii.gov/hiema/. The existing 29 residences are considered infill development as there are existing houses adjacent to the Project Site. To reiterate, there will be no new residential development. Historically, these dwelling units were developed to serve the former Waialua Sugar Mill workers. This EA discusses the project's potential impacts and mitigation measures on land, air and water resources. The existing 29 residences will not significantly impact land, air, and water resources. No new construction will occur on the Project Site.			
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 Hawaii'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: The proposed Project has no connection or applicability to facility systems.			
HRS §226-15 Objectives and policies for facility systems – Solid and Liquid Wastes.			
a. Objective: 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. To achieve solid and liquid waste objectives, it shall be the policy of this State to:			
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 existing 29 residences will comply with solid and liquid waste disposal requirements. The existing 29 residence development has adequate sewer capacity. The Project will upgrade from cesspools to septic sewer systems for all residential dwellings. A sewer connection application will not be required as there will be no new residential construction/development as part of this Project. Recycling bins will be provided for each of the 29 residences, thus promoting the reduction of solid wastes and employing a conservation ethic.			
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
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: In consultation with BWS it was determined that the existing water system is adequate to provide off-site fire protection and accommodate the proposed Project. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval. No additional water demand will be required for this project as there will be no new construction.			
HRS §226-17 Objectives and policies for facility systems Transportation			
a. Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
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. To achieve the transportation objectives, it shall be the policy of this State to:			
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 Hawaii'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 Project has no relationship to the provision or facilitation of transportation.			
HRS §226-18 Objectives and policies for facility systems – Energy			
a. Objective: 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 Hawaii's dependence on imported fuels for electrical generation and ground transportation;			X
3. Greater diversification of energy generation in the face of threats to Hawaii's energy supplies and systems;			X
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 Hawaii'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 Hawaii'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 Hawaii.			X
Discussion: The Project has no relationship to the State's goals for telecommunications.			
HRS §226-18.5 Objectives and policies for facility systems – Telecommunications			
a. Objective: Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.			
b. To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.			
c. Other Policies:			
1. Facilitate research and development of telecommunications systems and resources;			X
2. Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X
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 Project has no relationship to the State's goals for telecommunications.			
HRS §226-19 Objectives and policies for socio-cultural advancement – Housing			
a. 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 Hawaii'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 Hawaii'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 Hawaii's people.			X
b. To achieve the housing objectives, it shall be the policy of this State to:			

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1. Effectively accommodate the housing needs of Hawaii'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 Hawaii 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 Hawaii.			X
Discussion: The existing residential neighborhood is consistent with the R-10 Residential zoning. The zone change will bring the Project Sites into compliance with the R-10 Residential zoning district and will not involve new development or construction.			
HRS §226-20 Objectives and policies for socio-cultural advancement – Health			
a. Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
1. Fulfillment of basic individual health needs of the general public.			X
2. Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.			X
3. Elimination of health disparities by identifying and addressing social determinants of health.			X
b. To achieve the health objectives, it shall be the policy of this State to:			
1. Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
2. Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
3. Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X
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 Project has no relationship to the State's objectives and policies for health (as described above).			
HRS §226-21 Objective and policies for socio-cultural advancement – Education			
a. Objective: 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 Hawaii's cultural heritage.			X
5. Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.			
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 Hawaii's institutions to promote academic excellence.			X
9. Support research programs and activities that enhance the education programs of the State.			X
Discussion: The Project has no relationship to the provision of educational opportunities.			
HRS §226-22 Objective and policies for socio-cultural advancement – Social Services			
a. Objective: Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.			
b. Policies:			
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 Hawaii'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 Project has no relation to the provision of social services by the State of Hawai'i.			
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 Hawaii'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

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5. Ensure opportunities for everyone to use and enjoy Hawaii'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 Hawaii'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 Hawaii'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 relation to the provision of resources to accommodate cultural, artistic, and recreational needs.			
HRS §226-24 Objective and policies for socio-cultural advancement – Individual Rights and Personal Well-being			
a. Objective: Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.			
b. Policies:			
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 Project has no direct relation to the provision of individual rights and personal well-being as described above.			
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 Hawaii's people.			
b. Policies:			
1. Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.		X	
2. Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii'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 Hawaii.		X	
4. Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.		X	
Discussion: The Project has no direct relation to the State's goals for the advancement of culture as described above.			
HRS §226-26 Objectives and policies for socio-cultural advancement – Public Safety			
a. 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 Hawaii'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	
Discussion: The proposed Project has no direct relation to the provision of public safety as described above.			
HRS §226-27 Objectives and policies for socio-cultural advancement – Government			
a. Objective: Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
1. Efficient, effective, and responsive government services at all levels in the State.		X	
2. Fiscal integrity, responsibility, and efficiency in the state government and county governments.		X	
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 Hawaii.		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	
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	
Encourage investments which:			
(i) Reflect long term commitments to the State;		X	
(ii) Rely on economic linkages within the local economy;		X	

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(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
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
(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
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
(8) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			X
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:			
(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:			

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART 1. OVERALL THEME, GOALS, OBJECTIVES, AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(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 twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			X
(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: The Proposed Project has no direct relation to the economic priority guidelines as described above.			
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
(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: The existing neighborhood is consistent with the rural character and lifestyle in the Hale'iwa community.			
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

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART 1. 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 Project has no direct relationship to criminal justice.			
HRS § 226-106: Affordable housing.			
Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.			X
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low- and moderate-income households, gap-group households, and residents with special needs.	X		
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			X
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.	X		
Discussion: The Project increases the opportunity for home ownership. Following the CPR of the Project Sites, the houses will be converted from rentals to for-sale. The for-sale option gives the opportunity for residents to buy houses in the North Shore community.			
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
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
(5) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;			X
(6) Develop resources and programs for early childhood education;			X
(7) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
(8) Strengthen and expand educational programs and services for students with special needs.			X
Discussion: The Proposed Project has no relationship to priority guidelines for quality education as described above.			
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 ahupua'a system; and			X
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.			X
Discussion: The proposed Project has no relationship to priority guidelines related to sustainability as described above.			
HRS § 226-109: Climate change adaptation priority guidelines.			
Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:			
(1) Ensure that Hawai'i's people are educated, informed, and aware of the impacts climate change may have on their communities;			X
(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 Hawai'i'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: Although the Project Sites are not shoreline and coastal properties, it is within the SMA district. Section 3.3.2: Water Resources, Sea Level Change subsection, the USACE issued an Engineering Regulation in 2013 (ER 1100-2-8162) on Sea Level Change. An Online Sea-Level Calculator provides a low, intermediate, and high scenarios of potential relative sea-level rise.			

Appendix M: City and County of Honolulu General Plan

Table M-1: City and County of Honolulu General Plan

CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
I. POPULATION			
Objective A: To plan for anticipated population in a manner that acknowledges the limits of O'ahu's natural resources, protects the environment, and minimizes social, cultural, and economic disruptions.			
Policy 1: Allocate efficiently the money and resources of the City in order to meet the needs of O'ahu's current and future population.			X
Policy 2: Provide adequate support facilities to accommodate future numbers of visitors to O'ahu while seeking to minimize disruption to residents and protect the natural environment.			X
Policy 3: Seek a balanced pace of physical development in harmony with the City's environmental, social, cultural, and economic goals by effecting and enforcing City regulations.			X
Policy 4: Establish geographic growth boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental resources, and open space.			X
Policy 5: Support family planning and social equity.			X
Objective B: To establish a pattern of population distribution that will allow the people of O'ahu to live, work and play in harmony.			
Policy 1: Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure.			X
Policy 2: Encourage development within the secondary urban center at Kapolei and the 'Ewa and Central O'ahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.			X
Policy 3: Manage land use and development in the urban-fringe and rural areas so that: a. Development is contained within growth boundaries; and b. Population densities in all areas remain consistent with the character, culture, and environmental qualities desired for each community.			X
Policy 4: Direct growth according to Policies 1, 2, and 3 above by providing development capacity and needed infrastructure to support a distribution of O'ahu's resident population that is consistent with the following table:			X
Discussion: The proposed zone change does not increase the density of the neighborhood as the homes already reside in the area. The proposed zone change brings the neighborhood in conformance with the existing residential neighborhood as the existing density complies with the R-10 Residential zoning district. Therefore, the proposed zone change does not alter the distribution of residential population percentages listed above for the North Shore region.			
II. ECONOMIC ACTIVITY			
Objective A: To promote diversified economic opportunities that enable all the people of O'ahu to attain meaningful employment and a decent standard of living.			
Policy 1: Support a strong, diverse, and dynamic economic base that protects the natural environment and is resilient to changes in global conditions.			X
Policy 2: Encourage the viability of businesses and industries, including support for small businesses, which contribute to the economic and social well-being of O'ahu residents.			X
Policy 3: Pursue opportunities to grow and strategically develop non-polluting industries such as healthcare, agriculture, renewable energy, and technology in appropriate locations that contribute to O'ahu's long-term environmental, economic, and social sustainability.			X
Policy 4: Support entrepreneurship and innovation through creative efforts such as partnerships with businesses and non-profit organizations, and by encouraging complementary policies that support access to capital markets.			X
Policy 5: Foster a healthy business climate by streamlining regulatory processes to be transparent, predictable, and efficient.			X
Policy 6: Encourage the development of local, national, and world markets for the products of O'ahu-based industries.			X
Policy 7: Explore and encourage alternate economic models that reflect traditional cultural values and improve economic resilience, i.e., subsistence, barter and a culture of reciprocity and sharing.			X
Objective B: To maintain a successful visitor industry that creates living wage employment, enhances quality of life, and actively supports our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.			
Policy 1: Policy I Encourage the visitor industry to support the quality of the visitor experience, the economic and social well-being of communities, the environment, and the quality of life of residents.			X
Policy 2: Respect and emphasize the value that Native Hawaiian culture, its cultural practitioners, and other established ethnic traditions bring to enrich the visitor experience and appreciation for island heritage, culture, and values.			X
Policy 3: Guide the development and operation of visitor accommodations and attractions in a manner that avoids unsustainable increases in the cost of providing public services and infrastructure, and that respects existing lifestyles, cultural practices, and natural, cultural, and historic resources. .			X
Policy 4: Partner with the private sector to support the long-term viability of Waikiki as a world-class visitor destination and as O'ahu's primary resort area, and to support adequate adaptation strategies against climate change impacts.			X
Policy 5: Provide related public expenditures for rural and urban-fringe areas that are highly impacted by the visitor industry.			X
Policy 6: Provide for a high-quality, livable, and safe environment for visitors and residents in Waikiki, and support measures to ensure visitors' and residents' safety in all areas of O'ahu.			X
Policy 7: Concentrate on the quality of the visitor experience in Waikiki, rather than on development densities.			X
Policy 8: Facilitate the development of the following secondary resort areas: Ko 'Olina, Turtle Bay, Hoakalei, and Mākaha Valley in a manner that respects existing lifestyles and the natural environment.			X
Policy 9: Preserve scenic qualities of O'ahu for residents and visitors alike.			X
Policy 10: Encourage physical improvements, social services, and cultural programs that contribute to a high-quality visitor experience, while seeking financial support of these improvements from the visitor industry.			X
Objective C: To ensure the long-term viability, continued productivity, and sustainability of agriculture on O'ahu.			
Policy 1: Foster a positive business climate for agricultural enterprises of all sizes, as well as innovative approaches to farming as a business, to ensure the continuation of agriculture as an important component of O'ahu's economy.			X
Policy 2: Support agricultural diversification to strengthen the agricultural industry and make more locally grown food available for local consumption.			X
Policy 3: Foster market opportunities and increased consumer demand for safe, locally grown, fresh, processed, and value-added agricultural products.			X
Policy 4: Streamline the implementation of regulations to enhance a producer's ability to develop, market, and distribute locally grown food and products.			X
Policy 5: Identify the economic benefits of local food production for local markets. Provide economic incentives to encourage local food production and sustainability, and encourage agricultural and aquaculture occupations.			X
Policy 6: Promote small-scale farming activities and other operations, such as truck farming, flower growing, aquaculture, livestock production, taro growing, subsistence farms, and community gardens.			X
Policy 7: Encourage landowners to actively use agricultural lands for agricultural purposes, and to pursue the long-term preservation of agricultural land with high productivity potential for agricultural production.			X
Policy 8: Encourage sustainable agricultural production to coexist on lands with renewable energy generation.			X
Policy 9: Prohibit the urbanization of agricultural land located outside the City's growth boundaries.			X
Policy 10: Support and encourage technologies and agricultural practices that conserve and protect water, soil, air quality, and drainage areas, reduce carbon emissions, and promote public health and safety.			X
Policy 11: Support and encourage the availability and use of non-potable water for irrigation, where feasible.			X
Policy 12: Provide plans, incentives, and strategies to ensure the affordability of agricultural land for farmers.			X
Policy 13: Encourage both public and private investments to improve and expand agricultural infrastructure, such as irrigation systems, agricultural processing centers, and distribution networks.			X

CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policy 14: Promote farming as a desirable and fulfilling occupation by encouraging agricultural education and training programs and by raising public awareness and appreciation for agriculture.			X
Policy 15: Protect the right to farm by enforcing right-to-farm laws, enacting policies to protect agricultural operations, and imposing meaningful buffer zones.			X
Policy 16: Seek ways to discourage agricultural theft and vandalism.			X
Policy 17: Recognize the scenic value of agricultural lands as an open-space resource and amenity.			X
Objective D: To use the economic resources of the sea in a sustainable manner.			
Policy 1: Encourage the fishing industry to maintain its viability at a level that does not degrade or damage marine ecosystems.			X
Policy 2: Encourage the ongoing development of aquaculture, ocean research, and other ocean related industries.			X
Policy 3: Encourage the expansion of ocean recreation activities for residents and visitors that are operated in a sustainable manner.			X
Objective E: To ensure meaningful employment and economic equity.			
Policy 1: Support public and private training and employment programs to prepare residents for existing and future jobs, including those for historically marginalized communities.			X
Policy 2: Make full use of State and federal employment and training programs.			X
Policy 3: Encourage the provision of retraining programs for workers in industries with planned reductions in their labor force.			X
Policy 4: Identify emerging industries, encourage investments needed to support the industries, and develop a skilled workforce in these fields.			X
Objective F: To maintain federal programs and economic activity on O'ahu consistent with the City's infrastructure and environmental goals.			
Policy 1: Take full advantage of federal programs and grants that contribute to the economic, social, cultural, and environmental well-being of O'ahu's residents.			X
Policy 2: Encourage the federal government to pay for the cost of public services used by federal agencies.			X
Policy 3: Encourage the federal government to lease new facilities rather than construct them on tax-exempt public land.			X
Policy 4: Encourage the federal government to purchase locally all needed services and supplies which are available on O'ahu.			X
Objective G: To bring about orderly economic growth on O'ahu.			
Policy 1: Concentrate economic activity and government services in the primary urban center and in the secondary urban center at Kapolei.			X
Policy 2: Advance the equitable distribution of City capital spending, employment opportunities, infrastructure investments, and other benefits throughout communities based on need and regardless of income level. Allow infrastructure and business activity in urban fringe areas appropriate to population needs.			X
Policy 3: Maintain sufficient land in appropriately located commercial and industrial areas to support a favorable business climate on O'ahu.			X
Discussion: The proposed zone change has no relationship to the economic and social well-being of O'ahu businesses.			
III. NATURAL ENVIRONMENT			
Objective A: To protect and preserve the natural environment.			
Policy 1: Protect O'ahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.			X
Policy 2: Seek the restoration of environmentally damaged areas and natural resources.			X
Policy 3: Preserve, protect, and restore stream flows and stream habitats to support aquatic and environmental processes and riparian, scenic, recreational, and Native Hawaiian cultural resources.			X
Policy 4: Require development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property.			X
Policy 5: Require sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.			X
Policy 6: Design and maintain surface drainage and flood-control systems in a manner which will help preserve natural and cultural resources.			X
Policy 7: Protect the natural environment from damaging levels of air, water, carbon, and noise pollution.			X
Policy 8: Protect plants, birds, and other animals that are unique to the State of Hawai'i and O'ahu, and protect their habitats.			X
Policy 9: Increase tree canopy and ensure its integration into new developments, and protect significant trees on public and private lands.			X
Policy 10: Increase public awareness, appreciation, and protection of O'ahu's land, air, and water resources.			X
Policy 11: Support the State and federal governments in the protection of the unique environmental, marine, cultural and wildlife assets of the Northwestern Hawaiian Islands.			X
Policy 12: Plan, prepare for, and mitigate the impacts of climate change on the natural environment, including strategies of adaptation.			X
Objective B: To preserve and enhance natural landmarks and scenic views of O'ahu for the benefit of both residents and visitors as well as future generations.			
Policy 1: Protect the Island's significant natural resources: its mountains and craters; forests and watershed areas; wetlands, rivers, and streams; shorelines, fishponds, and bays; and reefs and offshore islands.	X		
Policy 2: Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.			X
Policy 3: Locate and design public facilities, infrastructure, and utilities to minimize the obstruction of scenic views.			X
Policy 4: Protect and expand public access to the natural and coastal environment for recreational, educational, and cultural purposes, and maintain access in a way that does not damage natural, historic, or cultural resources.			X
Discussion: The proposed zone change and the existing residential neighborhood are not sited within the designated wetlands that are located on a portion of the Project Site. The wetland area will be preserved in perpetuity.			
IV. HOUSING			
Objective A: To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford.			
Policy 1: Support programs, policies, and strategies that will provide decent and affordable homes for local residents, especially those in the lowest income brackets.			X
Policy 2: Streamline approval and permit procedures, in a transparent manner, for housing and other development projects.			X
Policy 3: Encourage innovative residential developments that result in lower costs, sustainable use of resources, more efficient use of land and infrastructure, greater convenience and privacy, and a distinct community identity.			X
Policy 4: Support and encourage programs to maintain and improve the condition of existing housing.			X
Policy 5: Make full use of government programs that provide assistance for low- and moderate-income renters and homebuyers.			X
Policy 6: Maximize local funding programs available for affordable housing.			X
Policy 7: Provide financial and other incentives to encourage the private sector to build homes for low- and moderate-income residents.			X
Policy 8: Encourage and participate in joint public-private development of low- and moderate-income housing.	X		
Policy 9: Encourage the replacement of low- and moderate-income housing in areas which are being redeveloped at higher densities.	X		
Policy 10: Promote the design and construction of dwellings which take advantage of O'ahu's year-round moderate climate and use other sustainable design techniques.			X
Policy 11: Encourage the construction of affordable homes within established low-density and rural communities by such means as 'ohana units, duplex dwellings, and cluster development that embraces the 'ohana concept by maintaining multi-generational proximity for local families.			X
Policy 12: Promote higher-density, mixed-use development where appropriate, including rail transit-oriented development, to increase the supply of affordable and market housing in convenient proximity to jobs, schools, shops, and public transit.			X

CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policy 13: Encourage the production and maintenance of affordable rental housing.			X
Policy 14: Encourage the provision of affordable housing designed for the elderly and people with disabilities in locations convenient to critical services and to public transit.			X
Policy 15: Encourage equitable relationships between landowners and leaseholders, between landlords and tenants, and between condominium developers and owners.			X
Policy 16: Support collaborative partnerships that work toward immediate solutions to house and service homeless populations and also toward long-term strategies to prevent and eliminate homelessness.			X
Policy 17: Support programs to address all facets of homelessness, so that every homeless person has a place to stay, along with the infrastructure and support services that are needed.			X
Objective B: To reduce speculation in land and housing.			
Policy 1: Encourage the State government to coordinate its urban-area designations with the developmental policies of the City.			X
Policy 2: Discourage speculation in lands outside of areas planned for urban use, reduce the prevalence of vacant dwelling units, and reduce the use of residential dwelling units for short-term vacation rentals.			X
Policy 3: Seek public benefits from increases in the value of land owing to City and State developmental policies and decisions.			X
Policy 4: Require government-assisted housing to be delivered to qualified purchasers and renters.			X
Policy 5: Ensure that owners of housing properties, including government-subsidized housing, maintain housing affordability over the long term.			X
Objective C: To provide residents with a choice of living environments that are reasonably close to employment, schools, recreation, and commercial centers, and that are adequately served by transportation networks and public utilities.			
Policy 1: Ensure that residential developments offer affordable housing to people of different income levels and to families of various sizes to alleviate the existing condition of overcrowding.			X
Policy 2: Encourage the fair distribution of low- and moderate-income housing throughout the island.			X
Policy 3: Encourage the co-location of residential development and employment centers with commercial, educational, social, and recreational amenities in the development of desirable communities.			X
Policy 4: Encourage residential development in suburban areas where existing roads, utilities, and other community facilities are not being used to capacity, and in urban areas where higher densities may be readily accommodated.			X
Policy 5: Support mixed-use development and higher-density redevelopment in areas surrounding rail transit stations.			X
Policy 6: Discourage residential development in areas where the topography makes construction difficult or hazardous, where sea level rise and flooding are a hazard, and where providing and maintaining roads, utilities, and other facilities would be extremely costly or environmentally damaging.			X
Policy 7: Encourage public and private investments in older communities as needed to keep the communities vibrant and livable.			X
Policy 8: Encourage the military to provide housing for active duty personnel and their families on military bases and in areas turned over to military housing contractors.			X
Discussion: The proposed zone change and subsequent CPR will allow the applicant to provide for-sale residences as moderate-income housing. The Project will promote homeownership in the North Shore community.			
V. TRANSPORTATION AND UTILITIES			
Objective A: To create a multi-modal transportation system that moves people and goods safely, efficiently, and at a reasonable cost and minimizes fossil fuel consumption and greenhouse gas emissions; serves all users, including limited income, elderly, and disabled populations; and is integrated with existing and planned development.			
Policy 1: Develop a comprehensive, well-connected and integrated ground transportation system that reduces carbon emissions and enables safe, comfortable and convenient travel for all users, including motorists, pedestrians, bicyclists, and public transportation users of all ages and abilities.			X
Policy 2: Provide multi-modal transportation services to people living within the 'Ewa, Central O'ahu, and Pearl City-Hawai'i Kai corridors primarily through a mass transit system including exclusive right-of-way rail transit and feeder-bus components as well as through the existing highway system.			X
Policy 3: Provide multi-modal transportation services outside the 'Ewa, Central O'ahu, and Pearl City-Hawai'i Kai corridors primarily through a system of express- and feeder-buses as well as through the highway system with limited to moderate improvements sufficient to meet the needs of the communities being served.			X
Policy 4: Work with the State to ensure adequate and safe access for communities served by O'ahu's coastal highway system, and to plan for the relocation of highways and roads subject to sea level rise away from coastlines.			X
Policy 5: Support the rail transit system as the transportation spine for the urban core, with links to the airport and maritime terminals, which will work together with other alternative modes of transit and transit-oriented development to reduce automobile dependency and increase multi-modal travel.			X
Policy 6: Support the development of transportation plans, programs, and facilities that are based on Complete Streets features. Maintain and improve road, bicycle, pedestrian, and micromobility facilities in existing communities to eliminate unsafe conditions.			X
Policy 7: Design street networks to incorporate greater roadway and pathway connectivity.			X
Policy 8: Make transportation services safe and accessible to people with limited mobility: the young, elderly, disabled, and those with limited incomes.			X
Policy 9: Consider environmental, social, cultural, and climate change and natural hazard impacts, as well as construction and operating costs, as important factors in planning transportation system improvements.			X
Policy 10: Reduce traffic congestion and maximize the efficient use of transportation resources by pursuing transportation demand management strategies such as carpooling, telecommuting, flexible work schedules, and incentives to use alternative travel modes.			X
Policy 11: Enhance pedestrian-friendly and bicycle-friendly travel via public and private programs and improvements.			X
Policy 12: Maintain separate aviation facilities for general aviation operations to supplement the capacity of the Daniel K. Inouye International Airport.			X
Policy 13: Support improvements to Kalaeloa Barbers Point Harbor as O'ahu's second deep-water harbor.			X
Policy 14: Support the operation, maintenance and improvement of Honolulu Harbor as O'ahu's primary cargo and ocean transportation hub.			X
Policy 15: Advance the transition to electric and alternative fuel infrastructure to provide adequate and accessible charging spaces and renewal fueling stations for ground transportation on O'ahu.			X
Objective B: Provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations, and support a one water approach that uses and manages freshwater, wastewater, and stormwater resources in an integrated manner.			
Policy 1: Develop and maintain an adequate, safe, and reliable supply of fresh water in a cost-effective way that supports the long-term sustainability of the resource and considers the impacts of climate change.			X
Policy 2: Help to develop and maintain an adequate, safe, and reliable supply of water for agricultural and industrial needs in a resource-integrated and cost-effective way that supports the long-term health of the resource.			X
Policy 3: Use technologies that provide water, waste disposal, and recycling services at a reasonable cost and in a manner that addresses environmental and community impacts.			X
Policy 4: Encourage the increased availability and use of recycled or brackish water to meet non-potable demands.			X
Policy 5: Pursue strategies and programs to reduce the per capita consumption of water and the per capita production of waste.			X
Policy 6: Provide safe, reliable, efficient, and environmentally sound waste-collection, waste disposal, and recycling services that consider the near- and long-term impacts of climate change during the siting and construction of new facilities.			X
Policy 7: Pursue programs to expand on-island recycling and resource recovery from O'ahu's solid waste and wastewater streams.			X
Policy 8: Support initiatives that educate the community about the importance of conserving resources and reducing waste streams through reduction, reuse, and recycling.			X

CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policy 9: Require the safe use and disposal of hazardous materials.			X
Objective C: To ensure reliable, cost-effective, and responsive service for all utilities with equitable access for residents.			
Policy 1: Maintain and upgrade utility systems in order to avoid major breakdowns and service interruptions.			X
Policy 2: Provide improvements to utilities in existing neighborhoods to reduce substandard conditions, and increase resilience to use fluctuations, natural hazards, extreme weather, and other climate impacts.			X
Policy 3: Facilitate timely and orderly upgrades and expansions of utility systems.			X
Policy 4: Increase the efficiency of public-serving utilities by encouraging a mixture of uses with peak periods of demand aligning with the availability of resources.			X
Objective D: To maintain transportation and utility systems which support O'ahu as a desirable place to live and visit.			
Policy 1: Provide adequate resources to ensure the maintenance and improvement of transportation systems and utilities.			X
Policy 2: Evaluate the social, cultural, economic, and environmental impact of additions to the transportation and utility systems before they are constructed.			X
Policy 3: Require the installation of underground utility lines wherever feasible.			X
Policy 4: Seek improved taxing powers for the City in order to provide a more equitable means of financing transportation and utility services.			X
Policy 5: Evaluate impacts of sea level rise on existing public infrastructure, especially sewage treatment plants, roads, and other public and private utilities located along or near O'ahu's coastal areas, and avoid the placement of future public infrastructure in threatened areas.			X
Discussion: The proposed zone change has no relationship to transportation and utilities objectives and policies stated in the General Plan.			
VI. ENERGY SYSTEMS			
Objective A: To increase energy self-sufficiency through renewable energy and maintain an efficient, reliable, resilient, and cost-efficient energy system.			
Policy 1: Encourage the implementation of a comprehensive plan to guide and coordinate energy conservation and renewable energy development and utilization programs.			X
Policy 2: Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, and seek to eliminate O'ahu's dependence on fossil fuels.			X
Policy 3: Ensure access to an adequate reserve of fuel and energy supplies to aid disaster response and recovery.			X
Policy 4: Support the increased use of solid waste energy recovery and other biomass energy conversion systems.			X
Policy 5: Support and participate in research, development, demonstration, commercialization, and optimization programs aimed at developing cost-effective and environmentally sound renewable energy supplies.			X
Policy 6: Support State and federal initiatives to utilize renewable energy sources.			X
Policy 7: Manage resources and development of communities in line with long-term efficiency and sustainability goals and targets in the areas of energy, carbon emissions, waste streams, all utilities, and food security.			X
Policy 8: Encourage and equitably incentivize the use of commercially available renewable energy systems in public facilities, institutions, residences, and business developments.			X
Policy 9: Consider health, safety, environmental, cultural, and aesthetic impacts, as well as resource limitations, land use patterns, and relative costs in all major decisions on renewable energy.			X
Policy 10: Work closely with the State and federal governments in the formulation and implementation of all City energy-related programs and regulations, including updating building energy codes.			X
Objective B: To conserve energy through the more efficient management of its use and through more energy-efficient technologies.			
Policy 1: Ensure that the efficient use of energy is a primary factor in the preparation and administration of land use plans and regulations.			X
Policy 2: Provide incentives and, where appropriate, mandatory controls to achieve energy-efficient and sustainable siting and design of new developments. Support the increased use of nationally recognized energy efficiency and resource conservation rating and certification systems.			X
Policy 3: Provide incentives and, where appropriate, mandatory controls to reduce energy consumption in existing buildings and outdoor facilities, and in design and construction practices.			X
Policy 4: Promote the development of a multi-modal transportation system that minimizes and seeks to eliminate fossil fuel consumption and greenhouse gas emissions.			X
Policy 5: Encourage the implementation of an adaptable and reliable electrical grid, energy transmission, energy storage, microgrids, and energy generation technologies.			X
Policy 6: Support the availability and use of energy efficient vehicles, especially hybrid, fuel cell, and pure electrical vehicles.			X
Objective C: To foster an ethic of energy conservation that inspires residents to engage in sustainable practices.			
Policy 1: Provide citizens with the information they need to fully understand severe climate change, supply chain issues, costs, security, and other issues associated with O'ahu's dependence on imported fossil fuels.			X
Policy 2: Increase consumer awareness of available renewable energy sources and their costs and benefits.			X
Policy 3: Provide information concerning the impact of public and private decisions on future energy generation, transmission, storage, and use.			X
Policy 4: Provide communities with timely, relevant, and accurate information concerning renewable energy facilities proposed in their area, and ensure adequate buffer zones required for health or safety.			X
Discussion: The proposed zone change has no relationship to the energy objectives and policies stated in the General Plan.			
VII. PHYSICAL DEVELOPMENT AND URBAN DESIGN			
Objective A: To coordinate changes in the physical environment of O'ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.			
Policy 1: Provide infrastructure improvements to serve new growth areas, redevelopment areas, and areas with badly deteriorating infrastructure.			X
Policy 2: Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and other public facilities and services.			X
Policy 3: Require new developments to provide or pay the cost of all essential community services, including roads, utilities, schools, parks, and emergency facilities that are intended to directly serve the development.			X
Policy 4: Facilitate and encourage compact, higher-density development in urban areas designated for such uses.			X
Policy 5: Encourage the establishment of mixed-use town centers that are compatible with the physical and social character of their community.			X
Policy 6: Facilitate transit-oriented development in rail transit station areas to create live/work/play multi-modal communities that reduce travel and traffic congestion.			X
Policy 7: Encourage the clustering of development to reduce the cost of providing utilities and other public services.			X
Policy 8: Locate new industries and new commercial areas so that they will be well-related to their markets and suppliers, and to residential areas and transportation facilities.			X
Policy 9: Locate community facilities on sites that will be convenient to the people they are intended to serve.			X
Policy 10: Discourage uses which are major sources of noise, air, and light pollution.			X
Policy 11: Implement siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change, flooding, and sea level rise.			X
Policy 12: Prohibit new airfields, high-powered electromagnetic-radiation sources, and storage places for fuel and explosives from locating on sites where they will endanger or disrupt nearby communities.			X

CITY AND COUNTY OF HONOLULU GENERAL PLAN – OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policy 13: Promote opportunities for the community to participate meaningfully in planning and development processes, including new forms of communication and social media.			X
Objective B: To plan and prepare for the long-term physical impacts of climate change.			
Policy 1: Integrate climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.			X
Policy 2: Coordinate plans in the private and public sectors that support research, monitoring, and educational programs on climate change.			X
Policy 3: Prepare for the anticipated impacts of climate change and sea level rise on existing communities and facilities through mitigation, adaptation, managed retreat, or other measures in exposed areas.			X
Objective C: To develop the urban corridor stretching from Wai'alae-Kāhala to Pearl City as the island's primary urban center.			
Policy 1: Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses.			X
Policy 2: Encourage the development of attractive residential communities in downtown and other business centers.			X
Policy 3: Maintain and improve downtown as the financial and office center of the island, and as a major retail center.			X
Policy 4: Provide for the continued viability of the Hawai'i Capital District as a center of government activities and as an attractive park-like setting in the heart of the city.			X
Policy 5: Foster the development of Honolulu's waterfront as the State's major port and maritime center, as a people-oriented mixed-use area, and as a major recreation area with accommodation for sea level rise.			X
Objective D: To develop a secondary urban center in 'Ewa with its nucleus in the Kapolei area.			
Policy 1: Support public projects that are needed to facilitate development of the secondary urban center at Kapolei.			X
Policy 2: Encourage the development of a major residential, commercial, and employment center within the secondary urban center at Kapolei.			X
Policy 3: Encourage the continuing development of the area encompassing Campbell Industrial Park, Kalaeloa Barbers Point Harbor, and West Kapolei as a major industrial center.			X
Policy 4: Coordinate plans for the development of the secondary urban center at Kapolei with the State and federal governments, major landowners and developers, and the community.			X
Policy 5: Cooperate with the State and federal governments in the improvements to the deep-water harbor at Kalaeloa Barbers Point.			X
Policy 6: Encourage the development of the Ocean Pointe/Hoakalei Communities as a major residential and recreation area emphasizing recreational activities and a waterfront commercial center containing light-industrial, commercial, and visitor accommodation uses.			X
Objective E: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.			
Policy 1: Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally lower-rise, lower-density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.			X
Policy 2: Coordinate plans for developments within the 'Ewa and Central O'ahu urban-fringe areas with the State and federal governments, major landowners and developers, agricultural industries, and the community.			X
Policy 3: Maintain a "green belt" of open space and agricultural land around developed communities in the 'Ewa and Central O'ahu areas of O'ahu.			X
Policy 4: Maintain rural areas that reflect an open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low-density and low-rise character, and which allows modest growth opportunities tailored to address area residents' future needs.			X
Policy 5: Encourage the development of a variety of housing choices including affordable housing in rural communities, to give people the choice to continue to live in the community that they were raised in.			X
Policy 6: Ensure the social and economic vitality of rural communities by supporting infill development and modest increases in heights and densities around existing rural town areas where feasible to maintain an adequate supply of housing for future generations.			X
Objective F: To create and maintain attractive, meaningful, and stimulating environments throughout O'ahu.			
Policy 1: Encourage distinctive community identities for both new and existing communities and neighborhoods.			X
Policy 2: Require the consideration of urban design principles in all development projects.			X
Policy 3: Require developments in stable, established communities and rural areas to be compatible with the existing communities and areas.			X
Policy 4: Provide design guidelines and controls that will allow more compact development and intensive use of lands in the primary urban center and along the rail transit corridor.			X
Policy 5: Seek to protect residents' quality of life and to maintain the integrity of neighborhoods by strengthening regulatory and enforcement strategies that address the presence of inappropriate non-residential activities.			X
Policy 6: Promote public and private programs to beautify the urban and rural environments.			X
Policy 7: Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.			X
Policy 8: Design public street networks to be safe and accessible for users of all ages and abilities, to accommodate multiple modes of travel to be visually attractive and to support sustainable ecological processes, such as stormwater infiltration.			X
Policy 9: Recognize the importance of using Native Hawaiian plants in landscaping to further the traditional Hawaiian concept of mālama 'āina and to create a more Hawaiian sense of place.			X
Objective G: To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods.			
Policy 1: Encourage new construction in established areas to be compatible with the character and cultural values of the surrounding community.			X
Policy 2: Encourage, wherever desirable, the rehabilitation of existing substandard structures.			X
Policy 3: Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.			X
Policy 4: Seek the satisfactory relocation of residents before permitting their displacement by new development, redevelopment, or neighborhood rehabilitation.			X
Policy 5: Acknowledge the cultural and historical significance of kuleana lands, the ancestral ownership of kuleana lands, and promote policies that preserve and protect kuleana lands.			X
Policy 6: Support and encourage cohesive neighborhoods which foster interactions among neighbors, promote vibrant community life, and enhance livability.			X
Discussion: The proposed zone change has no relationship to the objectives and policies on physical development and urban design in the General Plan.			
VIII. PUBLIC SAFETY AND COMMUNITY RESILIENCE			
Objective A: To prevent and control crime and maintain public order.			
Policy 1: Provide a safe environment for residents and visitors on O'ahu.			X
Policy 2: Provide adequate, safe, and secure criminal justice facilities.			X
Policy 3: Provide adequate training, staffing, and support for City public safety agencies.			X
Policy 4: Emphasize improvements to police and prosecution operations which will result in a higher proportion of wrongdoers who are arrested, convicted, and punished for their crimes.			X
Policy 5: Support policies and programs that expand access to treatment, rehabilitation, and re-entry programs for adult and juvenile offenders.			X
Policy 6: Keep the public informed of the nature and extent of criminal activity on O'ahu.			X
Policy 7: Establish and maintain programs to encourage public cooperation in the prevention and solution of crimes, and promote strong community-police relationships.			X

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Policy 8: Seek the help of State and federal law-enforcement agencies to curtail the activities of organized crime syndicates on O'ahu.			X
Policy 9: Conduct periodic reviews of criminal laws to ensure their relevance to the community's needs and values.			X
Policy 10: Cooperate with other law-enforcement agencies to develop new methods of addressing crime. Support communication and coordination across federal, State and City law enforcement and corrections agencies.			X
Policy 11: Encourage the improvement of rehabilitation programs and facilities for criminals and juvenile offenders.			X
Objective B: To protect residents and visitors and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.			
Policy 1: Keep up-to-date and enforce all City and County safety regulations.			X
Policy 2: Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or cause harm to natural and public resources.			X
Policy 3: Participate with State and federal agencies in the funding and construction of flood-control projects, and prioritize the use of ecologically sensitive flood-control strategies whenever feasible.			X
Policy 4: Collaborate with State and federal agencies to provide emergency warnings, protection, mitigation, response, and recovery, during and after major emergencies such as tsunamis, hurricanes, and other high-hazard events.			X
Policy 5: Cooperate with State and federal agencies to provide protection from war, civil disruptions, pandemics, and other major disturbances.			X
Policy 6: Reduce hazardous traffic conditions.			X
Policy 7: Provide adequate resources to effectively prepare for and respond to natural and manmade threats to public safety, property, and the environment.			X
Policy 8: Foster disaster-ready communities and households through implementation of resilience hubs and other resiliency strategies.			X
Policy 9: Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards.			X
Policy 10: Develop emergency management plans, policies, programs, and procedures to protect and promote public health, safety, and welfare of the people.			X
Policy 11: Provide educational materials on emergency management preparedness, fire protection, traffic hazards, and other unsafe conditions.			X
Discussion: The proposed zone change is not directly related to the objectives and policies on public safety in the General Plan.			
IX. HEALTH AND EDUCATION			
Objective A: To protect the health and well-being of residents and visitors.			
Policy 1: Encourage the provision of health-care facilities that are accessible to both employment and residential centers.			X
Policy 2: Provide prompt and adequate ambulance and first-aid services in all areas of O'ahu.			X
Policy 3: Coordinate City health codes and other regulations with State and federal health codes to facilitate the enforcement of air-, water-, and noise-pollution controls.			X
Policy 4: Integrate public health concerns such as air and water pollution as a consideration in land use planning decisions.			X
Policy 5: Encourage healthy lifestyles by supporting opportunities that increase access to and promote consumption of fresh, locally grown foods.			X
Policy 6: Encourage healthy lifestyles through walkable and livable communities, safe street crossings, safe routes to schools, and parks and pathways for pedestrians and bicyclists.			X
Policy 7: Support efforts to make healthcare accessible and affordable for everyone.			X
Policy 8: Support efforts to improve and expand access to mental health, drug treatment, community-based programs, and other similar programs for those requiring such services.			X
Policy 9: Support becoming an age-friendly city that provides people of all ages with user-friendly parks and other public gathering places, that offers safe streets and multi-modal transportation options, that provides an adequate supply of affordable housing, that encourages growth in needed and desirable jobs, that provides quality health-care and support services, and that encourages civic participation, social inclusion, and respect between interest groups.			X
Policy 10: Plan for our aging population's growing health care, personal service, and diverse daily activity needs, and encourage these services to be provided in a timely manner, including age-specific social activities.			X
Objective B: To provide a wide range of educational opportunities for the people of O'ahu.			
Policy 1: Support education programs that encourage the development of employable skills.			X
Policy 2: Encourage the provision of informal educational programs for people of all age groups.			X
Policy 3: Encourage the after-hours use of school buildings, grounds, and facilities.			X
Policy 4: Encourage the construction of school facilities that are designed for flexibility and high levels of use.			X
Policy 5: Facilitate the appropriate location of childcare facilities as well as learning institutions from the preschool through the university levels.			X
Policy 6: Encourage outdoor learning opportunities and venues that reflect our unique natural environment and Native Hawaiian culture.			X
Objective C: To make Honolulu the center of higher education in the Pacific.			
Policy 1: Encourage continuing improvement in the quality of higher education in Hawai'i, as well as ways to make higher education more affordable.			X
Policy 2: Encourage the development of diverse opportunities in higher education.			X
Policy 3: Encourage research institutions to establish branches on O'ahu.			X
Policy 4: Establish Honolulu as a knowledge center and international Pacific crossroads hub.			X
Discussion: The proposed zone change is not directly related to the above objectives and policies related to health and education.			
X. CULTURE AND RECREATION			
Objective A: To foster the multiethnic culture of Hawai'i and respect the host culture of the Native Hawaiian people.			
Policy 1: Recognize the Native Hawaiian host culture, including its customs, language, history, and close connection to the natural environment, as a dynamic, living culture and as an integral part of O'ahu's way of life.			X
Policy 2: Promote the preservation and enhancement of local cultures, values, and traditions.			X
Policy 3: Encourage greater public awareness, understanding, and appreciation of the cultural heritage and contributions to Hawai'i made by O'ahu's various ethnic groups.			X
Policy 4: Foster equity and increased opportunities for positive interaction among people with different ethnic, social, and cultural backgrounds.			X
Policy 5: Preserve the identities of the historical communities of O'ahu.			X
Objective B: To protect, preserve and enhance O'ahu's cultural, historic, architectural, and archaeological resources.			
Policy 1: Promote the restoration and preservation of early Hawaiian structures, artifacts, and landmarks.			X
Policy 2: Identify and, to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.			X
Policy 3: Cooperate with the State and federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, architectural, and archaeological resources.			X
Policy 4: Promote the interpretive and educational use of cultural, historic, architectural, and archaeological sites, buildings, and artifacts.			X
Policy 5: Seek public and private funds, and encourage public participation and support, to protect, preserve and enhance social, cultural, historic, architectural, and archaeological resources.			X
Policy 6: Provide incentives for the restoration, preservation, maintenance, and enhancement of social, cultural, historic, architectural, and archaeological resources.			X

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Policy 7: Encourage the protection of areas that are historically important to Native Hawaiian cultural practices and to the cultural practices of other ethnicities, in order to further preserve and continue these practices for future generations.			X
Objective C: To foster the visual and performing arts.			
Policy 1: Encourage and support programs and activities for the visual and performing arts.			X
Policy 2: Encourage creative expression and access to the arts by all segments of the population.			X
Policy 3: Provide permanent art in appropriate City public buildings and places.			X
Objective D: To provide a wide range of recreational facilities and services that are readily available to residents and visitors alike, and to balance access to natural areas with the protection of those areas.			
Policy 1: Develop, maintain, and expand a community-based park system to meet the needs of the diverse communities on O'ahu.			X
Policy 2: Develop, maintain, and expand a system of regional parks and specialized recreation facilities, based on the cumulative demand of residents and visitors.			X
Policy 3: Develop, maintain, and improve urban parks, squares, and beautification areas in high-density urban places.			X
Policy 4: Encourage public and private natural reserves and botanical and zoological parks to foster greater awareness and appreciation of the natural environment.			X
Policy 5: Encourage the State to develop, improve, and maintain a system of natural resource-based parks, such as beach, shoreline, and mountain parks.			X
Policy 6: Ensure that public recreational facilities balance the demand for facilities against capital and operating cost constraints so that they are adequately sized and properly maintained.			X
Policy 7: Ensure and maintain convenient and safe access to beaches, ocean environments and mauka recreation areas in a manner that protects natural and cultural resources.			X
Policy 8: Encourage ocean and water-oriented recreation activities that do not adversely impact the natural environment and cultural assets, or result in overcrowding or overuse of beaches, shoreline areas and the ocean.			X
Policy 9: Require all new developments to provide their residents with adequate recreation space.			X
Policy 10: Utilize our unique natural environment in a responsible way to promote cultural events and activities, and maintain cultural practices.			X
Policy 11: Encourage the after-hours, weekend, and summertime use of public school facilities for recreation.			X
Policy 12: Provide for safe and secure use of public parks, beaches, and recreation facilities.			X
Policy 13: Create and promote recreational venues for kupuna and keiki and for kamaʻāina and malihini.			X
Policy 14: Encourage the State and federal governments to transfer excess and underutilized land to the City for public recreation use.			X
Discussion: The proposed zone change is not directly related to the above objectives and policies on culture and recreation.			
XI. GOVERNMENT OPERATIONS AND FISCAL MANAGEMENT			
Objective A: To promote increased efficiency, effectiveness, and responsiveness in the provision of government services by the City and County of Honolulu.			
Policy 1: Maintain and adequately fund City government services at the level necessary to be effective.			X
Policy 2: Promote alignment and consolidation of State and City functions whenever more efficient and effective delivery of government programs and services may be achieved.			X
Policy 3: Ensure that government attitudes, actions, and services are sensitive to community needs and concerns, and held accountable to the public trust.			X
Policy 4: Sufficiently fund and staff the timely preparation, maintenance, and update of public policies and plans to guide and coordinate City programs and regulatory responsibilities.			X
Policy 5: Expand the adoption of technology across all City agencies to achieve greater transparency, efficiency, and accountability to the general public throughout government operations.			X
Objective B: To ensure fiscal integrity, responsibility, and efficiency by the City government in carrying out its responsibilities.			
Policy 1: Provide for a balanced budget.			X
Policy 2: Allocate fiscal resources of the City to efficiently implement the policies of the General Plan and the DP5 and SCPs.			X
Policy 3: Ensure accountability and transparency in government operations.			X
Objective C: To achieve equitable outcomes for City programs, policies, and allocation of resources throughout the Oʻahu community.			
Policy 1: Promote policies that actively address and eliminate disparate outcomes for historically underserved communities.			X
Policy 2: Seek equitable distribution of City investments towards promoting employment opportunities, infrastructure, and other community benefits appropriate to the community needs and proportionate to the population size.			X
Policy 3: Promote adherence to processes that advance procedural, distributional, structural, intergenerational, and cultural equity within the City.			X
Policy 4: Provide resources for City employees to understand and actively advance equity solutions within all agencies of City government.			X
Discussion: The proposed zone change is not related to the above objectives and policies on government operations and fiscal management.			

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