

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
May 24, 2023

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 23-90 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA ("SMA") USE PERMIT AND SHORELINE SETBACK VARIANCE ("SV") TO ALLOW ROADWAY AND PEDESTRIAN SAFETY IMPROVEMENTS ALONG KAMEHAMEHA HIGHWAY AT TAX MAP KEYS ("TMKS") 6-1-005: 023, 024, 6-1-009: 004, 021, AND 022, 6-1-010: 019 AND 020 IN HALEIWA, NORTH SHORE,"

as transmitted by Departmental Communication 302 (2023) ("D-302 (2023)"), from the Department of Planning and Permitting ("DPP"), dated April 28, 2023, and introduced on May 4, 2023, reports as follows:

The purpose of Resolution 23-90 is to grant a Special Management Area ("SMA") Use Permit and Shoreline Setback Variance ("SV") to the State of Hawai'i, Department of Transportation, Highways Division ("Applicant"), to allow for the construction of roadway and pedestrian safety improvements on approximately 3 acres of various zoning lots, located in the AG-1 Restricted Agricultural District and the right of way on Kamehameha Highway in the vicinity of Laniakea Beach, and identified as TMKs 6-1-005:023 and 024; 6-1-009:004, 021, and 022; and 6-1-010:019 and 020 (the "Project").

In D-302 (2023), the DPP reported that the proposed Project allows for the construction of road improvements necessary to address pedestrian safety, shoreline erosion, congestion, and roadway reliability along Kamehameha Highway in the vicinity

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **JUN 7 2023**

COMMITTEE REPORT NO. **155**

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of Laniakea Beach. The Project will be approximately 1,000 feet (ft.) in length and will consist of realigning a portion of the highway about 90 ft. mauka; adding grass pavers, vehicle guard rails, a vehicle control gate, streetlights, and a bridge; converting the existing roadway into a shared use path; and drainage improvements. A majority of the Project is within the shoreline setback.

Your Committee notes that the DPP, after a public hearing held on March 30, 2023, recommends approval of the SMA Use Permit and SV, subject to the conditions set forth in the Resolution.

At your Committee's meeting on May 24, 2023, the Applicant provided a brief presentation of the proposed Project and responded to questions from the Councilmembers.

The DPP Director and a representative from the DPP testified in support of the Resolution and responded to questions from the Councilmembers.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Use Permit and SV. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee considered and approved a CD1 version of the resolution (OCS2023-0485/5/31/2023 9:23 AM) that makes the following amendments:

A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND
SHORELINE SETBACK VARIANCE TO ALLOW ROADWAY AND
PEDESTRIAN SAFETY IMPROVEMENTS ALONG KAMEHAMEHA
HIGHWAY IN HALEIWA, NORTH SHORE."

CITY COUNCIL

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- B. In the first WHEREAS clause, clarifies the description of the Project.
- C. Adds a new second WHEREAS clause to provide that the Project, a majority of which is within the shoreline setback area, encompasses an approximately 1,000-foot portion of Kamehameha Highway; includes the realignment of a portion of the highway approximately 90 feet mauka; makes drainage improvements; and involves the addition of grass pavers, vehicle guard rails, streetlights, a vehicle control gate at Pohaku Loa Way, a new vehicular bridge over Lauhulu Stream, and the conversion of a portion of the existing roadway into a shared use path.
- D. Adds a new fourth WHEREAS clause, stating that at the public hearing held on March 30, 2023, 10 members of the public testified that they support the addition of a parking lot on the makai side of Kamehameha Highway.
- E. Adds a new fifth WHEREAS clause, stating that a parking lot on the makai side of Kamehameha Highway in the expanded shoreline area that would be created by relocating the highway further mauka would improve recreational access, traffic along the highway, and pedestrian safety and protect the area from any further development that may obstruct views of the ocean.
- F. Adds a new sixth WHEREAS clause, stating that the outcomes specified in the new fifth WHEREAS clause are consistent with the policies and objectives for development in the special management area as follows:
 - (1) To provide and manage adequate public access to public beaches;

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- (2) To support economic uses of the area by ensuring that coastal development is designed to minimize adverse social impacts in the coastal zone management area;
- (3) To protect and preserve the quality of coastal scenic and open space resources; and
- (4) To support development that is consistent with the O'ahu General Plan, which supports the reduction of traffic congestion, and the North Shore Sustainable Communities Plan, which supports establishing access to shoreline areas where justified by public demand, improving and expanding public access to the shoreline with vehicular parking, and improving mobility and connectivity for area residents,

pursuant to Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu 2021 ("ROH"), as they read prior to the enactment of Ordinance 23-4, and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS").

- G. In the seventh WHEREAS clause, provides that the DPP completed its report on April 28, 2023. Also adds references to ROH § 26-1.9 and Ordinance 23-3 (relating to shoreline setback variances) and HRS § 205A-46 (relating to variances).
- H. In the eighth WHEREAS clause, provides that the Council received the DPP's findings and recommendation on May 3, 2023, by Departmental Communication 302 (2023).
- I. In Condition A, provides that any change in the size or nature of the Project that may have a significant effect on coastal resources will require a new

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application, SMA Use Permit, and SV, which will be processed in accordance with the provisions of ROH Chapter 25, ROH Chapter 26, or HRS Chapter 205A, or any combination thereof, that are in effect at the time the new application is accepted as complete by the DPP.

- J. In Condition B, clarifies that the "stop work" requirement for archaeological finds must be clearly stated on all Project construction permit and building permit plans (instead of any earth-moving development permit plans and building plans).
- K. In Condition C, provides that historical and cultural resources in the vicinity of the Project site that must be physically avoided and protected include the Lauhulu Stream Bridge and Site T-1 (a modified bedrock outcrop interpreted to be a possible ceremonial site).
- L. In Condition D:
 - 1. Amends Condition D.3 (relating to shielded exterior light fixtures) to provide that special care must be taken during the seabird fledgling season from September 15 to December 15.
 - 2. Amends Condition D.5 to provide that all project-related activities must cease if a Hawaiian monk seal, Hawaiian green sea turtle (Honu), or Hawksbill sea turtle is present within 150 ft. of the Project work area. Clarifies that if a female monk seal and her pup are present, a 300-foot buffer around the monk seals must be observed.
 - 3. Adds a proviso that the conditions enumerated in Condition D must be clearly stated under "Environmental Notes" on all Project construction permit and building permit plans.

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- M. Adds a new Condition E to require the Applicant to plan and design a parking lot that includes managed ingress and egress on the makai side of Kamehameha Highway in the expanded shoreline area that will be created by realigning the highway further mauka to improve recreational access, traffic along the highway, and pedestrian safety and to protect the area from any further development that may obstruct views of the ocean. Realphabetizes the last condition.
- N. In realphabetized Condition F, conforms the language relating to compliance with LUO and other governmental requirements, to the standard language included in SMA Use Permit and SV resolutions.
- O. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS § 205A-26 and ROH § 25-3.2, as it read prior to the enactment of Ordinance 23-4, and in agreement with the conclusion of the DPP, as stated in D-302 (2023), that:

- 1. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects;
- 2. The development is consistent with the objectives and policies set forth in HRS § 205A-2 and ROH § 25-3.1 (as it read prior to the enactment of Ordinance 23-4), and the area guidelines contained in HRS § 205A-26 and ROH § 25-3.2 (as it read prior to the enactment of Ordinance 23-4); and

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3. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee also finds, pursuant to HRS § 205A-46 and ROH §§ 26-1.8 and 26-1.9 (as they read prior to the enactment of Ordinance 23-3), and in agreement with the conclusion of the DPP, as stated in D-302 (2023), that the proposed Project is necessary for or ancillary to facilities or improvements by a public agency, is in the public interest, and is the practicable alternative that best conforms with the purpose of ROH Chapter 26 (as it read prior to the enactment of Ordinance 23-3), and the City's Rules Relating to Shoreline Setbacks and the Special Management Area.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 23-90, as amended herein, and recommends its adoption in the form attached hereto as Resolution 23-90, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'aina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,



Committee Chair

At the 6/7/23 Council meeting, the Resolution was further amended and was subsequently adopted as Resolution 23-90, CD1, FD1.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON

JUN 7 2023

COMMITTEE REPORT NO. **155**



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE TO ALLOW ROADWAY AND PEDESTRIAN SAFETY IMPROVEMENTS ALONG KAMEHAMEHA HIGHWAY IN HALEIWA, NORTH SHORE.

WHEREAS, on February 3, 2023, the Department of Planning and Permitting ("DPP") accepted the application (File Nos. 2022/SMA-77 and 2022/SV-4) from the State of Hawai'i, Department of Transportation, Highways Division (the "Applicant") for a Special Management Area ("SMA") Use Permit and Shoreline Setback Variance ("SV") to address pedestrian safety, shoreline erosion, congestion, and roadway reliability on approximately 3 acres of land comprised of various zoning lots located in the AG-1 Restricted Agricultural District and the right-of-way on Kamehameha Highway in the vicinity of Laniakea Beach, and identified as Tax Map Keys (1) 6-1-005:023 and 024; (1) 6-1-009:004, 021, and 022; and (1) 6-1-010: 019 and 020 (the "Project"); and

WHEREAS, the Project, a majority of which is within the shoreline setback area, encompasses an approximately 1,000-foot portion of Kamehameha Highway; includes the realignment of a portion of the highway approximately 90 feet mauka; makes drainage improvements; and involves the addition of grass pavers, vehicle guard rails, streetlights, a vehicle control gate at Pohaku Loa Way, a new vehicular bridge over Lauhulu Stream, and the conversion of a portion of the existing roadway into a shared use path; and

WHEREAS, on March 30, 2023, the DPP held a public hearing at the Sunset Beach Recreation Center, which was attended by the Applicant, the Applicant's agent, DPP staff members, and 29 members of the public; two members of the public testified in support, three members of the public testified in opposition, and 10 members of the public provided comments at the public hearing; and

WHEREAS, at the public hearing held on March 30, 2023, 10 members of the public testified that they support the addition of a parking lot on the makai side of Kamehameha Highway; and

WHEREAS, a parking lot on the makai side of Kamehameha Highway in the expanded shoreline area that would be created by relocating the highway further mauka would improve recreational access, traffic along the highway, and pedestrian safety and protect the area from any further development that may obstruct views of the ocean; and



RESOLUTION

WHEREAS, these outcomes are consistent with the policies and objectives for development in the special management area as follows:

- (1) To provide and manage adequate public access to public beaches;
- (2) To support economic uses of the area by ensuring that coastal development is designed to minimize adverse social impacts in the coastal zone management area;
- (3) To protect and preserve the quality of coastal scenic and open space resources; and
- (4) To support development that is consistent with the O'ahu General Plan, which supports the reduction of traffic congestion, and the North Shore Sustainable Communities Plan, which supports establishing access to shoreline areas where justified by public demand, improving and expanding public access to the shoreline with vehicular parking, and improving mobility and connectivity for area residents,

pursuant to Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu 2021 ("ROH"), as they read prior to the enactment of Ordinance 23-4, and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"); and

WHEREAS, on April 28, 2023, 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 §§ 25-3.1 and 25-3.2, and §§ 26-1.8 and 26-1.9, Revised Ordinances of Honolulu 2021 ("ROH"), as they read prior to the enactment of Ordinance 23-3 and Ordinance 23-4, and §§ 205A-2, 205A-26, and § 205A-46, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on May 3, 2023, by Departmental Communication 302 (2023), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit and SV with the conditions enumerated below; now, therefore,

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



RESOLUTION

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-8, D, E, and F-1 through F-2, attached hereto and incorporated herein by reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, ROH Chapter 26, or HRS Chapter 205A, or any combination thereof, will require a new application, SMA Use Permit, and SV. Any new application will be processed in accordance with the provisions of ROH Chapter 25, ROH Chapter 26, and HRS Chapter 205A that are in effect at the time the new application is accepted as complete by the DPP. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.
- 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, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must stop until the SHPD is able to assess the impact and make further recommendations for mitigative measures. This requirement must be clearly stated on Project construction permit plans and building permit plans.
- C. Historical and cultural resources in the vicinity of the Project site, including but not limited to the Lauhulu Stream Bridge and Site T-1 (a modified bedrock outcrop interpreted to be a possible ceremonial site) must be physically avoided and protected during Project construction activity.
- D. To minimize impacts to Hawaiian seabirds, the Hawaiian hoary bat, and nearshore species that may frequent or traverse the vicinity of the Project site:
1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees Kelvin;
 2. Artificial light from exterior light fixtures on the zoning lot, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is 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 HRS § 205A-71(b);



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CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 23-90, CD1

RESOLUTION

3. Exterior light fixtures on all Project zoning lots (both during and after Project construction) must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture; special care must be taken during the seabird fledgling season from September 15 to December 15;
4. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15; and
5. All Project-related activities must cease if a Hawaiian monk seal, Hawaiian green sea turtle (Honu), or Hawksbill sea turtle is present within 150 ft. of the Project work area, or as recommended by State or Federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a female monk seal and her pup are present, a 300-foot buffer around the monk seals must be observed. Any Project-related debris that may impose an entanglement threat to monk seals and sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

The conditions enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit and building permit plans.

- E. The Applicant shall plan and design a parking lot that includes managed ingress and egress on the makai side of Kamehameha Highway in the expanded shoreline area that will be created by relocating the highway further mauka to improve recreational access, traffic along the highway, and pedestrian safety and to protect the area from any further development that may obstruct views of the ocean from the coastal highway.
- F. Approval of this SMA Use Permit and SV does not constitute compliance with the Land Use Ordinance ("LUO") and other governmental requirements, including but not limited to construction permit and building permit approvals. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit and SV comply with all applicable LUO and other governmental provisions and requirements; and



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 23-90, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Ken Tatsuguchi, Highways Division, Hawai'i State Department of Transportation, 869 Punchbowl Street, Suite 301, Honolulu, Hawai'i 96813; and Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

May 4, 2023

Honolulu, Hawai'i

Councilmembers

EXHIBIT A

LEGEND



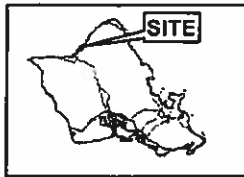
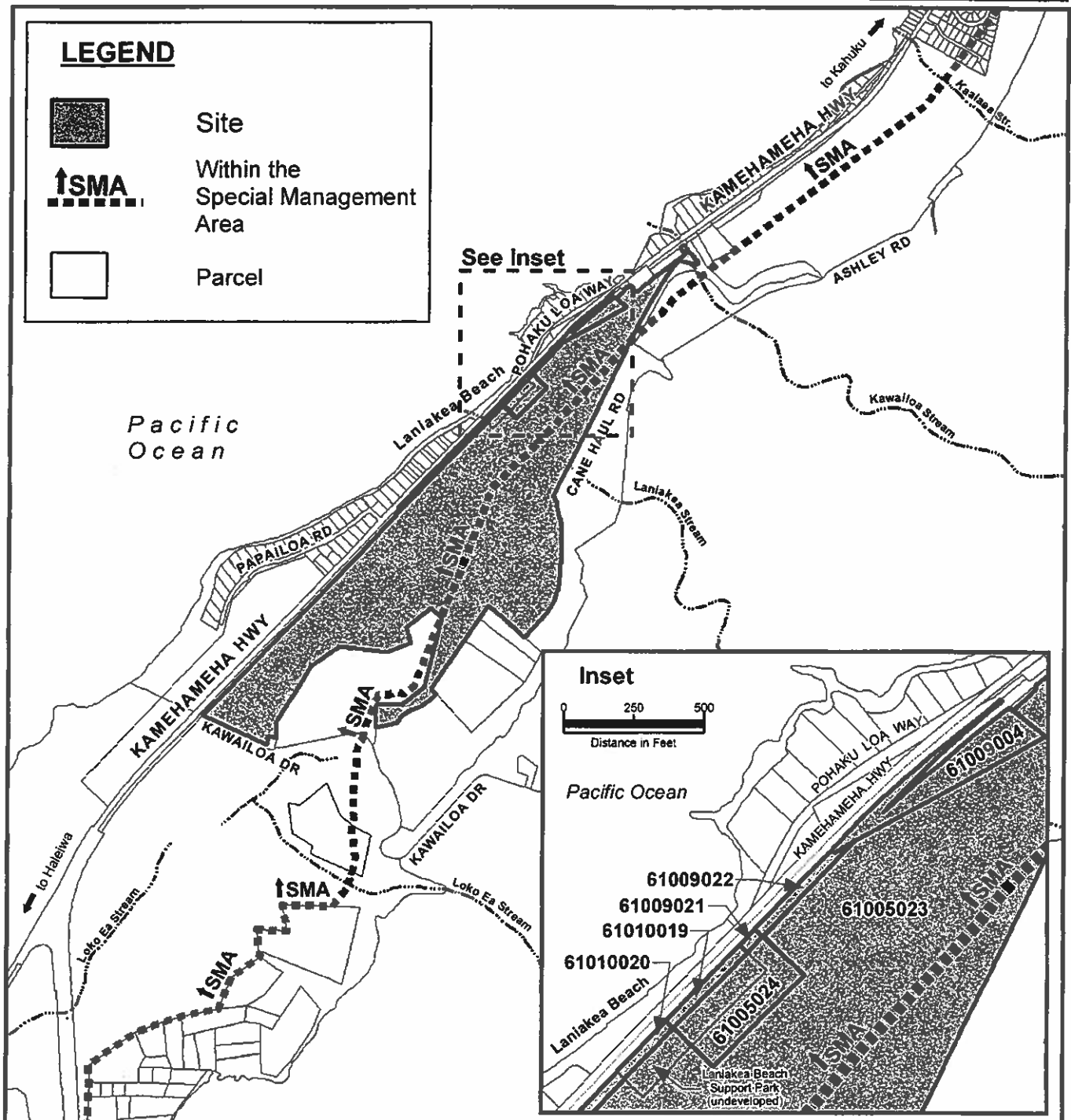
Site



Within the
Special Management
Area



Parcel



VICINITY MAP

0 750 1,500 3,000
Distance in feet

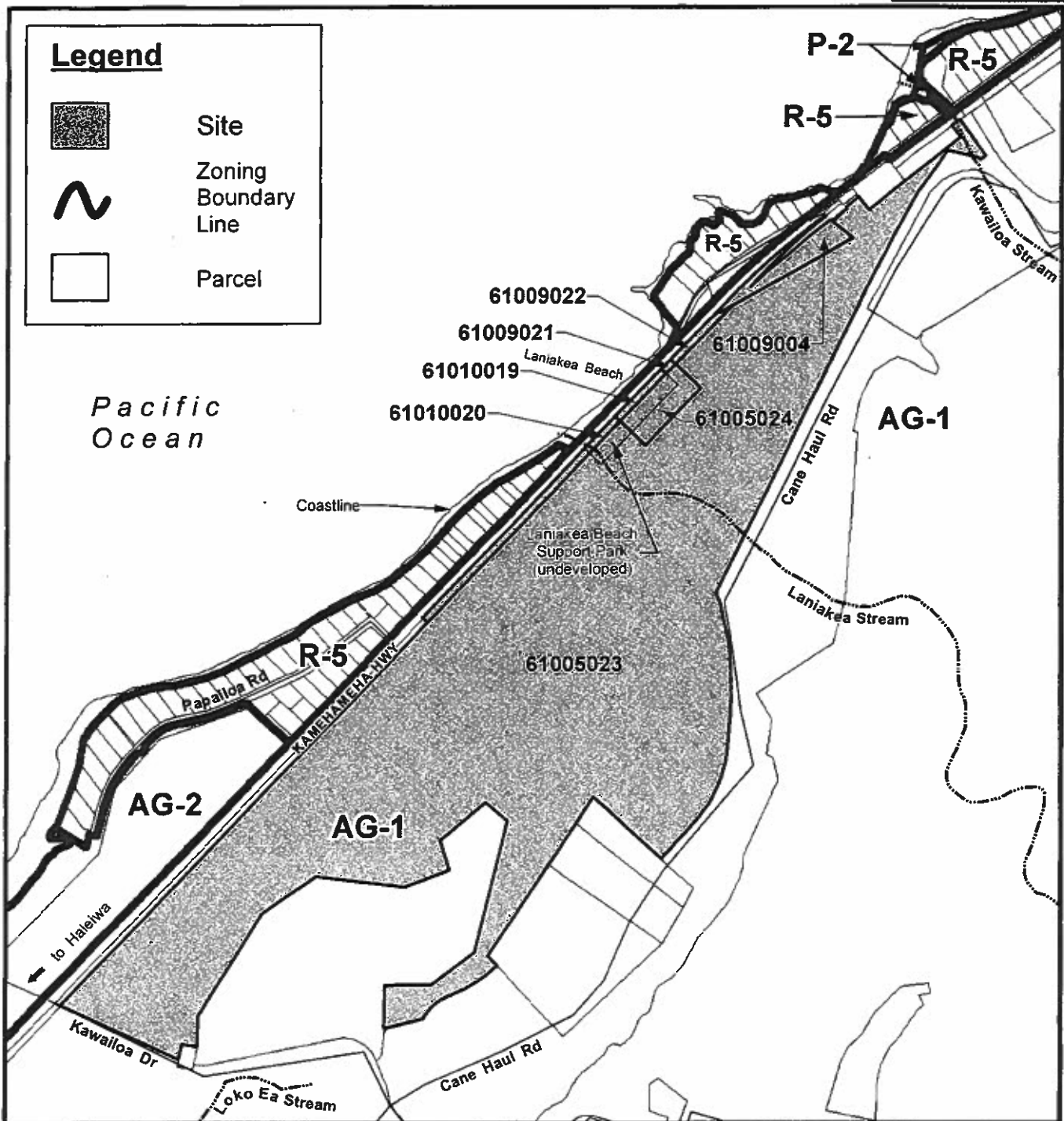


LOCATION MAP WITH SMA HALEIWA




TAX MAP KEYS: 6-1-005:023, 024
6-1-009:004, 021, 022
6-1-010:019, 020

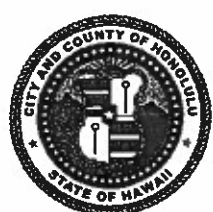
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2022/SV-4

EXHIBIT B

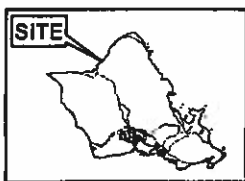


Legend

-  Site
-  Zoning Boundary Line
-  Parcel



0 400 800 1,600
Distance in feet



VICINITY MAP

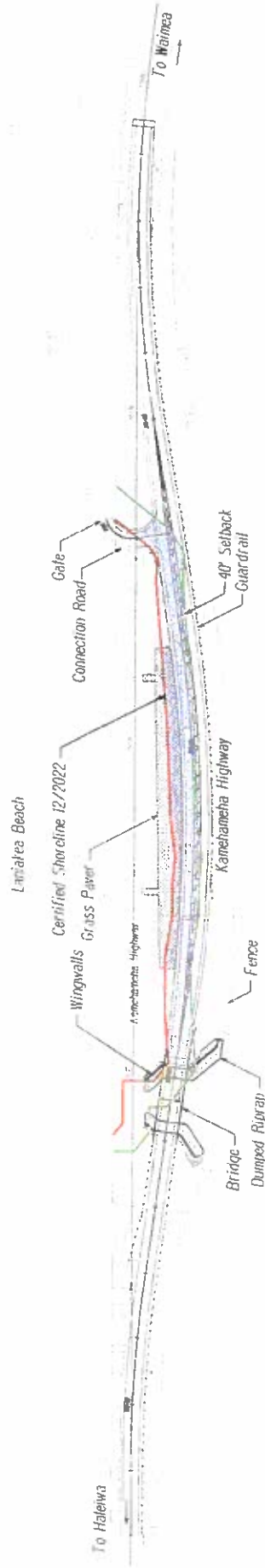


PORTION OF EXISTING ZONING MAP MOKULEIA - WAIALUA - HALEIWA

TAX MAP KEYS: 6-1-005:023, 024
6-1-009:004, 021, 022
6-1-010:019, 020

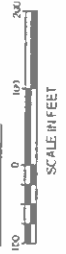
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2022/SV-4

EXHIBIT C-1



Certified Shoreline 12/2022
40' Setback

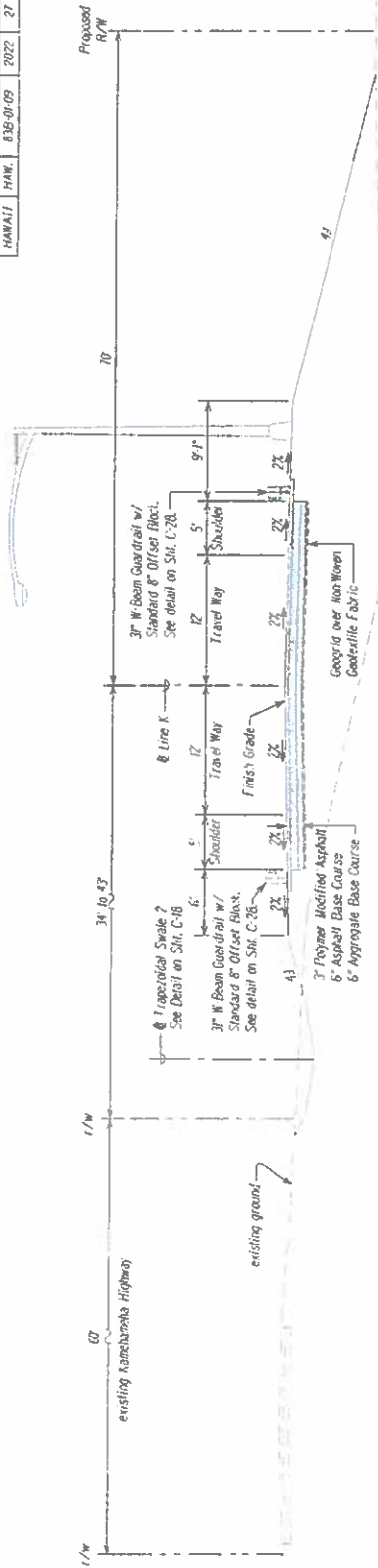
GRAPHIC SCALE



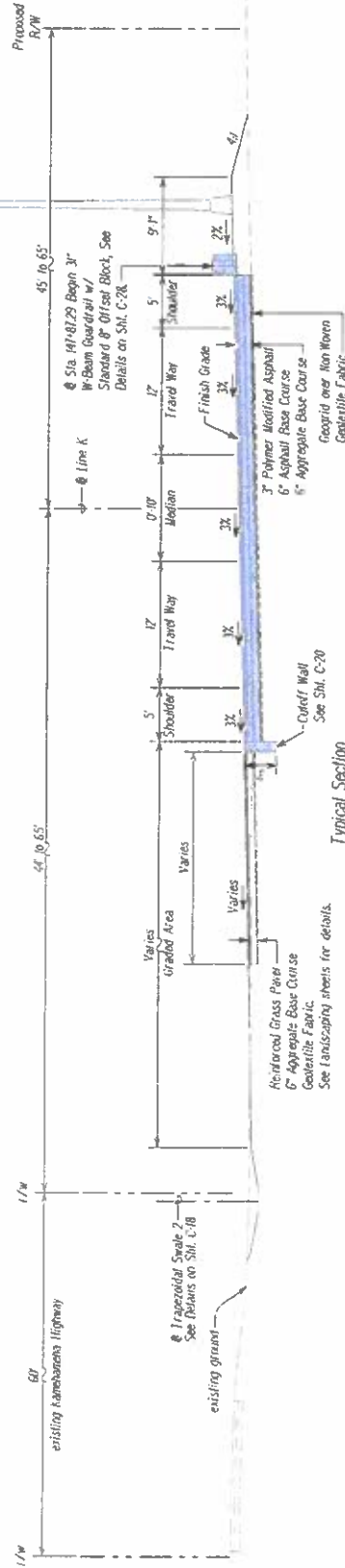
KAMEHAMEHA HIGHWAY DRAINAGE
AND SAFETY IMPROVEMENTS
CERTIFIED SHORELINE

EXHIBIT C-3

DESIGN NO.	DATE	BY	CHECKED	DATE	BY	REVISION	SHEET NO.	TOTAL SHEETS
HAWAII	8/30/09	2022	27	278				



Typical Section
@ Line K, Sta. 155+100 to Sta. 155+407.5
Scale 1\"/>



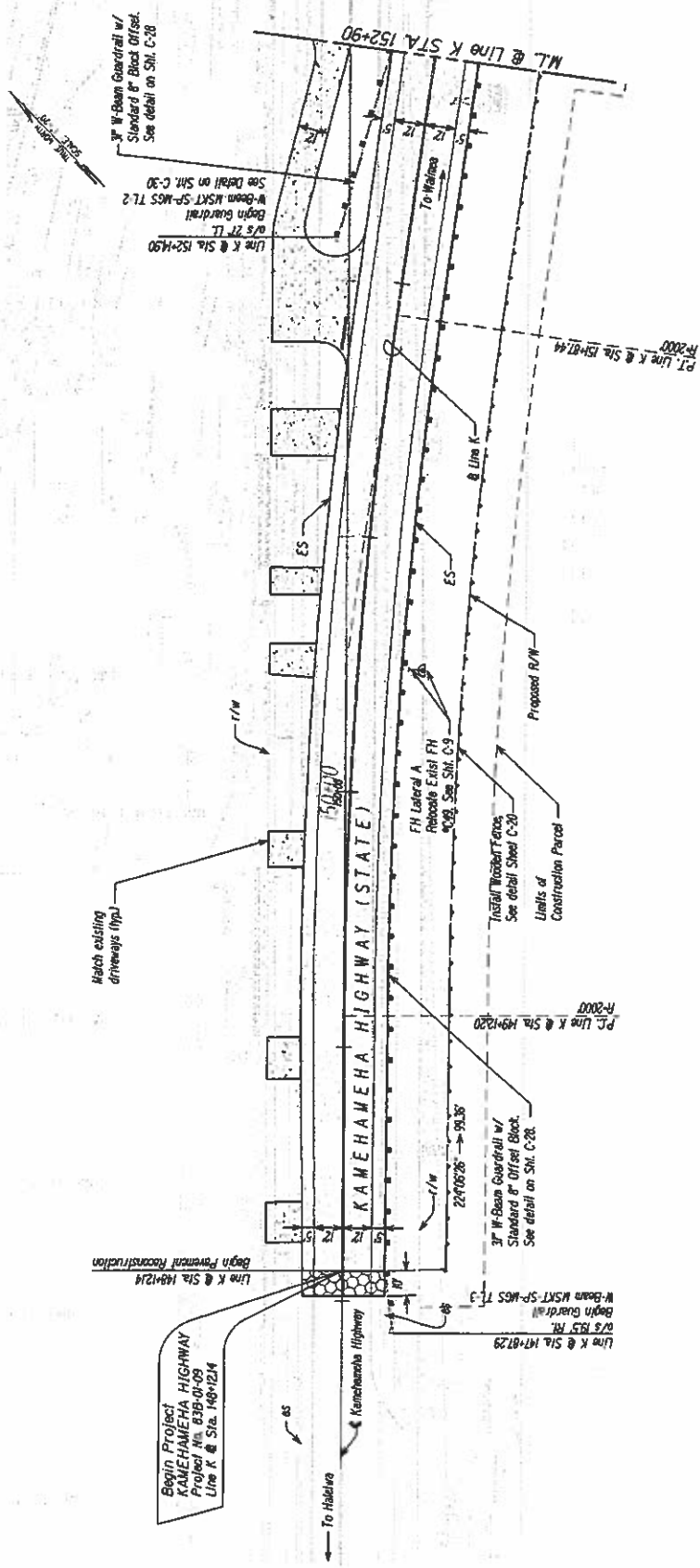
Typical Section
@ Line K, Sta. 156+003 to Sta. 161+45.05
Scale 1\"/>

DATE	REVISION

TYPICAL SECTIONS

CONSTRUCTION, MAINTENANCE, AND SAFETY INFORMATION
FOR THE KAMEHAMEHA HIGHWAY
PROJECT
HAWAII
8/30/09

Scale: 1\"/>



Present:

- Concrete Driveway
(Std. Plan D-06)

Asphalt Pavement

-
 Pavement Transition See
 detail on Sht. C-20.

3" W-Beam Guardrail w/
Standard 8" Offset Block.
See Detail on Sht. C-28

DATE	REVISION
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STATE OF ARIZONA
DEPARTMENT OF TRANSPORTATION

ROADWAY CONSTRUCTION PLAN

KAMEHANEHA HIGHWAY FRAUDS AND SAFETY IMPROVEMENTS
1/15/57 Mr. G. S. G. (MP 305 to MP 354)
Victims of Looting Road (MP 305 to MP 354)

Scale: 1-20	Date: December 2022
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SHEET NO. C-4 OF 30 SHEETS

37

GRAPHIC SCALE

4. 2

0/00

**Manager and Chief Engineer, BWS
For Work Affecting BWS Facilities in City/State R/W
and BWS Easements Only)**

Approved:

**Manager and Chief Engineer, BWS
For Work Affecting BWS Facilities in City/
and BWS Encasement(s) Only)**

SHEET No. C-4 OF 30 SHEETS

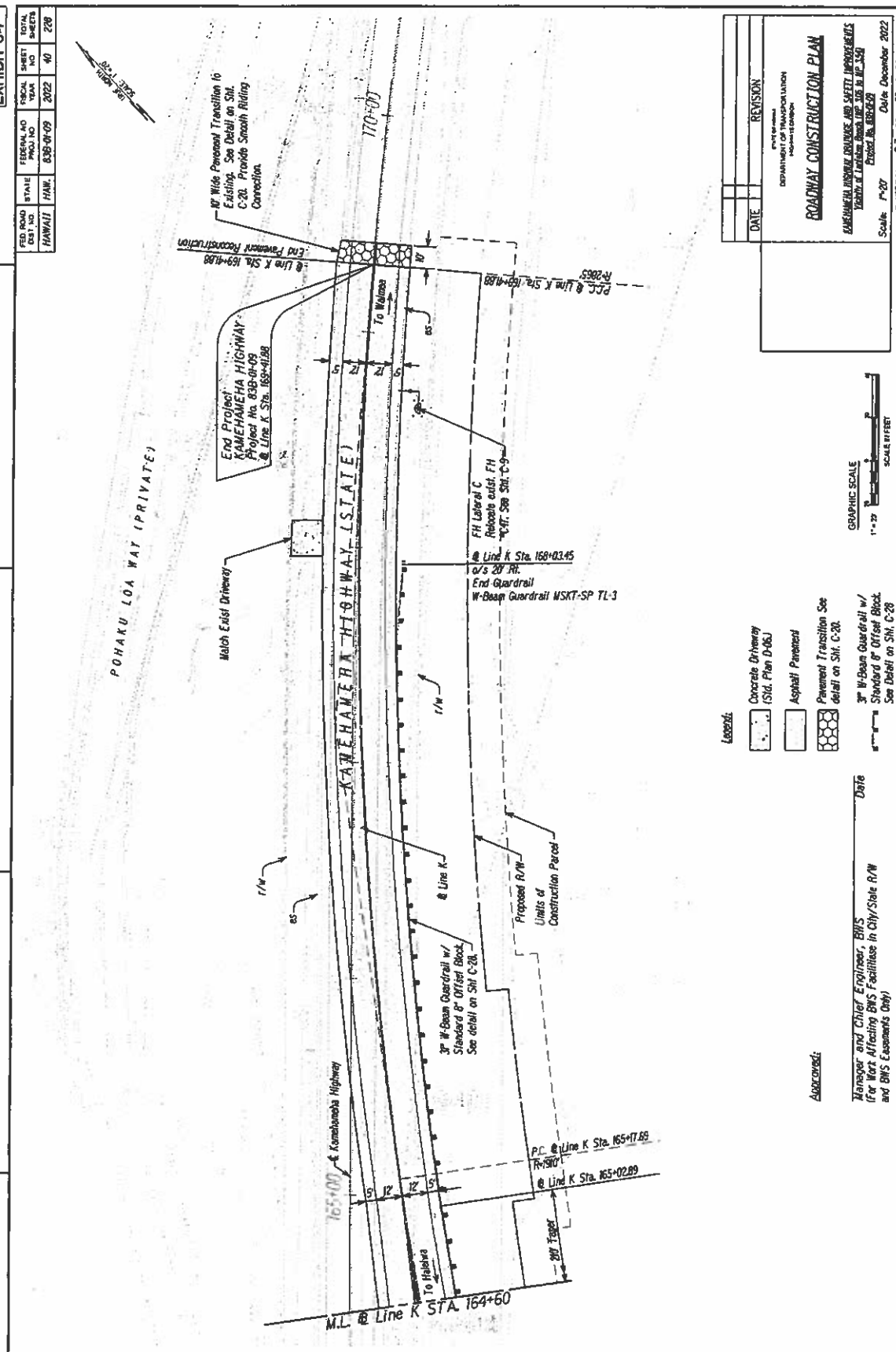
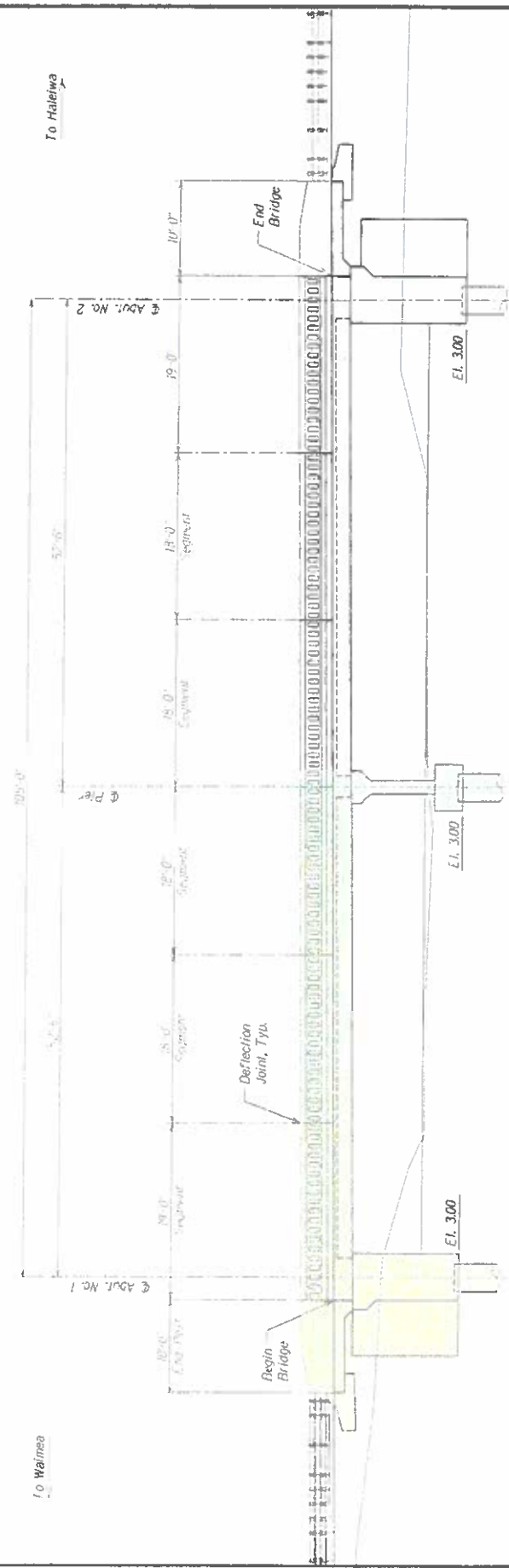


EXHIBIT C-8

FED. ROAD DIST. NO.	STATE	FISCAL YEAR	PROJ. NO.	SHEET NO.	TOTAL SHEETS
100-000	MA	2022	173	228	



NOTE:
Mauka elevation is similar.

RAILING ELEVATION
Scale: 3/16" = 1'-0"

STATE OF HAWAII

DEPARTMENT OF TRANSPORTATION

ROADWAY DIVISION

BRIDGE RAILING ELEVATION

ENGINEER/DESIGNER/DATE AND SCALE IMPROVEMENTS

YOUTH OF LAMARCA ROAD (HP 300 TO HP 350)

Drawn By: JRM/08/08

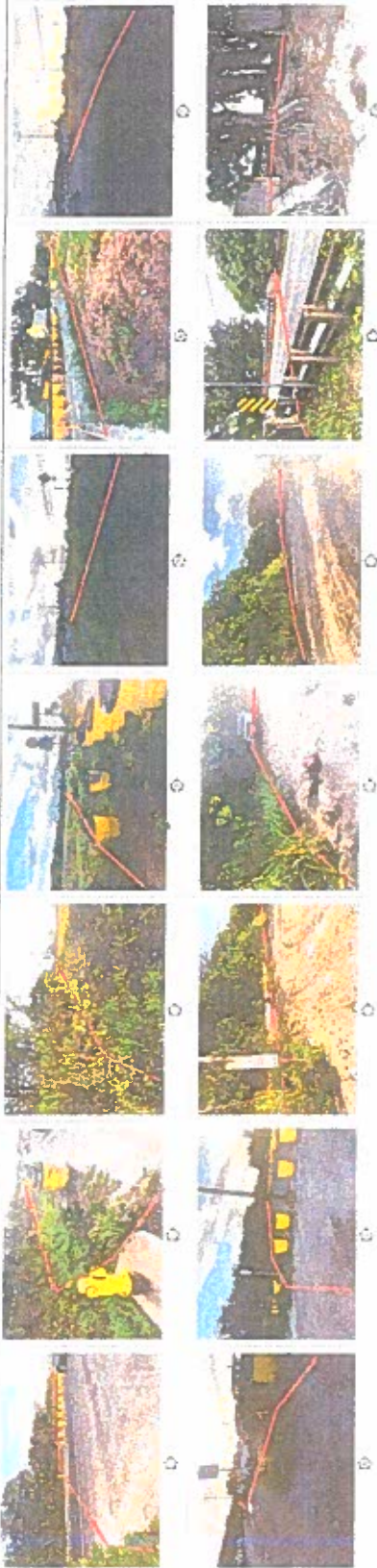
Scales As Noted

Date: December 2022

SHEET NO. 551 OF 3 SHEETS

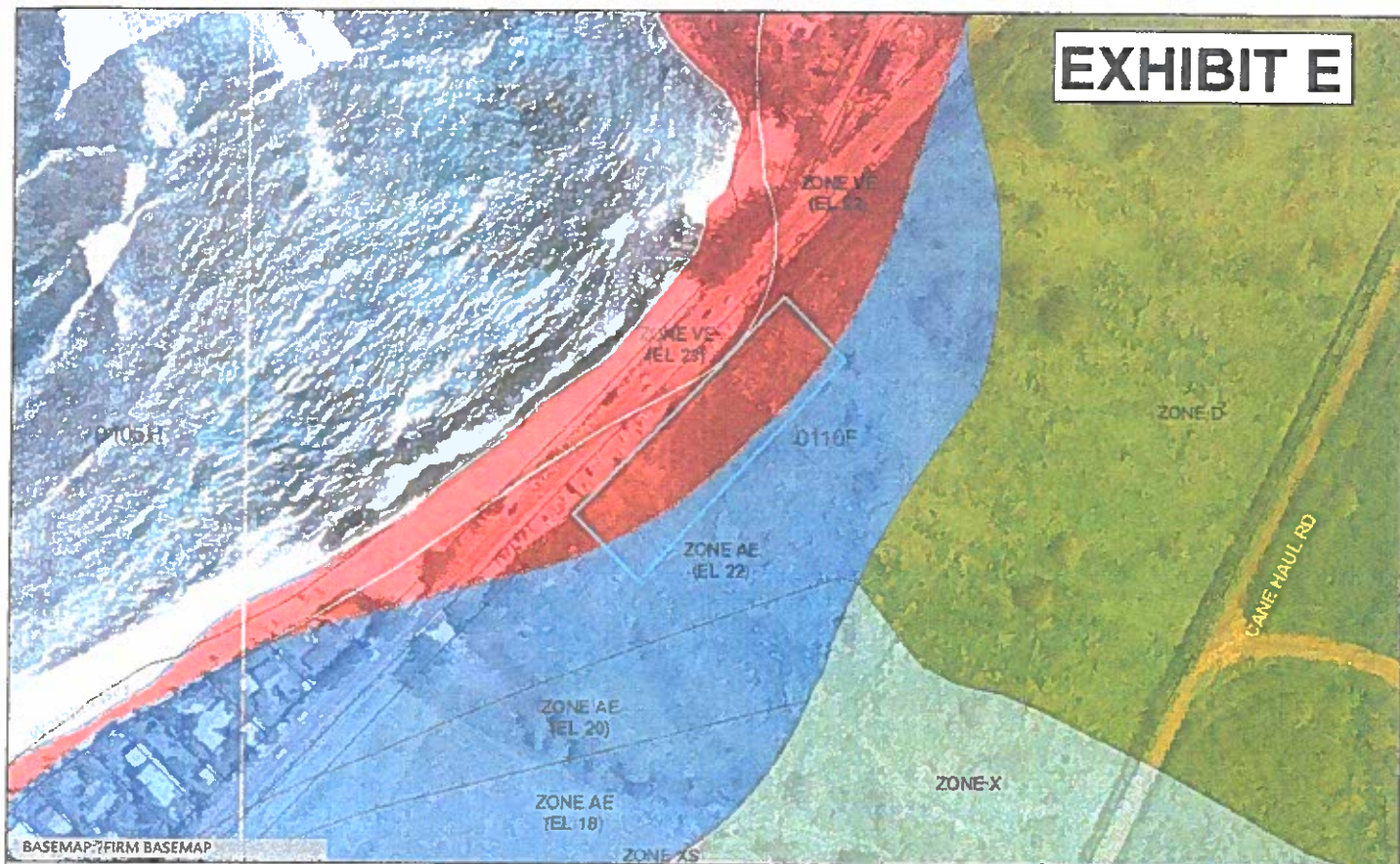
173

EXHIBIT D



SHORELINE SURVEY MAP
PORTIONS OF KAMAHAKA HIGHWAY 5 AND 4D
FORMER RAILROAD RIGHT OF WAY - 30 FT. WIDE AND
PARCELS 3 AND 101 U. OF DEP. FILE NO. 2015 SUB 75
BEING PORTIONS OF NP 4275, L.C. NW 7713 APRA 33 TO V KAMAHAKA
AT 4-27-75 1275L 1275L 1275L

EXHIBIT E



Flood Hazard Assessment Report

www.hawaii.nip.org

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 6-1-005 024
 WATERSHED: KEAMANE
 PARCEL ADDRESS: 61-6080 KAMEHAMEHA HWY
 HALEIWA, HI 96712

Notes:

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 known 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.
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Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0110F
 PANEL EFFECTIVE DATE: SEPTEMBER 30, 2004

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

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



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. Viewer/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.

EXHIBIT F-1

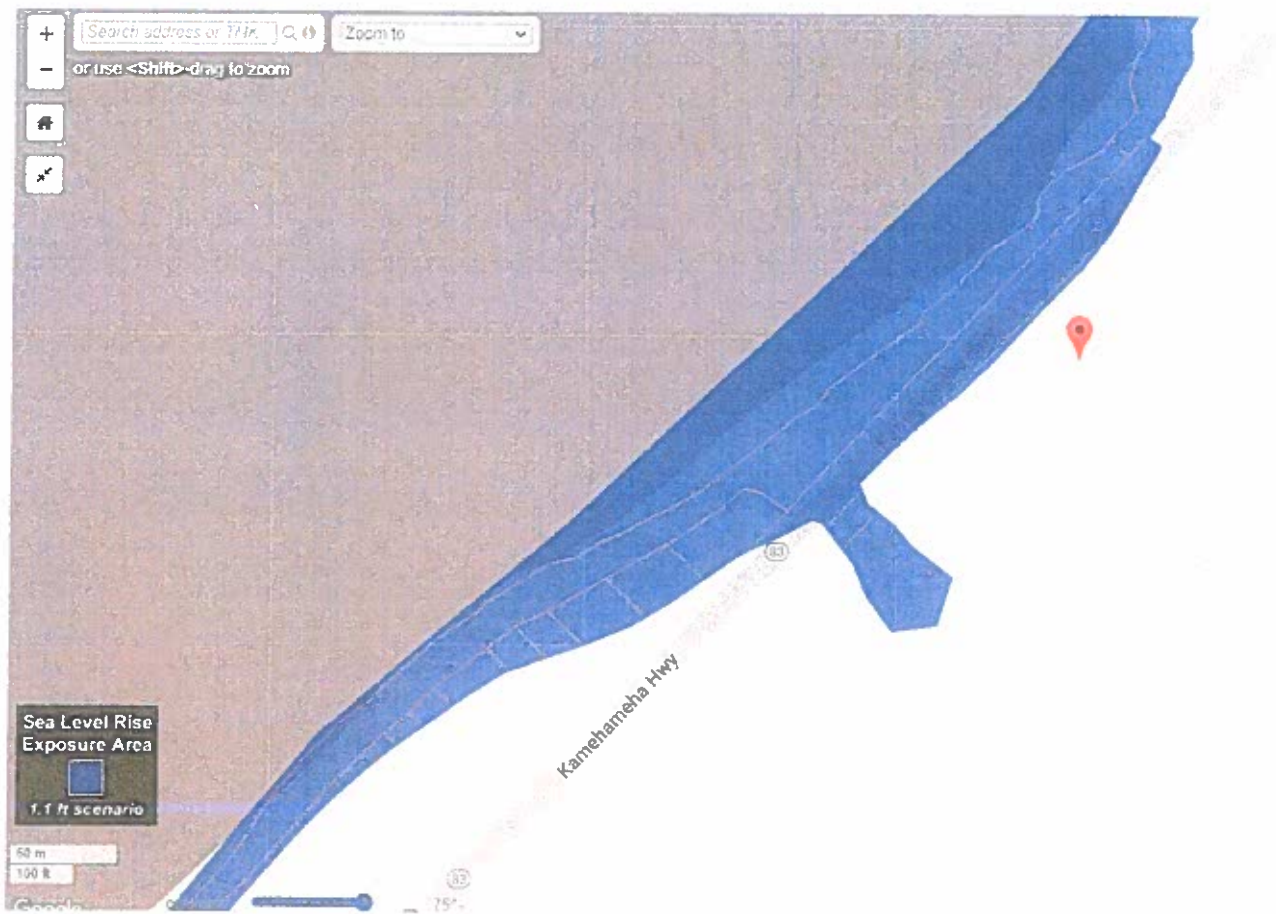
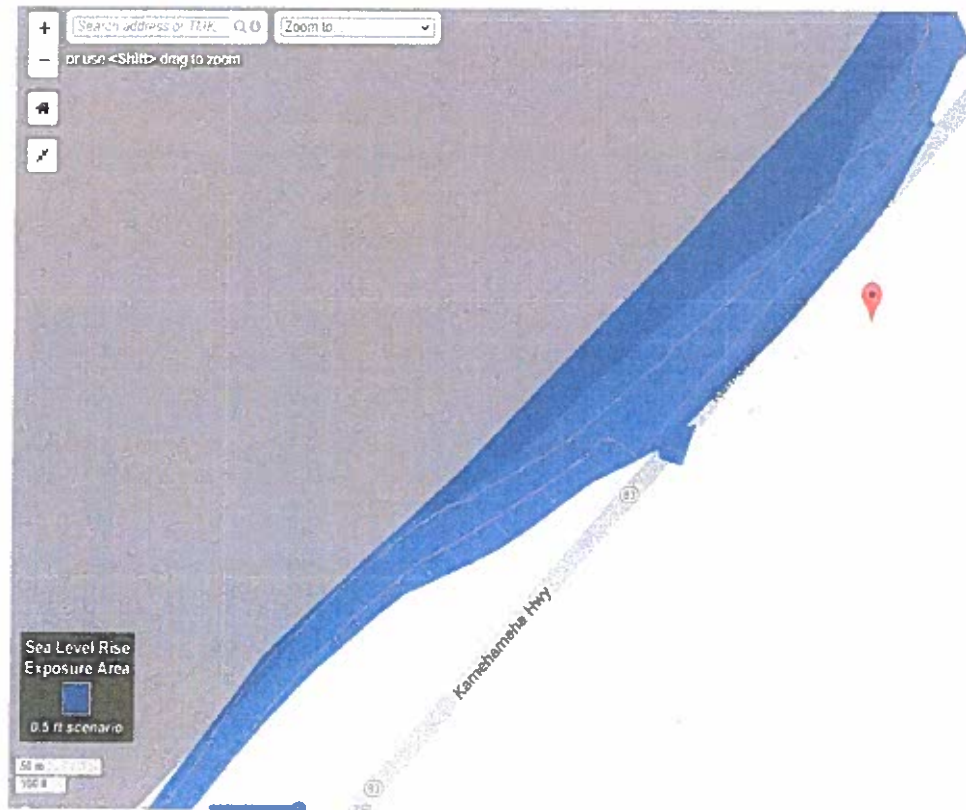


EXHIBIT F-2

