



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA ("SMA") USE PERMIT FOR THE PUNALUU STREAM RESTORATION PROJECT.

WHEREAS, on August 26, 2021 the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2021/SMA-45) from the Kamehameha Schools (the "Applicant") for a SMA Use Permit to allow restoration of the Punaluu Stream on an approximately 599-acre site zoned AG-2 General Agricultural District, Country District and P-1 Restricted Preservation District, located in the Punaluu watershed, Punaluu, Oahu, and identified by Tax Map Keys 5-3-001: 041 and 052, and 5-3-003: 001, as depicted in Exhibits A through E attached hereto; and

WHEREAS, the restoration activity will occur on a 121-acre portion of the site, 53.1 acres of which are located within the SMA (the "Project"); and

WHEREAS, on October 15, 2021, the DPP held a public hearing which was attended by the Agent, Applicant (attended remotely), DPP staff members, and the Department of Information Technology support staff. No member of the public was in attendance in person, virtually over the phone, or online; therefore, no one provided oral testimony in person or virtually at the hearing; and

WHEREAS, on November 15, 2021, within 20 working days after the close of the Public Hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu, and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation and approval to the City Council by Departmental Communication D-767; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on 11/18/21, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the City Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Construction shall be in general conformity with the Project described herein and shown on the plans attached hereto as Exhibits F through V. Any changes in the size or nature of the Project, which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu, and Chapter 205-A,



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Hawaii Revised Statutes (HRS), shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and, therefore, permitted under this resolution, upon review and approval of the Director of the DPP.

- B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
- C. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
- D. The Applicant shall coordinate with the U. S. Fish and Wildlife Service (USFWS) to comply with all of the following conditions relating to flora and fauna mitigation measures:
 - 1. Prior to any site work, a qualified biological monitor shall conduct Hawaiian waterbirds and nest surveys at the site;
 - 2. The USFWS shall be notified of, and provided with the results of the pre-construction Hawaiian waterbirds survey immediately prior to Project initiation;
 - 3. Any observed or documented nests or broods within the Project vicinity shall be reported to the USFWS within 48 hours of discovery;
 - 4. A 100-foot buffer shall be established and maintained around all active nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alternation may occur within this buffer;
 - 5. If a listed Hawaiian waterbird(s) is observed within the Project site, or flies into the site while activities are occurring (within 100 feet), all potentially disruptive activities (including human activity, mechanical or construction disturbance) shall be stopped until the animal(s) voluntarily leave the area;



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6. A biological monitor shall be present on the Project site during all construction or earth moving activities to ensure that Hawaiian waterbirds and nests are not adversely impacted;
 7. To minimize impacts to the Hawaiian hoary bat's habitat, woody plants greater than 15 feet in height shall not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15); and
 8. Prior to site work, a qualified biologist shall survey the site for potential nesting Oahu Elepaio. No potentially disruptive activities during the breeding season shall occur.
- E. Approval of this SMA Use Permit does not constitute compliance with any other Land Use Ordinance (LUO) or other governmental requirements, including grading and grubbing permits. They are subject to separate review and approval. The Applicant will be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- F. The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit. Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which the report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or, (b) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.



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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Joey Char, Land Asset Manager Community Engagement and Resources Group, Kamehameha Schools, 567 South King Street, Suite 200, Honolulu, Hawaii 96813; Brendan Belby, ICF Project Manager, ICF, 980 9th Street, Suite 1200, Sacramento, California 95814; Dean Uchida, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

Tony Watt

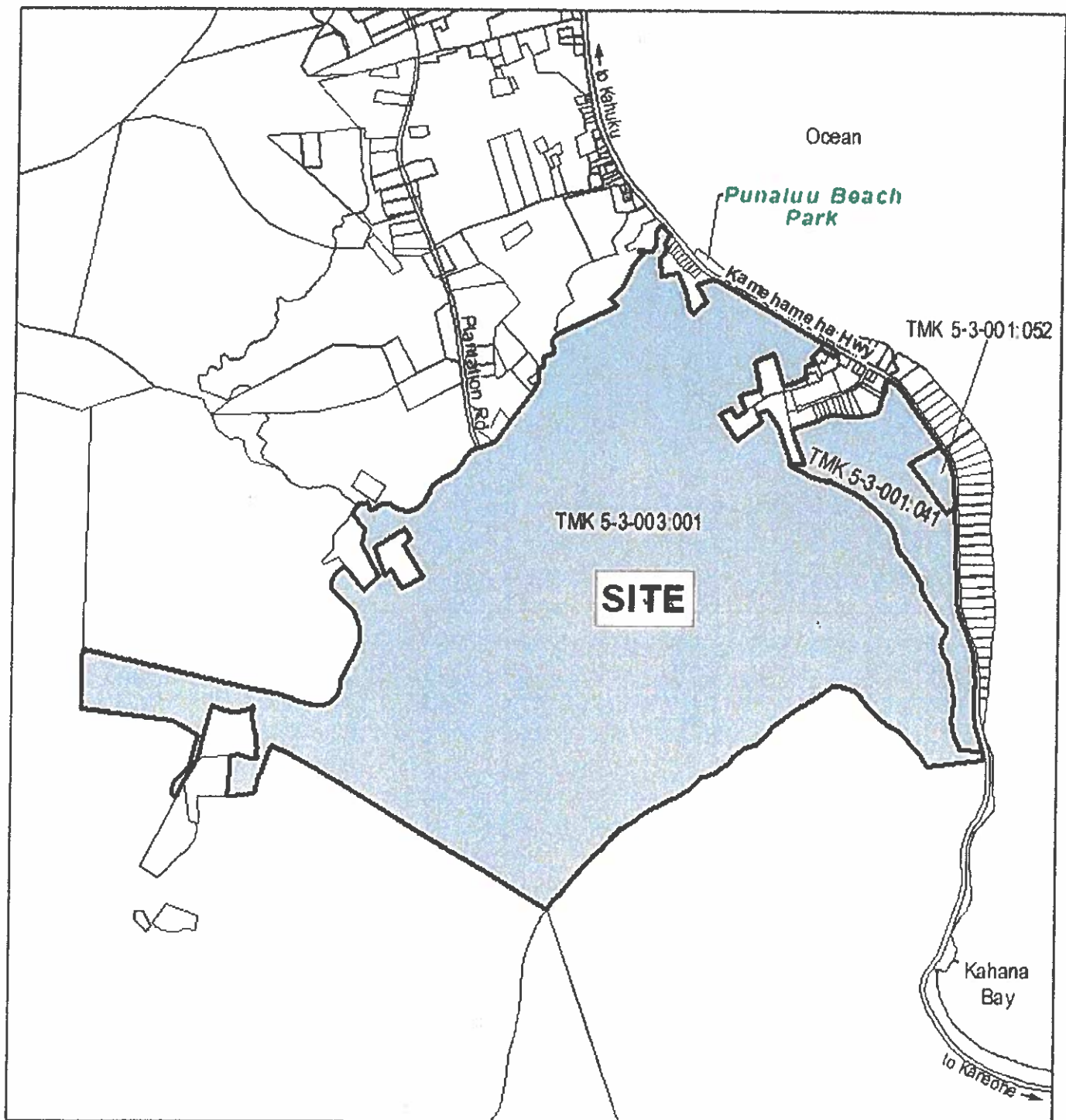
(br)

DATE OF INTRODUCTION:

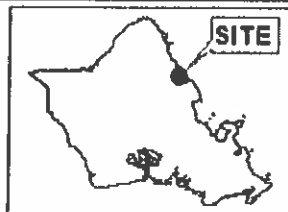
NOV 24 2021

Honolulu, Hawaii

Councilmembers



1,500 750 0 1,500
Scale in feet



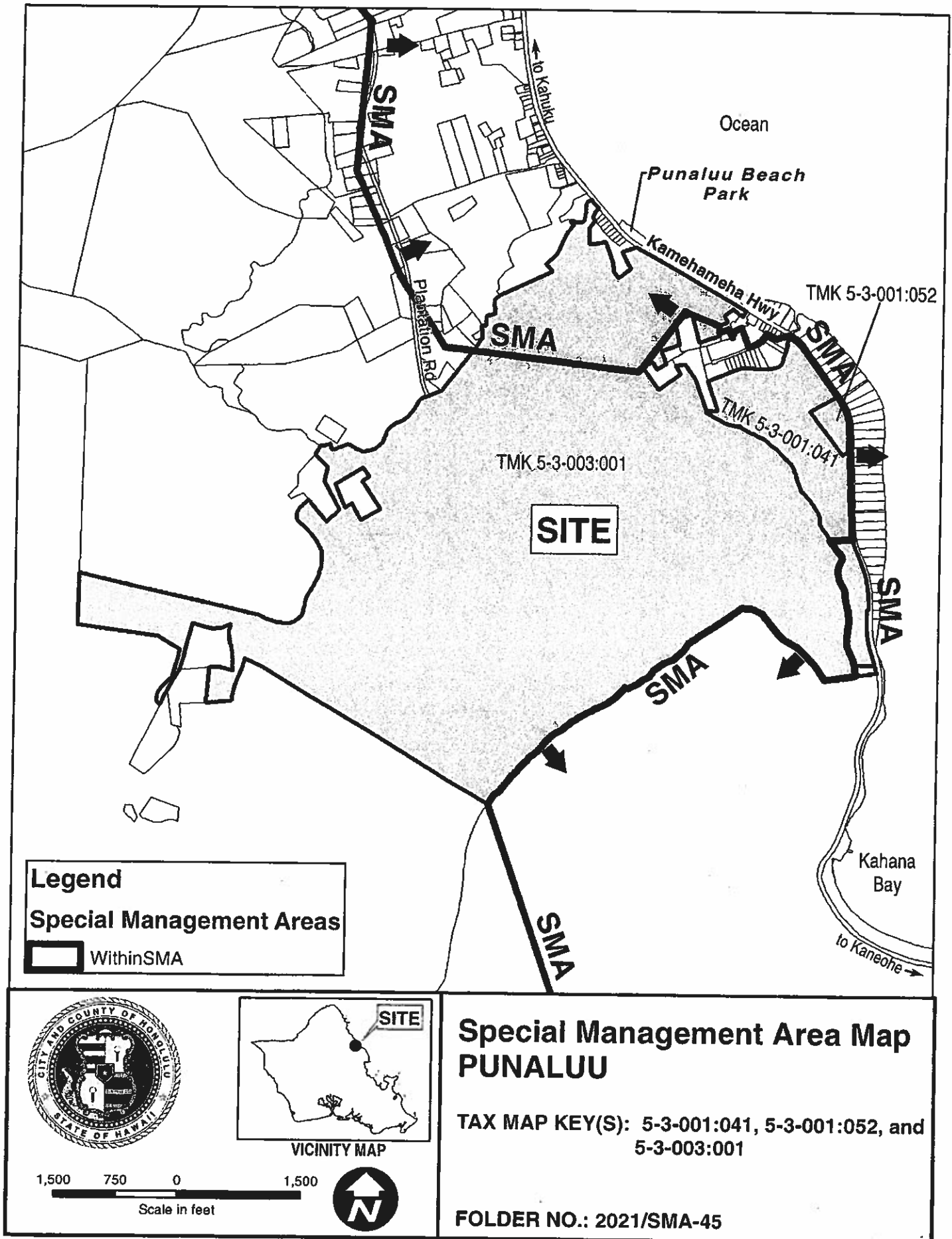
VICINITY MAP

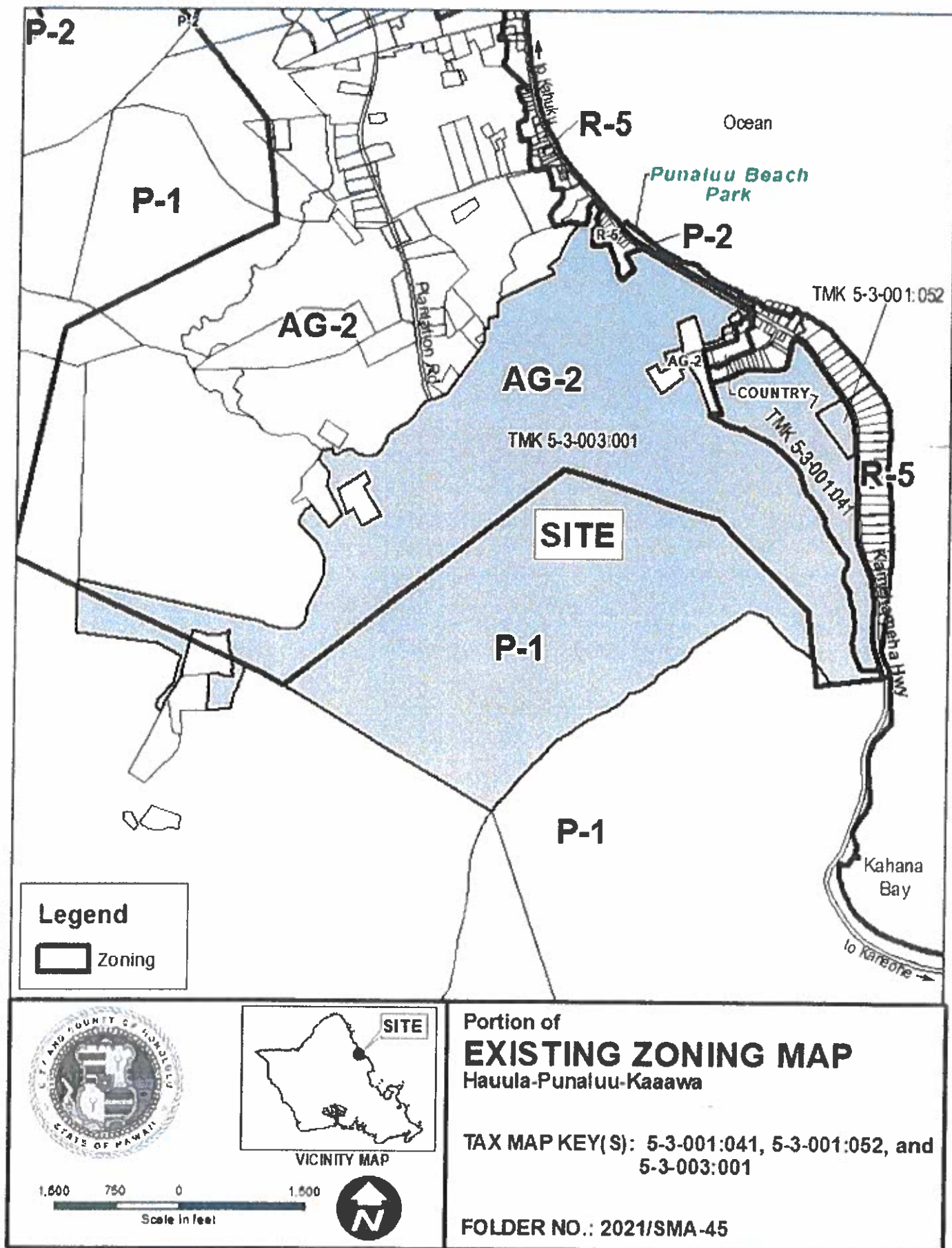


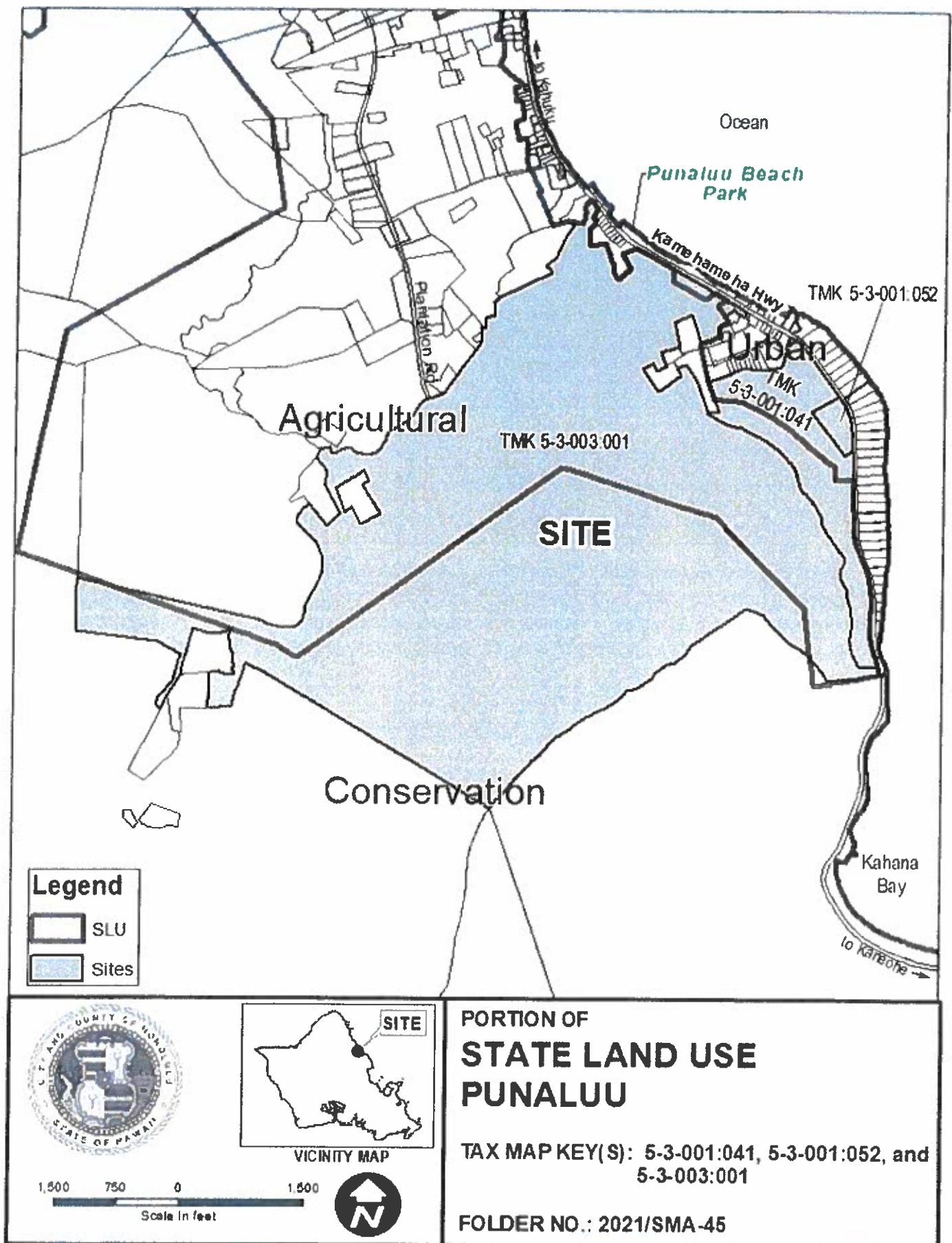
LOCATION MAP PUNALUU

TAX MAP KEY(S): 5-3-001:041, 5-3-001:052, and
5-3-003:001

FOLDER NO.: 2021/SMA-45





















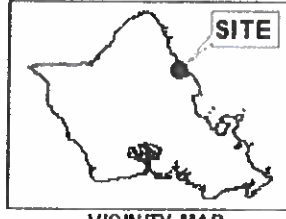
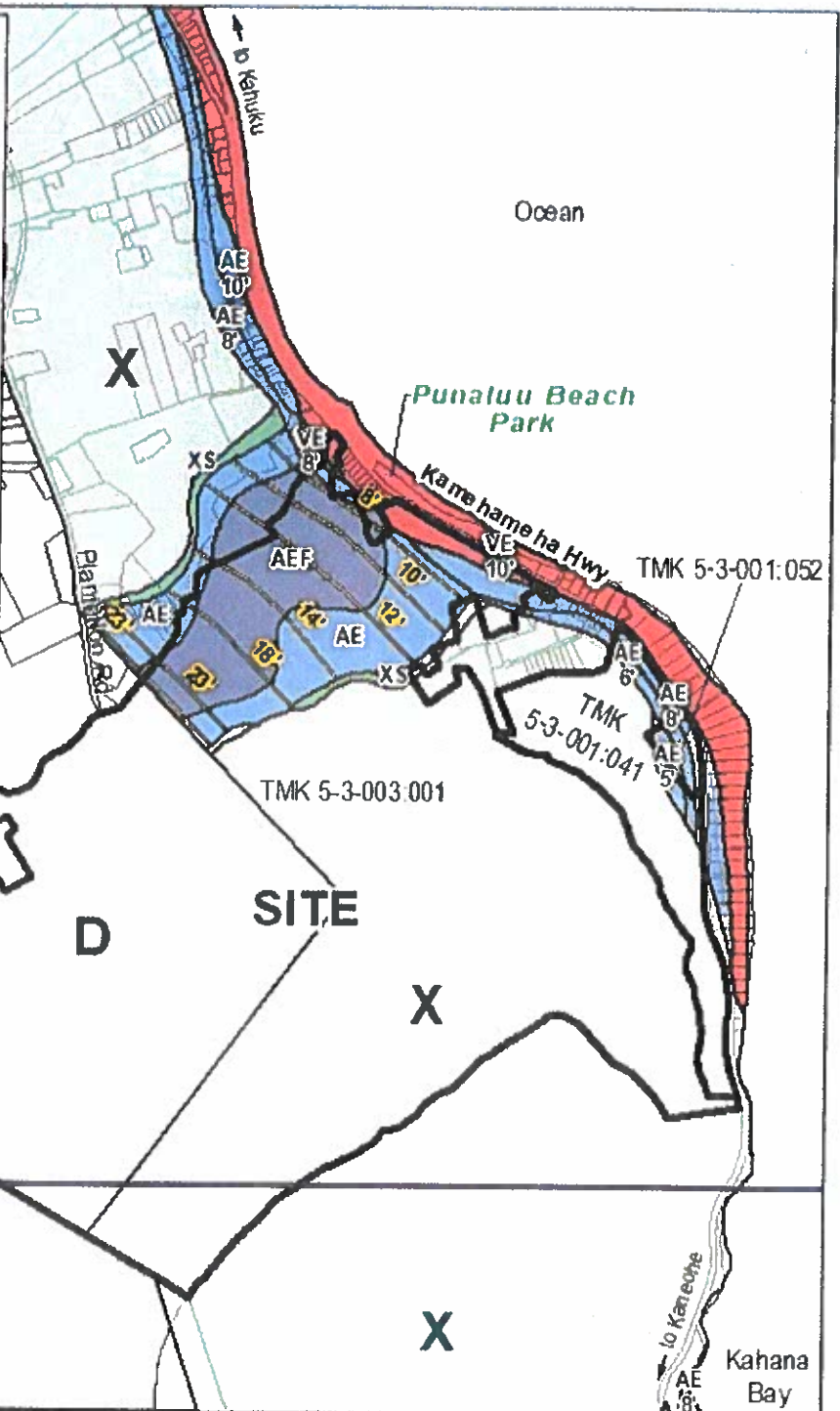
PORTION OF
**STATE LAND USE
PUNALUU**

TAX MAP KEY(S): 5-3-001:041, 5-3-001:052, and
5-3-003:001

FOLDER NO.: 2021/SMA-45

Legend

-  Sites
-  Flood Elevation Lines 2014
-  FIRM Flood Panel (Index) 2014
-  A
-  AE
-  AEF
-  AH
-  AO
-  D
-  VE
-  VE and FLOODWAY
-  X
-  X PROTECTED BY LEVEE
-  XS



1,500 750 0 1,500
Scale in feet



FLOOD HAZARD MAP PUNALUU

TAX MAP KEY(S): 5-3-001:041, 5-3-001:052, and
5-3-003:001

FOLDER NO.: 2021/SMA-45

Legend

- Existing culvert
- New culvert
- River station
- Raise elevation
- Lower elevation
- New setback berm with new Green Valley Road
- New unpaved access route
- Decommission Green Valley Road
- Existing unpaved road
- Punalu'u Stream
- Existing topographic contour (interval = 10 feet)
- Sub-basin boundary
- Non-KS tax parcel boundary
- New Kahana flow path

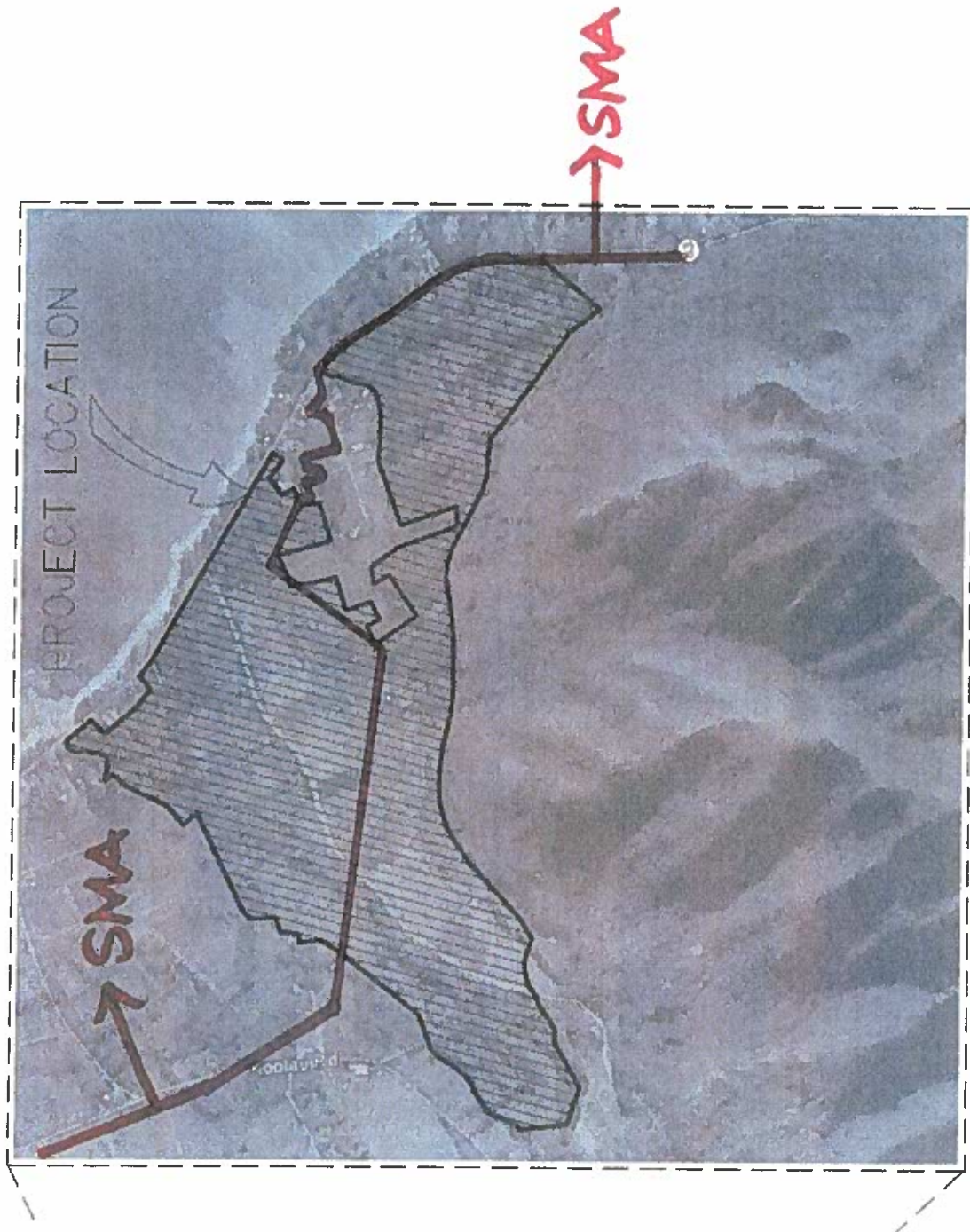
Scale: 0 to 300 Feet

North Arrow

Map Extent: 1000' x 1000'

Project Components:

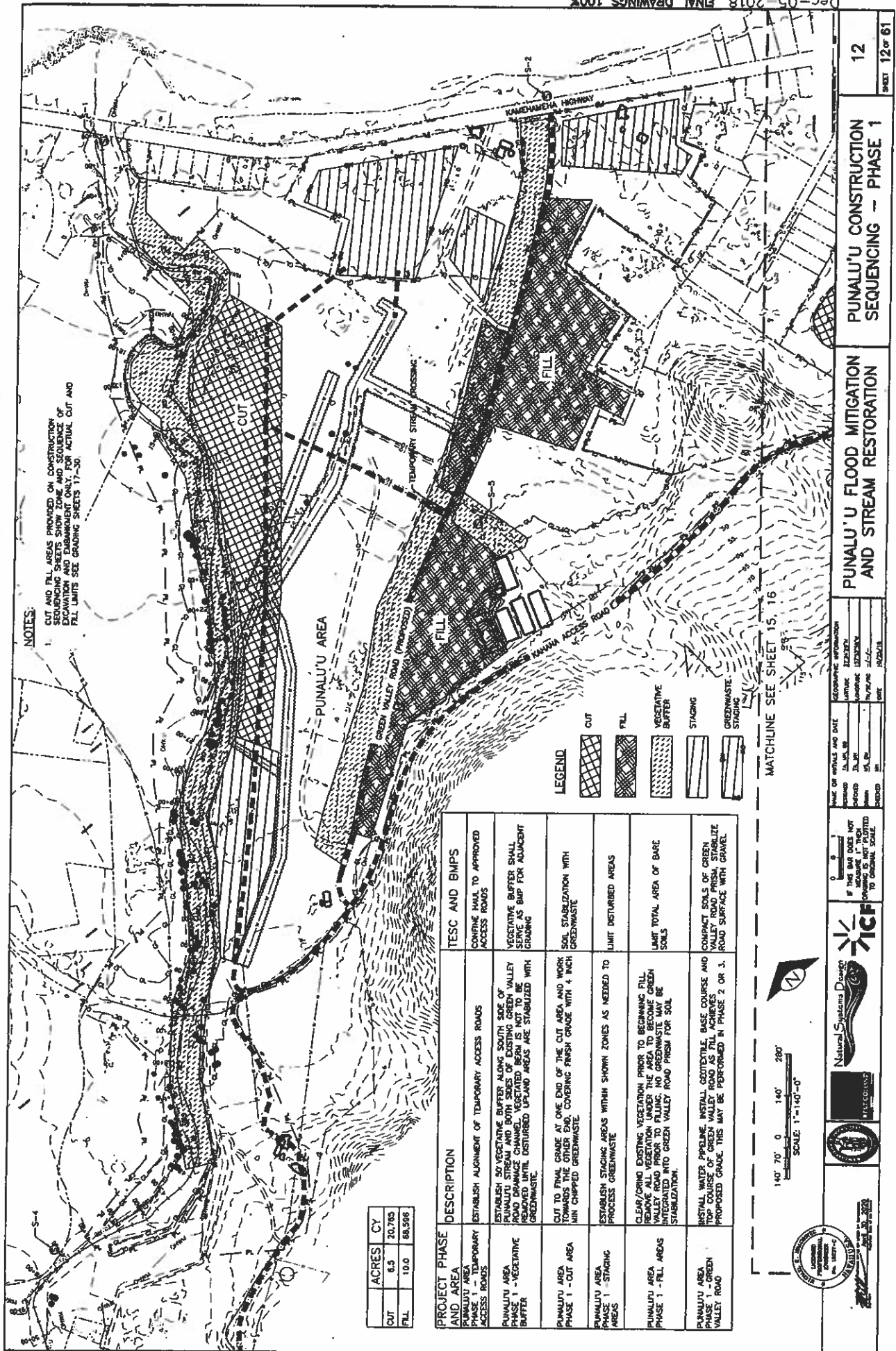
- 1. Deepen and widen existing on-site property
- 2. Reconfigure for topography to improve flow into primary culvert inlet
- 3. Raise to Green Valley Road on top of embankment
- 4. Remove buffer along stream
- 5. Reconfigure for topography to improve flow into primary culvert inlet
- 6. Raise to Green Valley Road on top of embankment
- 7. Reconfigure for topography to improve flow into primary culvert inlet
- 8. Reconfigure for topography to improve flow into primary culvert inlet
- 9. Reconfigure for topography to improve flow into primary culvert inlet
- 10. Reconfigure for topography to improve flow into primary culvert inlet

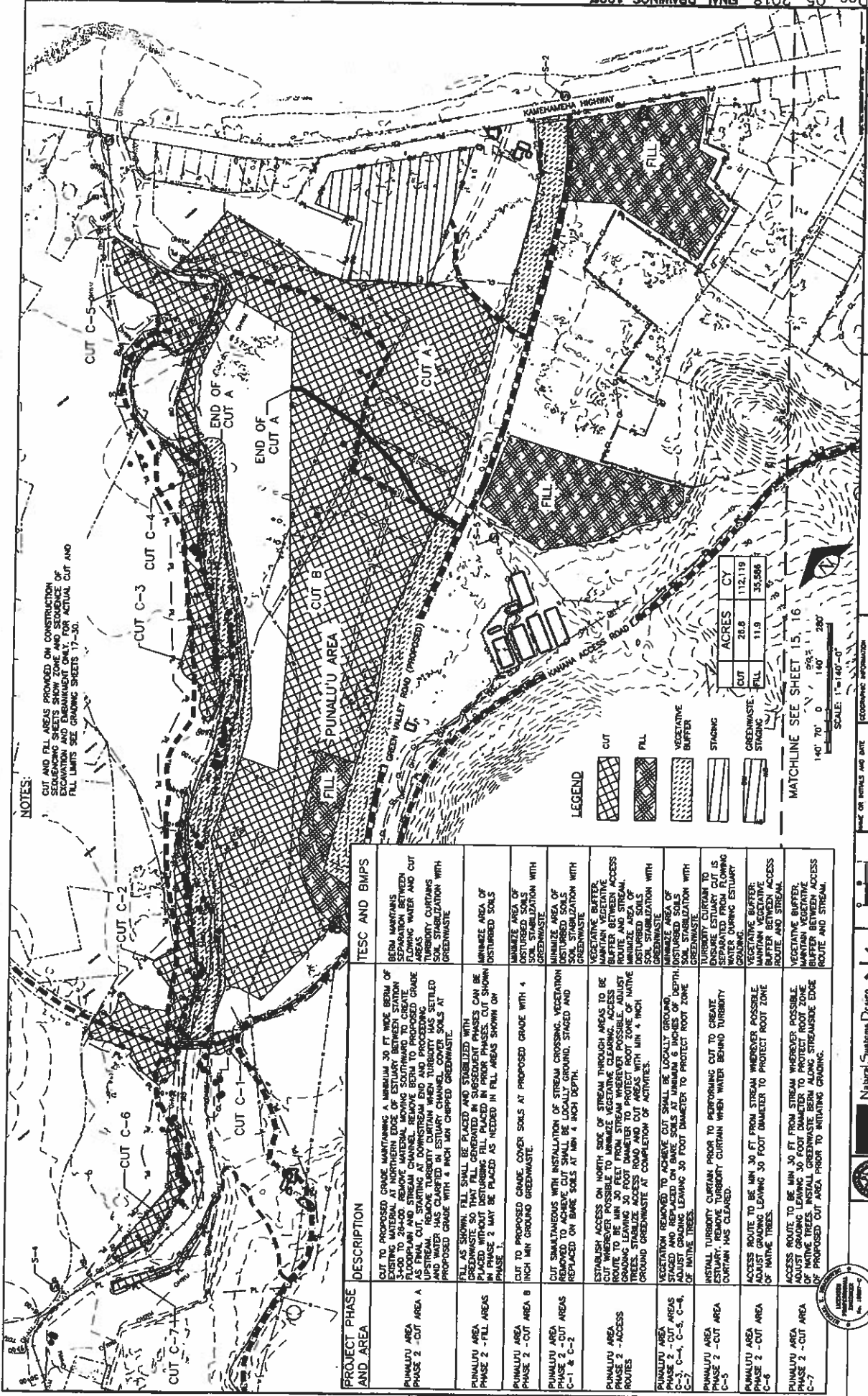


PROJECT SITE

EXHIBIT G

EXHIBIT H





DATE OF INITIALS AND DATE

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

IN CHARGE: [Signature]

RECORD: [Signature]

COORDINATING INFORMATION

APPROVED: [Signature]

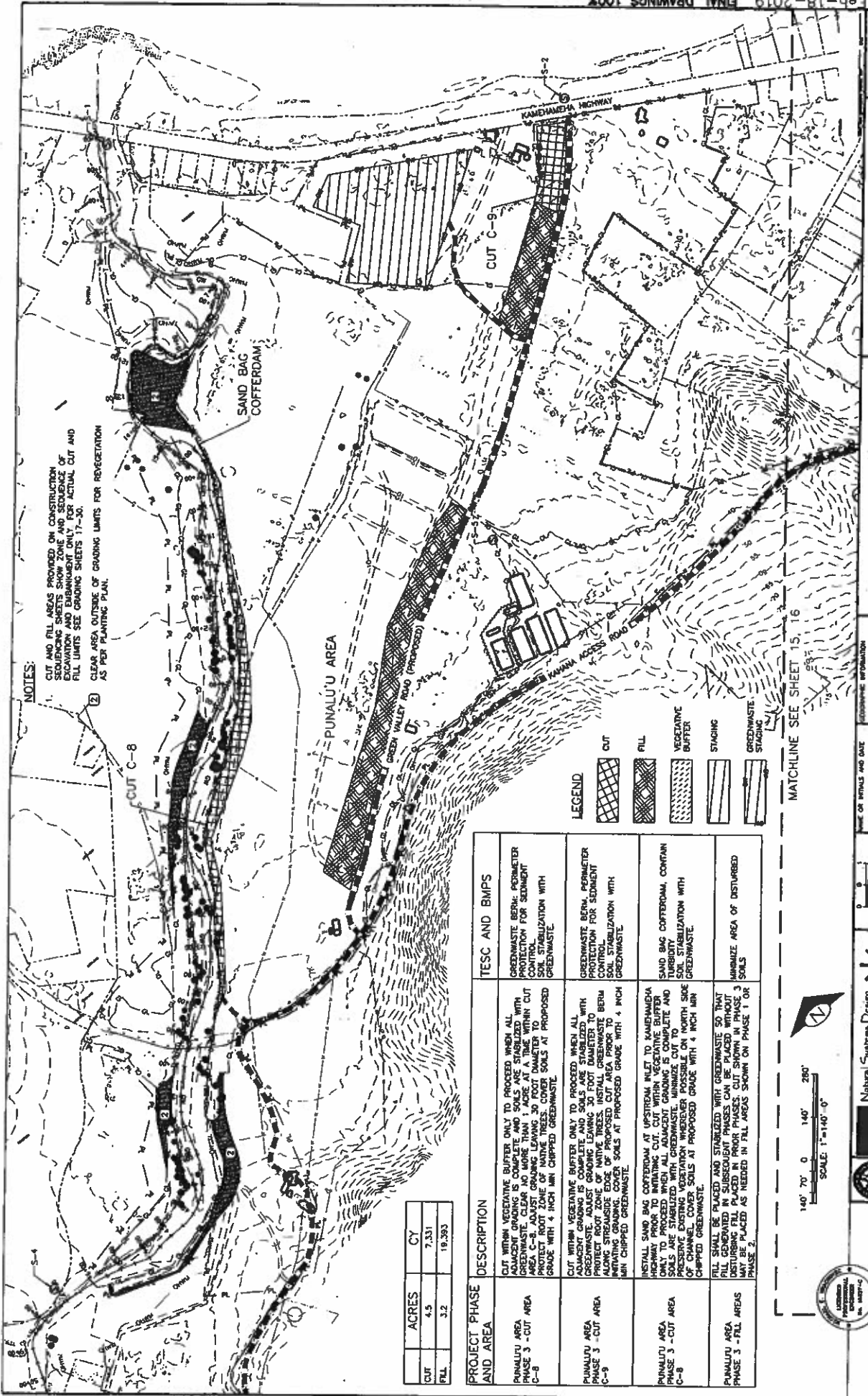
DATE: [Date]

13

PUNALU'U FLOOD MITIGATION AND STREAM RESTORATION SEQUENCING - PHASE 2

SHEET 13 OF 61

EXHIBIT I



14

PUNALU'U CONSTRUCTION SEQUENCING - PHASE 3

PUNALU'U FLOOD MITIGATION AND STREAM RESTORATION

14

SHEET 14 OF 61

DATE OF INITIALS AND DATE

DESIGNED BY: J. M. M.

CHECKED BY: J. M. M.

APPROVED BY: J. M. M.

DATE: 10/10/19

ICF

Natural Systems Design

1" = 140' - 0"

140' 70' 0 140' 280'

EXHIBIT J

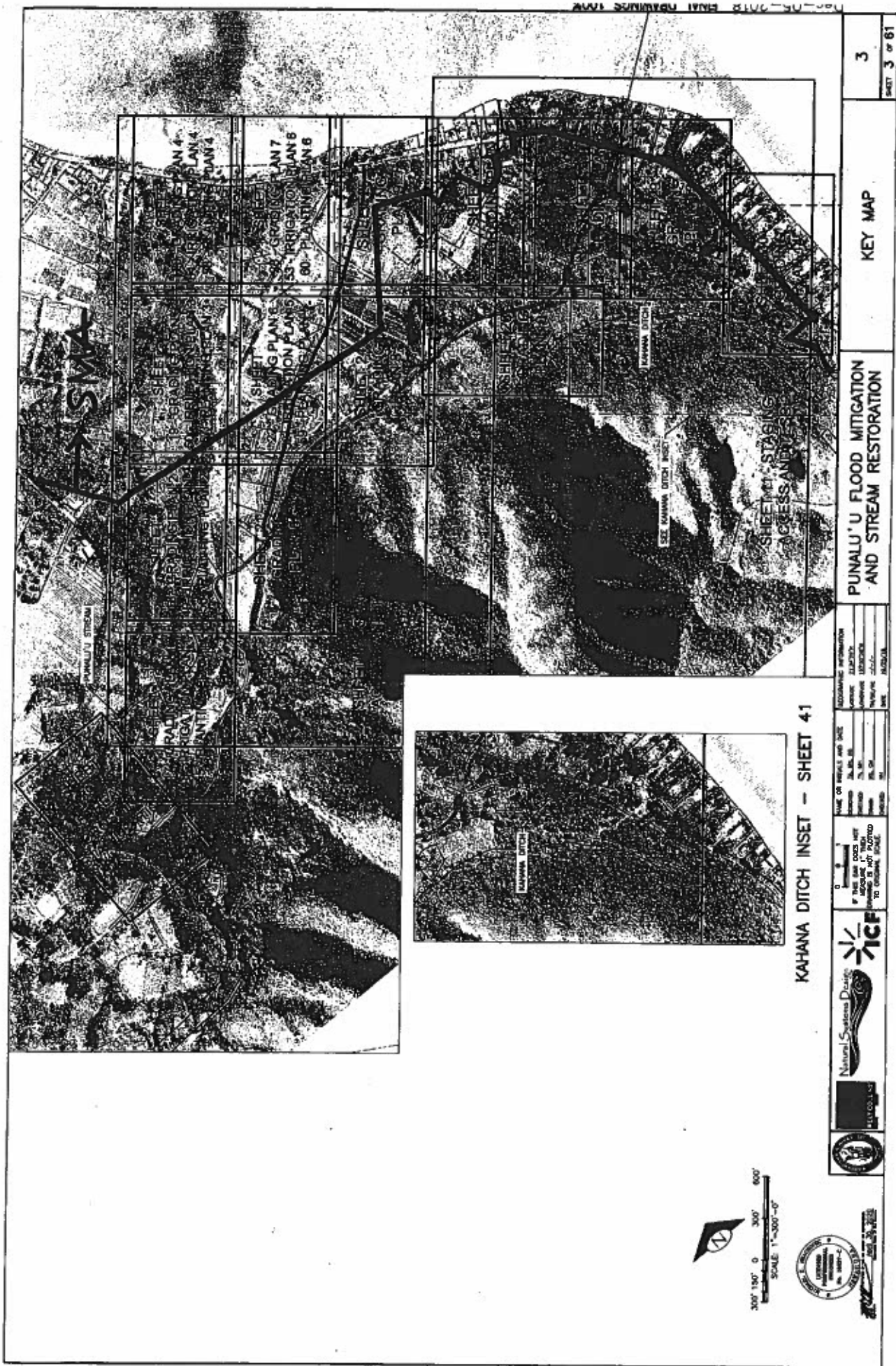


EXHIBIT K

GENERAL LEGEND

	PROPERTY/PARCEL LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING ACCESS ROAD
	TEMPORARY ACCESS ROAD
	EXISTING ORDINARY HIGH WATER MARK
	PROPOSED ORDINARY HIGH WATER MARK
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROJECT LIMIT
	GRADING LIMIT
	GREEN WASTE STAGING AREA
	SILT FENCE OR GREENWASTE BERM
	TURBIDITY CURTAIN
	EXISTING OVERHEAD POWER LINE
	PROPOSED DITCH CENTERLINE
	PROPOSED STREAM BYPASS
	TEMPORARY STREAM CROSSING
	DEMOLITION/REMOVAL AREA
	STAGING AREA/GREENWASTE PROCESSING AREA
	REVEGETATION AREA TO BE CLEARED OUTSIDE OF GRADING LIMIT
	PROPOSED CULVERT
	EXISTING STRUCTURE
	EXISTING CULTURAL AREA
	NATIVE TREE TO PROTECT
	NATIVE TREE TO RELOCATE
	TURBIDITY MONITORING STATION AND NUMBER

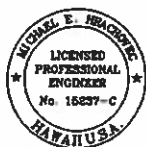
DETAIL A



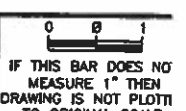
A
↑

SECTION
SCALE: 1"

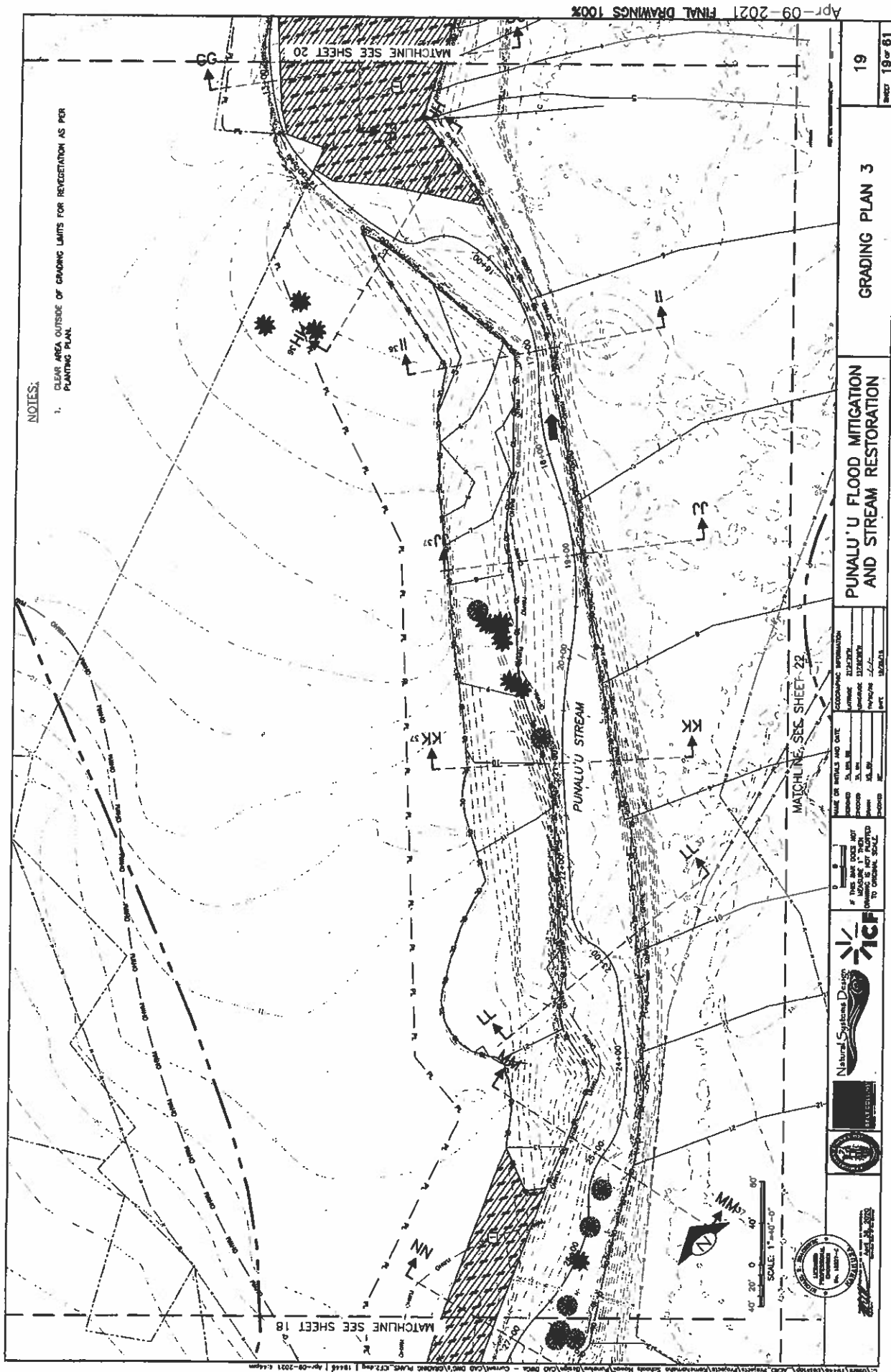
EXHIBIT L

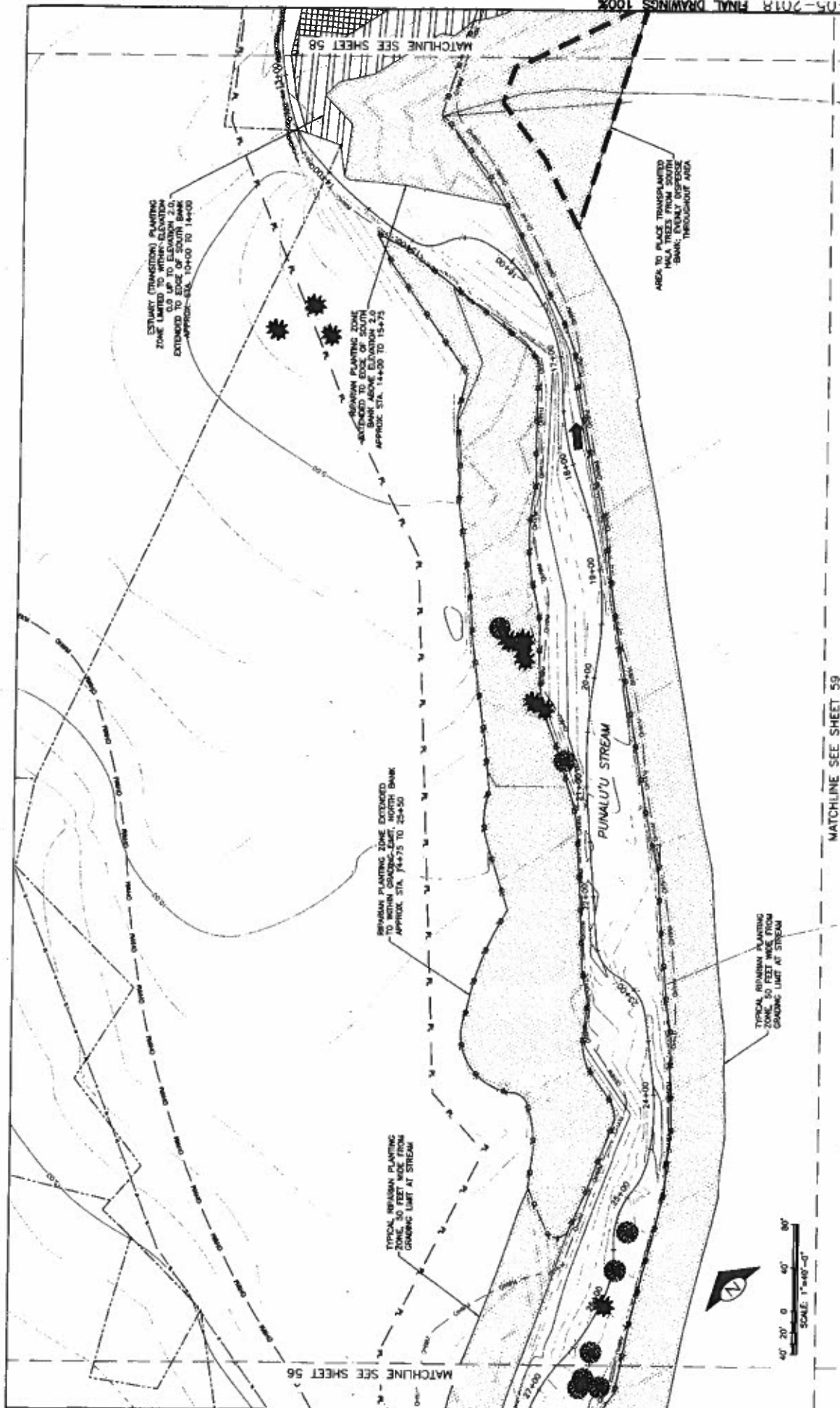


APPROVED BY ME OR UNDER MY SUPERVISION
April 30, 2020
Expiring Date of the License



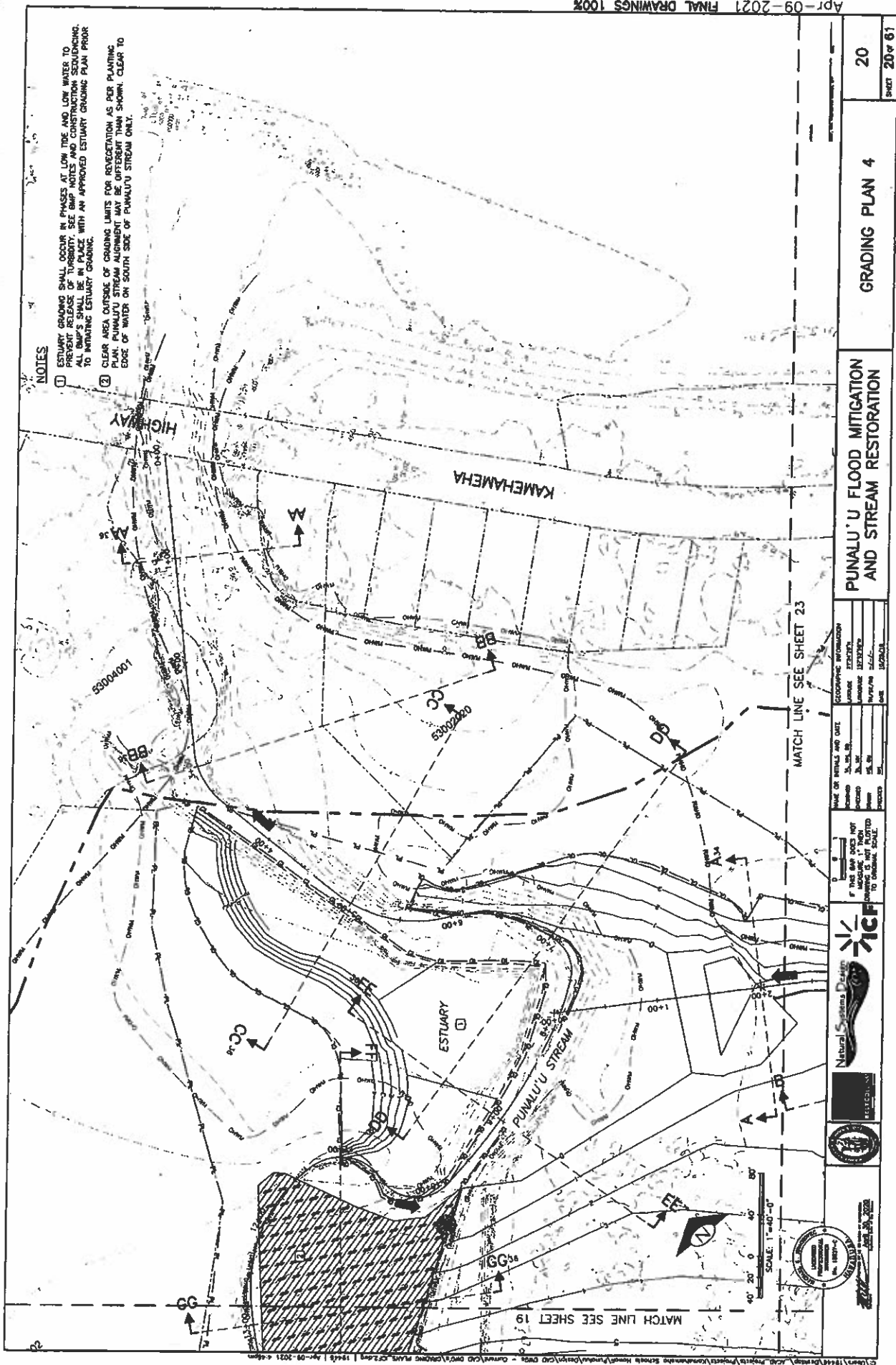
IF THIS BAR DOES NOT
MEASURE 1" THEN
DRAWING IS NOT PLOTTED
TO ORIGINAL SCALE.





PUNALU'U FLOOD MITIGATION AND STREAM RESTORATION		PLANTING PLAN 3	57	SHEET 57 OF 61										
		<table border="1"> <tr> <th>NAME OF REVIEWER AND DATE</th> <th>REVIEWING INFORMATION</th> </tr> <tr> <td>DESIGNED BY: [Name]</td> <td>DATE: [Date]</td> </tr> <tr> <td>DRAWN BY: [Name]</td> <td>DATE: [Date]</td> </tr> <tr> <td>CHECKED BY: [Name]</td> <td>DATE: [Date]</td> </tr> <tr> <td>APPROVED BY: [Name]</td> <td>DATE: [Date]</td> </tr> </table>			NAME OF REVIEWER AND DATE	REVIEWING INFORMATION	DESIGNED BY: [Name]	DATE: [Date]	DRAWN BY: [Name]	DATE: [Date]	CHECKED BY: [Name]	DATE: [Date]	APPROVED BY: [Name]	DATE: [Date]
NAME OF REVIEWER AND DATE	REVIEWING INFORMATION													
DESIGNED BY: [Name]	DATE: [Date]													
DRAWN BY: [Name]	DATE: [Date]													
CHECKED BY: [Name]	DATE: [Date]													
APPROVED BY: [Name]	DATE: [Date]													

EXHIBIT N



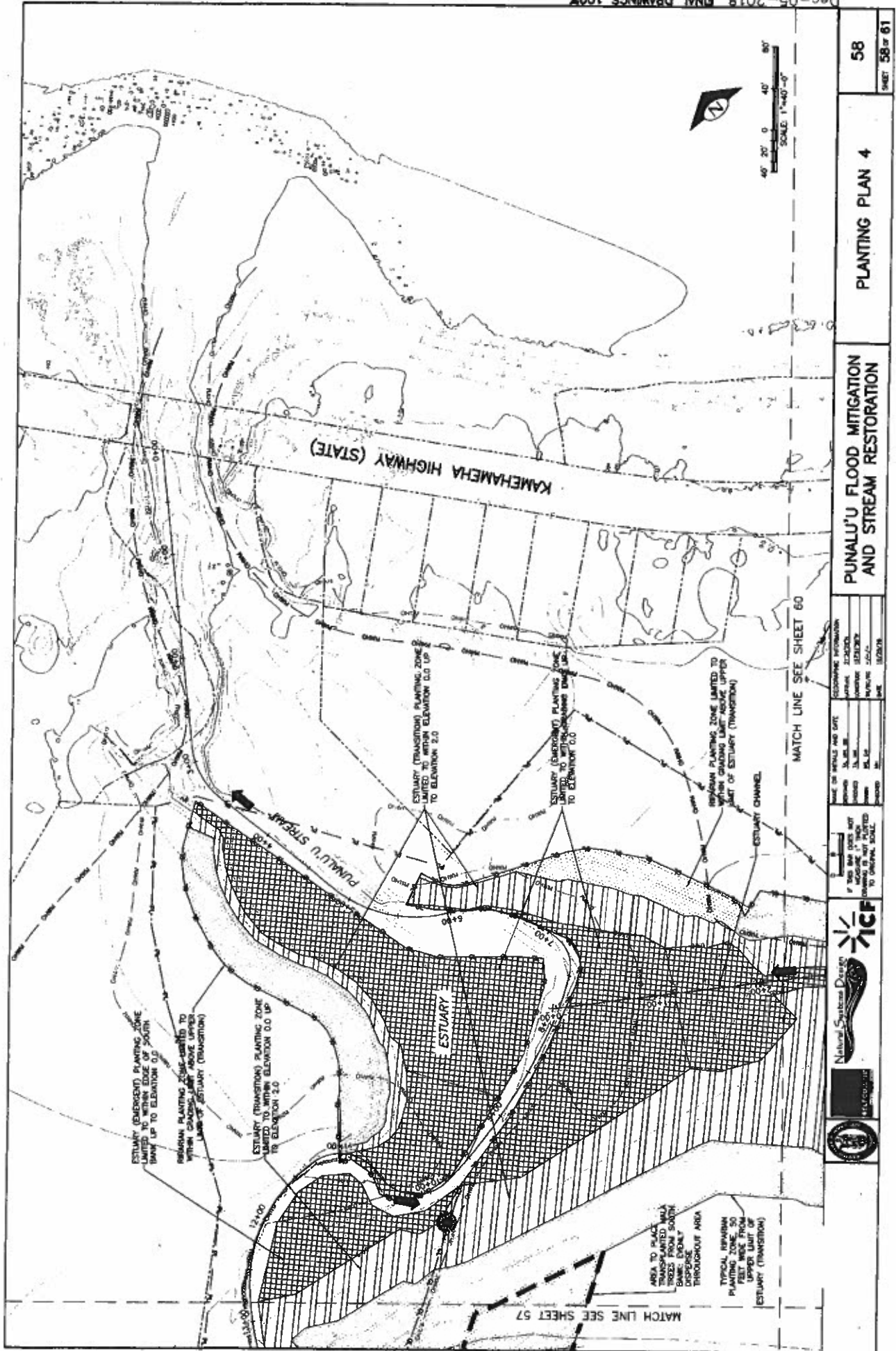


EXHIBIT P



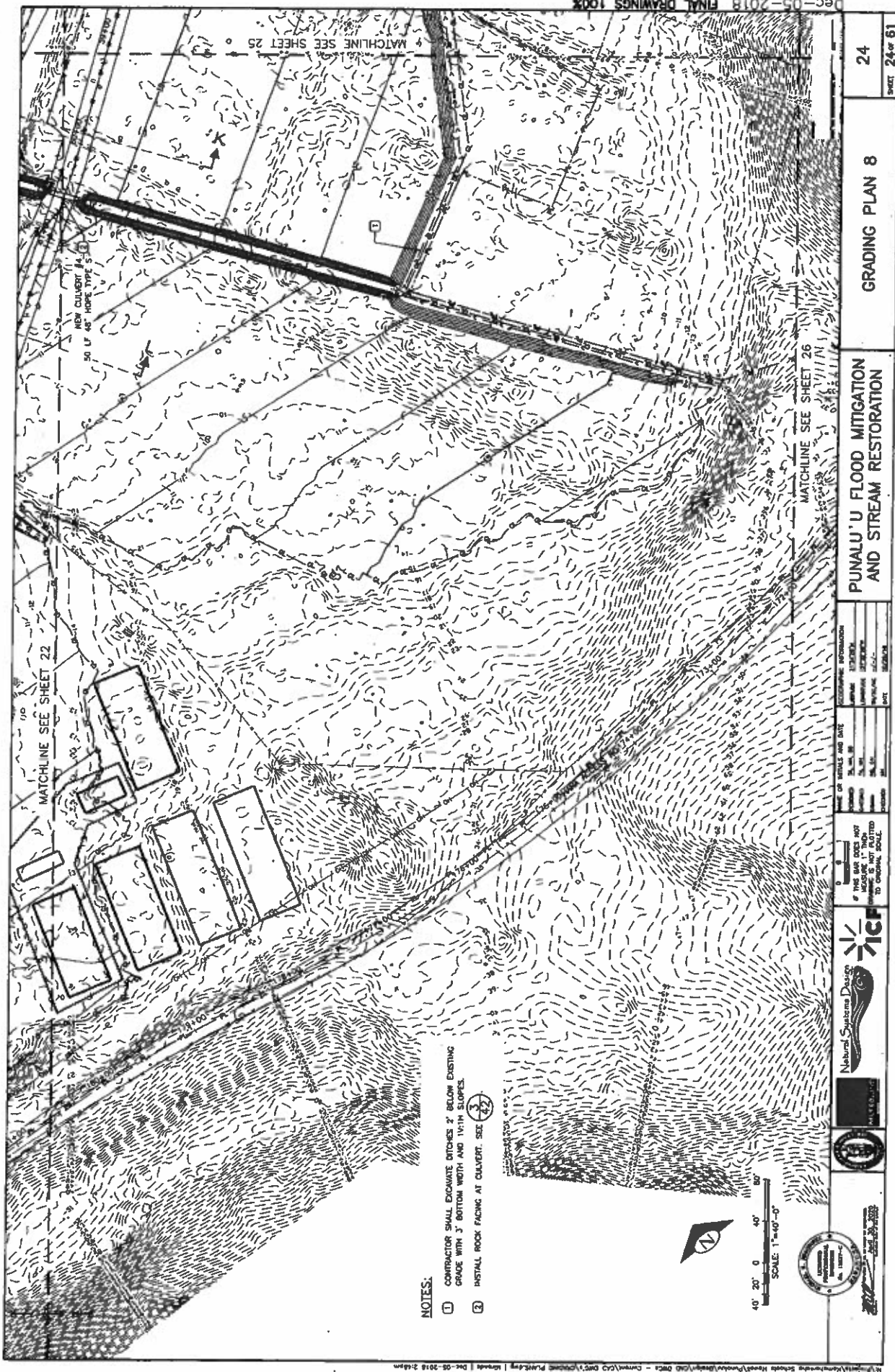


EXHIBIT U

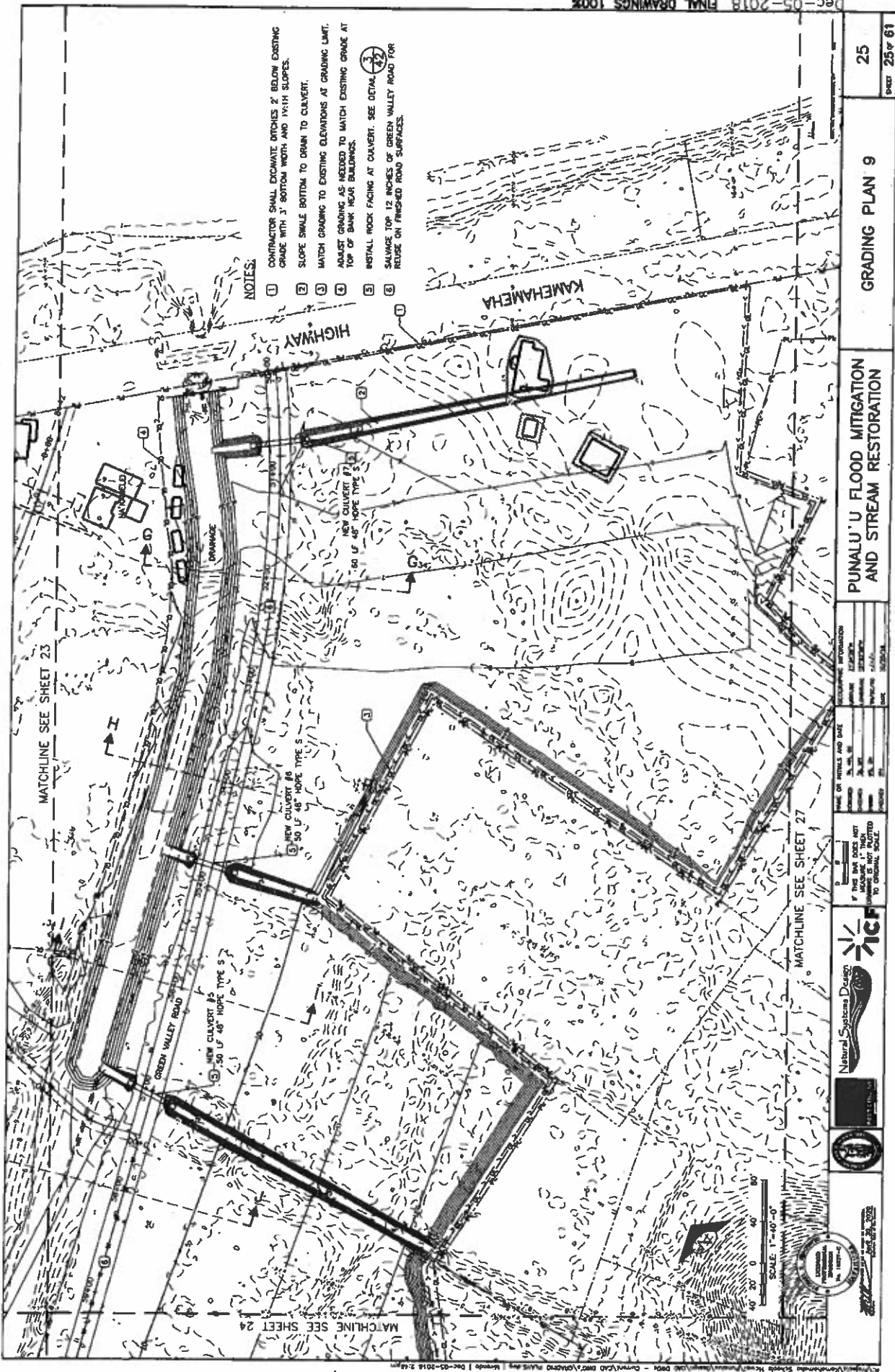


EXHIBIT V