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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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February 16, 2024

2023/SMA-36(JD)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
King Farm Development
68-407 Farrington Highway – Mokulē'ia
Tax Map Key 6-8-003: 047

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation and Draft Resolution, for the SMA Major Permit application for a new accessory farm dwelling on the subject lot in Mokulē'ia.

The DPP recommends that the Project be approved, as proposed, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, coastal hazards, flood zone protection, and shoreline preservation.

The DPP recommends that the Project be approved with the condition that the farm dwelling be located farther mauka of the shoreline and located outside of the Flood Zone AE. Subject to compliance with this condition and the recommended standard conditions relating to archaeological resources, protected species, coastal hazards, flood zone protection, and shoreline preservation, the Project is not likely to have an adverse impact to the SMA.

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Report and Recommendation;

however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C-1 through C-6, D-1 through D-5, and E through N

APPROVED BY:

Michael D. Formby
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

BY

MITCH KING

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File Number (No.) 2023/SMA-36 (JD)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	King Farm Development
LANDOWNER/APPLICANT:	Mitch King
AGENT:	WHALE Environmental Services, LLC (Mark Howland)
LOCATION:	68-407 Farrington Highway - Mokulē'ia (Exhibit A)
TAX MAP KEY (TMK):	6-8-003: 047
ZONING:	AG-2 General Agricultural District (Exhibit B)
STATE LAND USE (SLU):	Agricultural District and Conservation District
DEVELOPMENT PLAN:	North Shore Sustainable Communities Plan (NSSCP)

B. Proposal: The Applicant requests approval of a SMA Major Permit to allow the construction of a farm dwelling and agricultural structures (barn and greenhouses) as accessory to agricultural activity in the AG-2 General Agricultural District and SMA on an approximate 365,904-square (sq.) -foot (ft.) (8.4-acre) shoreline lot in Mokulē'ia, O'ahu. The proposed farm dwelling would be an approximately 2,814-sq.-ft., single level structure located on the makai portion of the site (Exhibits C-1 through C-5). Access to the proposed farm

dwelling will consist of a gravel driveway from Farrington Highway extending through the Project site.

The proposed siting of the farm dwelling was based on the results of a Farm Plan and Operation Plan that documented the soil types and other factors best suited for the planned agricultural uses of the Project site. As a result, the farm dwelling is proposed to be located in an area with saltier soils and greater wind exposure that is less amenable to crop production. The conceptual Farm Plan indicates that Kamani trees and Naupaka shrubs will be located on the makai portion of the lot; Coconut palms, Hala, and Kamani trees will be placed along the east and west portion of the lot; and chamomile, growing beds, and greenhouses will be located in the center (Exhibit C-6). As a part of the site planning effort, the Applicant also prepared a site-specific Conservation Plan in cooperation with the O'ahu Resource Conservation and Development Council. The Conservation Plan identifies measures that the Applicant agrees to implement to improve soil health and cultivate soil for agricultural production. These measures include minimizing soil erosion, improving soil health, and managing existing onsite invasive species. The above-referenced plans are included in the Project file.

The Project will cost approximately 1.2 to 1.7 million dollars, and construction will take approximately 18 months to complete.

C. Background: During the 1960s, the Project site was utilized for sand mining associated with the Waikīkī Beach sand replenishment efforts. As a result, portions of the previously existing Jaucas sands areas were replaced with artificial fill soils. The sand mining operations occurred under Special Use Permit (SUP) No. 72/SUP-3, which is still on record for the subject property. Despite extensive efforts of other landowners with lands also subject to this SUP, the original permittees and business owners associated with this SUP were never located to close the permit. Therefore, the Applicant and other landowners have provided affidavits stating their properties will not be used for sand mining.

The Department of Planning and Permitting (DPP) accepted the application as complete on May 9, 2023. At the time, the Project plans indicated that the farm dwelling would be located more than 75 feet from the shoreline as depicted on a shoreline survey that was not certified by the State (Exhibits D-1 through D-5). Essentially, the Project was shown in a place where a certified shoreline was not required. Additionally, the Project plans showed that the farm dwelling would be located outside of the Flood Zone AE. Later, the Applicant presented updated plans in a building permit (BP) application that included development within 75 feet of the shoreline (Exhibits C-1 through C-5). As such, the shoreline survey was required to be certified by the State in order to confirm compliance with the Revised Ordinances of Honolulu (ROH) Chapter 26. This survey was certified on December 14, 2023. The updated plans also show the farm dwelling located within the Flood Zone AE. In short, the Applicant originally proposed a dwelling outside of the flood prone area and well outside of the shoreline setback and

then moved the proposed dwelling location farther makai, within the flood prone area and nearer to the shoreline setback.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

Lot Area	Total: 365,904 sq. ft. (8.4 acres). 1,345 sq. ft. (P-1 Restricted Preservation District and SLU Conservation District). 364,559 sq. ft. (AG-2 General Agricultural District and SLU Agricultural District).
Lot Shape	Rectangular.
Topography	Relatively flat, draining toward the south.
Current Development	Vacant
Surrounding Uses	To the north – Pacific Ocean. To the west and east – Agricultural land. To the south - Agricultural land and Farrington Highway.
Flood Zone	*Flood Zone AE* - Subject to inundation by a one percent annual chance of flooding where the base flood elevations (BFE) (Elevations 10 and 12 ft. above mean sea level [MSL]) are determined. *Flood Zone XS* – Areas determined to be outside the Special Flood Hazard Area, but within areas of a 0.2 percent annual chance of flooding, and areas with a one percent annual chance of flooding with average depths less than one ft. Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0085F, revised September 30, 2004 (Exhibit E).
Shoreline Survey	The Certified Shoreline Survey (CSS), dated December 14, 2023, is being utilized for the purpose of this SMA Use Permit. The CSS shows that the shoreline follows along the top of bank and/or erosion scarp (Exhibit F). The CSS indicates an erosion loss of 1,345 sq. ft. from the previous 2002 CSS.

Nearest Body of Water	*Pacific Ocean* - Estuarine and Marine Wetland and Estuarine and Marine Deepwater (Exhibit G).
Soil Classifications (*mauka to makai*)	*Pulehu Clay Loam* – Zero to three percent slopes, well drained clay soils that formed in recent alluvial fans. These soils have slow runoff. *Mokulē'ia Clay Loam* - Zero to two percent slopes, well drained clay soils that formed in recent alluvium deposited over coral sand on coastal plains. These soils have a very slow runoff with moderate permeability, and are frequently associated with Jaucas soils. *Jaucas Sands* - Zero to 15 percent slopes, excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. Permeability is rapid. Runoff is very slow to slow, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed (Exhibit H; United States Department of Agriculture - Natural Resources Conservation Service [NRCS]). The makai portion of the subject property is also mapped as coastal dunes on the Hawai'i Sea Level Rise (SLR) Viewer (Exhibit I).
Vegetation	The existing vegetation consists of non-native grasses and herbaceous plants that are common in disturbed coastal areas throughout the Hawaiian Islands. There are scattered trees within the Project site, and an ironwood windbreak along the shoreline setback area (*Botanical and Fauna Report*, Whale Environmental Services, LLC).
SLR	The makai-most portion of the site is projected to be impacted by 3.2 ft. of SLR by year 2100. No structures are proposed makai of the 3.2-ft. SLR coastal erosion redline (Exhibit J; Hawai'i SLR Viewer).
Shoreline Erosion Rate	Mokulē'ia Transects 402, 403, and 404 traverse the subject property, with annual erosion rates of 0.12 ft, 0.2 ft., and 0.29 ft., respectively (Exhibit K; O'ahu Shoreline Change Viewer).
Hurricane Storm Surge	The makai-most portion of the site is projected to be subject to greater than three ft. of flooding during a Category 2 or larger hurricane event. The majority of the Project site is projected to be subject to less than three ft. of flooding during a Category 4 hurricane event (Exhibit L; National Hurricane Center, Storm Surge Risk Maps).

Tsunami	The entirety of the subject property is located within the tsunami evacuation zone (Exhibit M).
Environmental Compliance	The proposed Project does not meet any of the triggers under the Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Other Permits and Approvals	Construction Permits, BPs, and Erosion and Sediment Control Plan.
Agency Comments	The DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis section, as appropriate.
Neighborhood Board/ Community Association Presentation	The Applicant requested to present the Project to the North Shore Neighborhood Board (NSNB) No. 27. In a letter, dated July 25, 2022, the NSNB No. 27 declined a presentation.
Public Hearing	The DPP conducted a public hearing at 10:30 a.m. on July 5, 2023, at the Frank F. Fasi Municipal Building, 6th Floor Conference Room. Other than the Applicant's agent and the DPP staff members, one member of the public attended the public hearing virtually. However, they did not provide oral or written testimony.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH Sections 25-3.1 and 25-4.1, as well as HRS Sections 205A-2 and 205A-26(1).

A. Recreational Resources

Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved.

The Project will not result in adverse impacts to coastal recreational opportunities for the public because Project implementation will not result in any change to existing beach access, open spaces, recreational opportunities, or resources for hiking, fishing, and cultural practices. Also, implementation of the Project will not result in any change to lateral public access along the beach and shoreline makai of the property. Under both current and proposed conditions, there is no direct public access to the beach through the subject property. The beach is publicly

accessible through Makaleha Beach Park, located approximately 700 ft. to the west of the subject property. Therefore, no conditions of approval are recommended regarding coastal recreational opportunities or resources.

B. Historic and Cultural Resources

Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

According to the draft Cultural Impact Assessment (CIA) prepared for the Draft Environmental Assessment (EA), several culturally significant sites are present within the larger vicinity of the Project, primarily in relation to Ka'ena Point, over five miles west of the subject property. According to the CIA, no sensitive or potentially sensitive archaeological, historic, or cultural resources were identified during a literature and field survey of the Project site, although both pre-contact and post-contact travel through the region is documented. Further, nearly one-third of the property's soils on the makai portion are mapped as Jaucas sands, a soil type in which Native Hawaiian burials (iwi kūpuna) are known to be located on O'ahu. The site is also known to have previously been disturbed during sand mining activities in the 1960s, wherein artificial fill was placed in excavated areas.

The Conservation Plan identifies shallow site preparation actions for the agricultural components of the Project as a measure to minimize soil erosion. The Project plans also identify shallow earth-moving activities associated with site preparation for the proposed farm dwelling and agricultural structures. As with any action that includes earth-moving activities, there is potential for encountering previously unknown Native Hawaiian burials, historic resources, or archaeological resources. Therefore, the Project should be subject to the standard stop work condition of approval. This will ensure that, 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 must stop work and contact the State Historic Preservation Division (SHPD). Work in the immediate area will have to be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. This is recommended as a condition of approval.

The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would the Project implementation preclude the practice of Hawaiian cultural activities. Therefore, no conditions are recommended in regards to preserving access or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources

Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA.

The Project will not impact any scenic and open space resources because the Project proposes the development of an accessory farm dwelling and an agricultural use in an area zoned for such uses, similar to development at nearby properties, and is consistent with ROH Chapter 21 development standards for the AG-2 General Agricultural District. Compliance with the applicable development standards will be confirmed during the BP review process. The City's Coastal View Study identifies intermittent coastal views from Farrington Highway, as well as important open space and landscape in the Project vicinity. The NSSCP identifies the following significant scenic views in the vicinity of the Project site:

- Mauka views of the Wai'anae mountains from Farrington Highway, Kaukonahua Road, Kamehameha Highway, and Weed Junction; and
- Views of the Wai'anae mountains and agricultural fields from Crozier Drive.

The Project is located makai of Farrington Highway, so it is not anticipated to result in any change to mauka views of the Wai'anae mountains; nor is it visible from Crozier Drive. Under the current condition, the makai view from Farrington Highway towards the ocean is partially blocked by existing trees and vegetation, which will remain the case upon implementation of the proposed accessory farm dwelling and agricultural activity. Given this, no substantial impacts to scenic and open space resources are anticipated. Therefore, no conditions of approval are recommended to address scenic and open space resources.

D. Coastal Ecosystems

Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources.

Upon implementation of recommended conditions of approval, no significant impacts to coastal ecosystems are expected as a result of the Project because it will be designed to avoid impacts, as discussed below:

1. Sensitive Coastal Habitats and Species: The Project site does not contain any areas designated as critical habitats, wetlands, or streams. The closest critical habitat is located just south of Dillingham Airfield, approximately two miles southwest of the Project site. The Ka'ena Point Natural Area Reserve is located approximately five miles to the west of the Project site. Besides the adjacent Pacific Ocean, the closest mapped wetland is Makaleha Stream, located approximately 1,200 ft. to the west of the Project site. However, as noted during consultation with the United States Fish and Wildlife Service, protected fauna that may be present within the Project vicinity may be impacted, particularly during construction activities. Therefore, conditions of approval related to sensitive fauna species must be imposed in order to protect valuable coastal ecosystems, as described below.

    a. *Flora*: No threatened or endangered flora species were identified at the Project site during the field survey conducted for the *Botanical and Fauna Report* (WHALE Environmental Services, LLC) prepared for the Project. The survey identified non-native grasses and herbaceous plants common in disturbed coastal areas throughout the Hawaiian Islands. As such, although removal of vegetation will be required in order to implement the Farm Plan and associated structures, no impacts to protected flora species are anticipated. Therefore, no conditions related to the protection of threatened or endangered flora species are recommended.

    b. *Fauna*: No threatened or endangered fauna species were identified at the Project site during the field survey conducted for the *Botanical and Fauna Report* (WHALE Environmental Services, LLC) prepared for the Project. However, there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Avian species which may occur include the Hawaiian hoary bat, Hawaiian seabirds (Hawaiian petrel, Newell's shearwater, and Hawaiian band-rumped storm); and Hawaiian waterbirds (Hawaiian stilt, Hawaiian coot, Hawaiian gallinule, and Hawaiian duck). It is also possible that protected marine species (Green sea turtles and Hawaiian monk seals) may be present on the beach or in the Pacific Ocean waters makai of the Project site.

    Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, as a condition of approval, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting.

The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures are recommended as conditions of approval.

Hawaiian hoary bats may roost in trees or tall vegetation in the Project area. Therefore, to avoid impacting these species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season from June 1 through September 15. Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats. These measures are recommended as conditions of approval.

Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Sea turtles and monk seals could also be harmed if any construction debris poses a threat of entanglement. To prevent impacts to sea turtles and monk seals, the Applicant should be required to comply with standard stop work and Best Management Practices (BMPs) if these species are present in or adjacent to the Project site. This is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.

3. Solid and Liquid Waste Treatment and Disposition: The Project will be required to comply with existing regulations and implement BMPs to minimize potential air and water quality impacts associated with soil disturbance, storm water runoff, and irrigation. As discussed under the Proposal section of this document, the Applicant will implement the Conservation Plan that was developed in cooperation with the O'ahu Resource Conservation and Development Council. The Conservation Plan identifies measures that the Applicant agrees to implement to improve soil health and cultivate soil for agricultural production. These measures include minimizing soil erosion, improving soil health, and managing existing onsite invasive species. These measures will result in reduced quantities of waste, thereby reducing the impact to coastal ecosystems, and increased prevalence of flora and fauna indicative of a healthy coastal ecosystem.

Water supply for the proposed farm dwelling will come from the City's municipal water system, to which connection points are available along

Farrington Highway adjacent to the subject property. Irrigation water will be supplied by an on-site well for which the Applicant has already received a well permit. The Project will be required to comply with the State Department of Health design standards and regulations for the proposed onsite individual wastewater system. Therefore, impacts related to wastewater management are not anticipated.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, no negative impacts to coastal ecosystems are anticipated.

E. Economic Uses

Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA.

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. The operation of the proposed agricultural operation will contribute to the economy for the lifespan of the Project through excise and property taxes, and through the provision of locally-sourced agricultural products. Although agricultural uses are not inherently coastal-dependent, the Project proposes to utilize the property consistent with its underlying AG-2 General Agricultural District zoning, and to site development in a way that minimizes potential coastal hazard impacts. Further, the Applicant has prepared a Farm Plan, an Operation Plan, and an agricultural Conservation Plan to identify and locate proposed crops consistent with the coastal location and conditions at the subject property. These plans are included in the Project file. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F. Coastal Hazards

Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, SLR, siltation, or failure in the event of earthquake.

1. Flooding: The majority of the Project site is located within Flood Zone AE, the flood fringe area, which corresponds to areas subject to inundation by a one percent annual chance of flooding where the BFE ranging from 10 and 12 ft. above MSL (Exhibit D). Flood Zone AE is a Special Flood Hazard Area, and development within this area is subject to compliance with ROH Chapter 21A. There are two areas on the property that are located in Flood Zone XS. One area is just makai of the center of the site

and covers approximately 80,000 sq. ft. of land area. The second area is located at the southern portion of the site along Farrington Highway, and comprises approximately 25,000 sq. ft. of land area. Flood Zone XS corresponds to areas determined to be outside the Special Flood Hazard Area, but within areas of a 0.2 percent annual chance of flooding.

The original plans submitted with this SMA Major Permit application showed the farm dwelling in Flood Zone XS. However, the updated plans submitted as part of the BP application show the farm dwelling located within the flood prone area (Flood Zone AE [Exhibit C-1]). These plans show that the farm dwelling will be designed to have habitable floors above the BFE in accordance with the standards of ROH Chapter 21A. However, when reasonable, development within the SMA should be planned in such a manner to reduce the impacts of coastal hazards on life and property. As it will be discussed further in this Report, the site is subject to various other coastal hazards. Therefore, the farm dwelling should be located outside of the Flood Zone AE. This is reasonable as there are areas on the site that are outside of the Special Flood Hazard Area. Additionally, the original Project plans proposed the location of the farm dwelling outside of the Flood Zone AE. Even the original conceptual Farm Plan located the farm dwelling outside of the Flood Zone AE, meaning there should be no adverse impact to the proposed agricultural operation if the Applicant is required to relocate the dwelling in the Flood Zone XS. As such, the farm dwelling should be relocated outside of the Flood Zone AE, as shown on the original plans, or to the portion of Flood Zone XS that is farther mauka. This is recommended as a condition of approval.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, only the makai edge of the site is projected to be impacted by 3.2 ft. of SLR by year 2100 (Exhibit I). The Project does not propose any development within this area. Therefore, significant adverse impacts related to SLR are not anticipated, and no related conditions of approval are recommended.

   However, the Applicant and successor owners should be aware that pursuant to ROH Section 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989 is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, the Applicant is precluded from obtaining an SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. Further, the Applicant and successor owners must be aware that as sea level rises or

land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the SLU Conservation District. These are included as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the makai-most portion of the Project site may be inundated by up to three ft. of storm surge during a Category 2 or larger hurricane event (Exhibit K). As discussed above, the farm dwelling should be moved farther mauka in order to better protect against hazards to life and property. Subject to locating the farm dwelling in the less hazardous Flood Zone XS, significant adverse impacts related to hurricane storm surge are not anticipated.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (Exhibit L). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. As such, no conditions specific to tsunami events are recommended.

G. Managed Development and Public Participation

The development review process should stimulate public awareness, education, and participation in coastal management.

The public was made aware of the Project and was given the opportunity to review the proposed Project during both the Draft EA scoping and public review periods, and during processing of the SMA Use Permit application. The application materials were also posted on the DPP website upon acceptance.

The DPP conducted a public hearing on the SMA Use Permit application at 10:30 a.m. on Wednesday, July 5, 2023, at the Frank Fasi Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. No written testimony was received prior to the hearing by members of the public. Other than the Applicant's agent and the DPP staff members, one member of the public attended the public hearing virtually. However, they did not provide oral or written testimony.

A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council hearings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

Nearly one-third of the Project site is underlain by soils identified as coastal dunes on the Hawai'i SLR Viewer. The dune areas appear to roughly correspond to the areas mapped as Jaucas sands on the NRCS Web Soil Survey, along the northern, makai-most portion of the site (Exhibit G). The farm dwelling is proposed to be located within this area mapped as coastal dunes. As discussed above, portions of the soils on the subject property were replaced by artificial fill as a result of sand-mining activities in the area during the 1960s. The specific locations of these mining activities are not known. However, it is considered likely that coastal dune formations and beach sands continue to be present on the subject property. Since the farm dwelling must be contained within a maximum area of 5,000 sq. ft., the footprint of the building will be limited to approximately 1.3 percent of the 365,904-sq.-ft. total lot area. With approximately 30 percent of the lot mapped as coastal dunes, the farm dwelling polygons amount to approximately 4.1 percent of the mapped coastal dune areas on the site, a relatively small proportion. In addition, dunes and beaches along the makai-most portion of the lot are primarily located within the shoreline setback area. With the farm dwelling proposed to be located outside of the shoreline setback area, and with the condition requiring the farm dwelling to be removed from Flood Zone AE, the dunes and beaches will be protected from most future development activity.

Impacts to coastal dunes can also occur if landscaping is irrigated in such a way that it extends into the SLU Conservation District. Therefore, the artificial extension of landscaping beyond the makai property boundary should be prohibited. This is recommended as a condition of approval.

Upon compliance with mandatory regulations, BMPs, and the recommended conditions of approval, no adverse impacts to beaches and coastal dunes are anticipated as a result of the Project.

I.	**Marine and Coastal Resources**
	Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.

The Project is located on a shoreline lot and does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean, located directly north of the site. In the Project vicinity, the Pacific Ocean is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (Exhibit F). Makaleha Stream is the next closest body of water, located approximately 1,400 ft. west of the property across Makaleha Beach Park. The Project is not anticipated to result in adverse impacts to these marine wetlands or waters, as the closest development activities will occur outside of the shoreline setback. The Project will comply with the City's Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards, and other applicable regulations, which will be evaluated during the BP review process. Because the site will continue to consist primarily of permeable surfaces with relatively well-draining soils, the majority of stormwater is anticipated to be absorbed into the ground. The Project will require the development of an individual wastewater treatment system, which is proposed to consist of a septic system with a leach field. However, as presented on the Project plans, these features will be located well outside of the shoreline setback. Therefore, no impacts to bays, estuaries, or nearby water features are anticipated, and no conditions of approval are recommended.

J.	**Cumulative Impact or Significant Effect and Compelling Public Interest**
	Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated. Cumulative impacts are generally limited to those issue areas where impacts cannot be avoided or mitigated at the site-specific level. For example, emissions of particulate matter or greenhouse gases can be minimized through the implementation of BMPs, but ultimately still contribute to the overall level of these pollutants in the atmosphere. Conversely, for example, impacts related to soils and geological conditions are nearly always considered site-specific, because

they can be mitigated on-site through implementation of BMPs and engineering design.

The Project site and the majority of the other lots within 500 ft. of the Project site perimeter are zoned for agricultural uses, and therefore have limited development potential because the uses must be agricultural in nature in compliance with ROH Chapter 21 and HRS Chapter 205. The subject property along with those to the east and west are also located within the SMA, which requires any development to undergo review for impacts to the sensitive coastal resources previously described in this Report.

The Project site is within a previously-established subdivision area with access to the municipal water supply. Adjacent lots to the west are also within the same subdivision. Known and reasonably foreseeable projects within this area include a proposed farm with accessory farm dwelling on the neighboring lot (TMK 6-8-003: 045; SMA Use Permit No. 2023/SMA-26), and a proposed equestrian center on the next lot over (TMK 6-8-003: 046; SMA Minor Permit No. 2023/SMA-38). Both of these projects are proposed on vacant lots directly west of the subject property (see Exhibit N). In regards to the Project combined with other reasonably foreseeable projects in the vicinity, potential cumulative impacts to SMA resources could occur if the projects collectively resulted in damage to the quality of water to the nearby Pacific Ocean, the loss of critical habitat for a known protected species, or exasperating coastal hazards.

The neighboring project (TMK 6-8-003: 045) located the farm dwelling approximately 75 ft. from the shoreline setback and within the Flood Zone AE. However, that site differs from the proposed Project in two significant ways. First, a much smaller portion of the site (approximately 33,000 sq. ft.) is outside of the Flood Zone AE, which makes the siting of the farm dwelling more difficult. Second, in addition to salt-tolerant plants, the Farm Plan included avocados, mangos, and citrus fruits that are less salt tolerant and need to be sited further away from the ocean. This proposed Project has approximately 80,000 sq. ft. of land area located outside of the Flood Zone AE, and the agricultural Farm Plan for the proposed Project primarily consist of salt-tolerant plants, which can be located closer to the ocean. Due to these differences and potential cumulative coastal hazards, it is within reason to require the farm dwelling to be relocated outside of the Flood Zone AE and further back from the shoreline. This will help to ensure that there are no cumulative substantial impacts or significant effect to the SMA. As this condition of approval has been recommended above to address coastal hazards, no additional condition is necessary. However, we further urge that the Applicant be required to relocate the farm dwelling.

K. Consistency with Plans and Regulations

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change.

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21: The Project has been designed to comply with the development standards of the ROH Chapter 21. The Project site is located within the AG-2 General Agricultural District, which allows agricultural uses and structures, along with an accessory farm dwelling that are supported by the principle agricultural uses of the property. As proposed, the new farm dwelling will be accessory to agricultural activity. The farm dwelling will be designed to be within a 5,000-sq.-ft. polygon as required under ROH Section 21-5.250(b). Further, the proposed structures will be of appropriate size, height, and bulk to meet the development standards for the AG-2 General Agricultural District. Compliance with ROH Chapter 21 will be confirmed during the BP review process.

2. NSSCP: The NSSCP Urban Land Use Map identifies the Project area as located outside of the Community Growth Boundary (CGB). According to the NSSCP, areas outside the CGB include agricultural lands as well as preservation lands with important open space, scenic, or natural resource values. Uses such as commercial and industrial development, public and private schools, and residential subdivisions with no bona fide agricultural activities are not permitted in these areas. Permissible land uses outside the CGB include agriculture and limited low-intensity types of outdoor recreational uses where appropriate, such as on nonagricultural lands or agricultural lands that are not suitable for intensive cultivation, provided they do not diminish the agricultural potential of these sites or jeopardize the open space, scenic, or natural character of these resources. The Project includes a Farm Plan, an Operational Plan, and an agricultural Conservation Plan for the propagation of ornamental and other plant species, along with an accessory farm dwelling to be occupied by the property owners. Given this, the proposed development is generally consistent with the NSSCP.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. Specific examples of consistency include the following:

   - Population Objective A, 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.

- Population Objective C, 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.

- Environment Objective A, Policy 1: Protect O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development.

- Physical Development and Urban Design Objective E, 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.

The Project proposes principle agricultural uses with a variety of crops and an accessory farm dwelling just outside of the NSSCP CGB, and will comply with the development standards of the AG-2 General Agricultural District. The Project is consistent with the rural nature of the area in terms of the proposed use, structure types, and environmental and scenic conditions present in the Project vicinity. Therefore, the Project is generally consistent with the policies of the GP, and no related conditions of approval are required.

4. ROH Chapter 26: The Project site is subject to a minimum 60-ft. shoreline setback area as a result of a previous subdivision action. A CSS dated December 14, 2023, identified the location of the shoreline as the top of bank and/or erosion scarp (Exhibit F). The site is subject to a minimum 60-ft. shoreline setback as a result of Subdivision No. 2005/SUB-229. The Project does not propose any development activity within the 60-ft. shoreline setback area, so it is not anticipated to conflict with ROH Chapter 26. It should be noted that the 2023 CSS indicates that in the time since the previous 2002 CSS, the debris line (and therefore shoreline) has moved inland by a total of 1,345 sq. ft. Therefore, the area makai of the certified shoreline is in the SLU Conservation District. While the revised Project plans show the farm dwelling outside of the shoreline setback, relocating it outside of the flood prone area and farther mauka will ensure that the structure remains outside of the shoreline setback for a longer period of time. The site is subject to an erosion rate of 0.29 ft. per year. Therefore, the erosion-based setback will be 80.3 ft. Although the erosion-based setback is not applicable until July 1, 2024, the added

benefit of moving the farm dwelling mauka will be continued compliance with ROH Chapter 26.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH Sections 25-3.1 and 25-4.1, and HRS Sections 205A-2 and 205A-26(1), and found to be consistent with established SMA objectives, policies, and guidelines, subject to the conditions below. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

V. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Use Permit be **APPROVED**, subject to the following conditions:

A. Except as required in Condition B, development must be in general conformity with the Project as described in the DPP's Report and Recommendation, referenced above, and as depicted in Exhibits C-1 through C-5, enclosed hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a Minor Modification and may be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

B. To minimize coastal hazards and ensure that there are no cumulative substantial impacts, the farm dwelling must be relocated outside of the Flood Zone AE.

C. Upon approval of this SMA Use Permit, neither the Applicant nor any future successor, owner, or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a SSV for a new shoreline protection structure.

D. To account for the potential shift of land from the SLU Agricultural District to the SLU Conservation District in response to anticipated coastal erosion, the landowner (current and future) must acknowledge the following:

> "*In choosing to implement construction activities at Tax Map Key 6-8-003: 047, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure*

encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner will hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and BP plans.

E. In order to ensure the current and future owners are informed of limitations regarding SSVs at the Project site, the landowners must acknowledge the following:

"In choosing to undertake development authorized under this Special Management Area Major Permit, the current and successor landowners hereby acknowledge that approval for a Shoreline Setback Variance for a new shoreline protection structure will not be granted based on a determination of hardship due to erosion, sea level rise, or any other coastal hazard."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and BP plans.

F. All landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin, and may not:

1. Be planted, watered, and maintained so that they act as a shoreline hardening barrier, such as naupaka, particularly if they alter or interfere with the natural beach processes;

2. Extend seaward of the shoreline as depicted on the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the presumed shoreline; and

3. Extend into any adjoining beach access right-of-way, public or private.

G. To minimize impacts to the Hawaiian hoary bat, Hawaiian seabirds, and other sensitive 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 Section 205A-71(b);

3. Exterior lighting fixtures on the zoning lot 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;

4. All Project site work and construction activities are limited to daylight hours;

5. Woody plants greater than 15 ft. 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;

6. Barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats; and

7. All Project-related activities must cease if a Green sea turtle or Hawaiian monk seal is within 150 ft. of the work area, or as recommended by the State of Hawai'i or Federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to turtles and monk seals must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

F. 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 must stop work and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. These requirements must be clearly stated on all Project construction and BP plans.

G. **The Applicant shall obtain a construction permit and/or BP for the Project within two years after the effective date of this SMA Use Permit**. Failure to obtain a development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:

1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the Director of the DPP beyond one year from the initial deadline set by the City Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the Director of the DPP must prepare and submit to the City Council a report on the proposed extension, which the report must include the Director of the DPP's report and recommendation thereon. The City Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the City Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the Director of the DPP's report; or

   b. The Applicant's then-existing deadline for obtaining a development permit,

   the extension will be deemed to be denied.

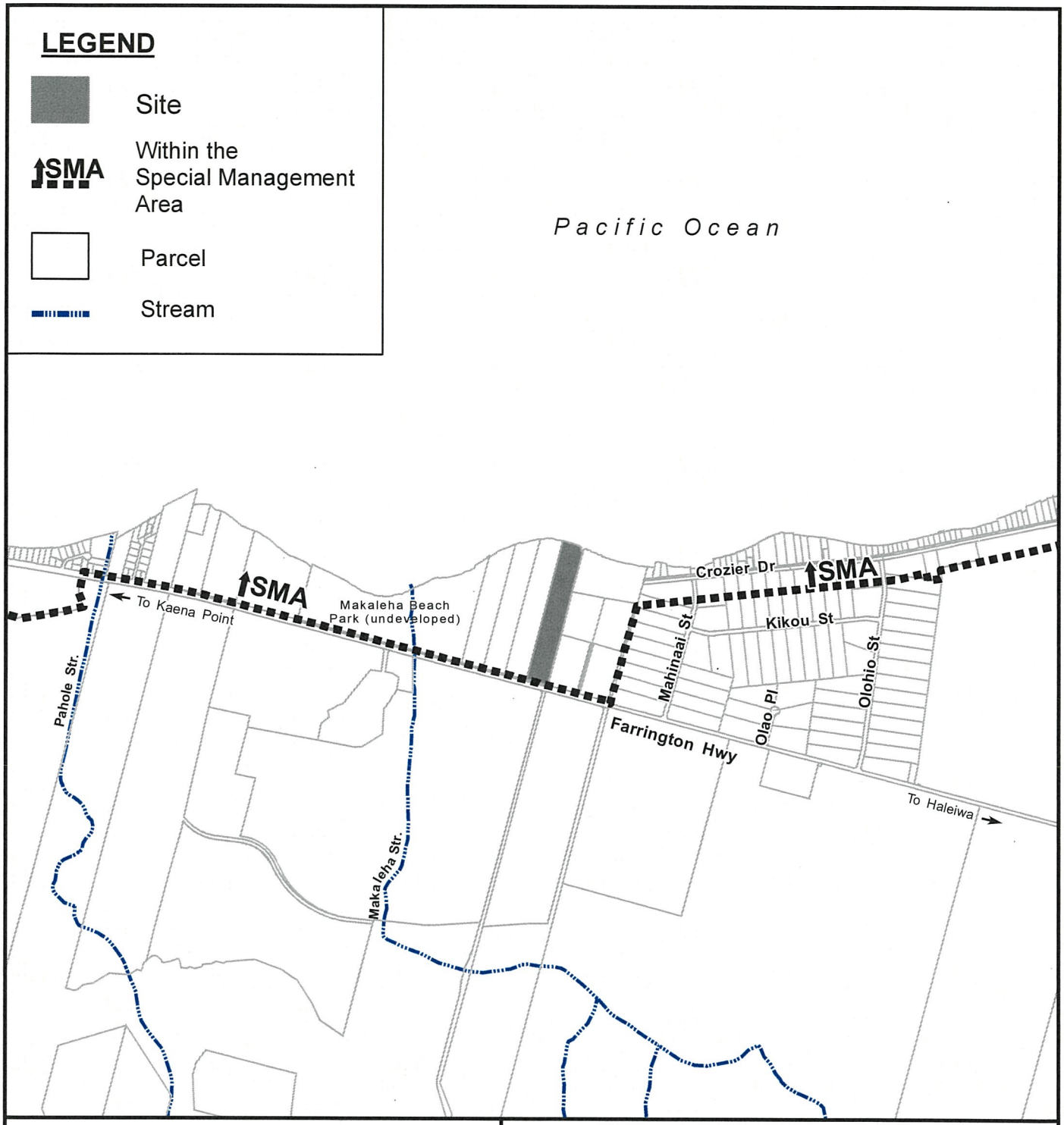
H. Approval of this SMA Use Permit does not constitute compliance with other City ordinances, including but not limited to ROH Chapter 21 and building and construction codes, or other governmental requirements, including but not limited to ROH Chapter 21, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable City ordinances and other governmental provisions and requirements.

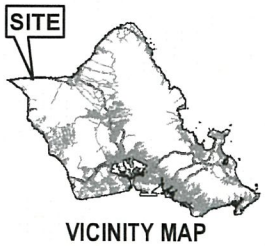
Dated at Honolulu, Hawai'i, this 16th day of February, 2024.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosure: Exhibits A, B, C-1 through C-6, D-1 through D-5, and E through N





VICINITY MAP

0 750 1,500 3,000

Distance in feet

LOCATION MAP WITH SMA

WAIALUA

EXHIBIT A

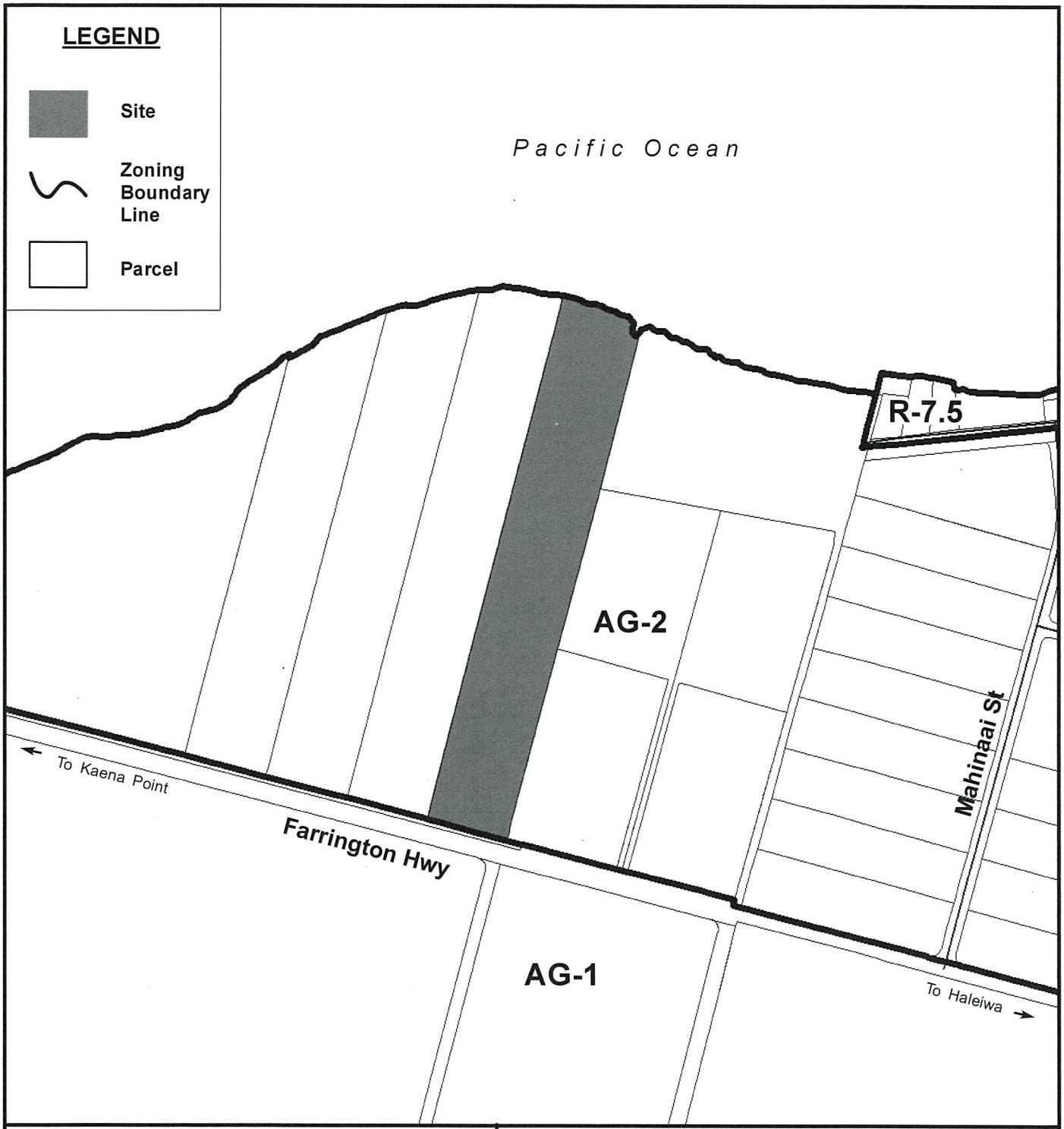
TAX MAP KEY: 6-8-003:047

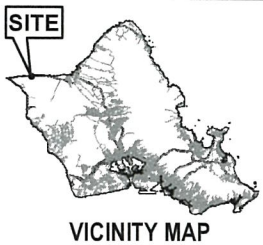
FOLDER NO.: 2023/SMA-36

Prepared by: Honolulu Land Information System (HoLIS)
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: June 2023

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VICINITY MAP

0 200 400 800

Scale in feet

PORTION OF

EXISTING ZONING MAP

MOKULEIA - WAIALUA - HALEIWA

EXHIBIT B

TAX MAP KEY: 6-8-003:047

FOLDER NO.: 2023/SMA-36

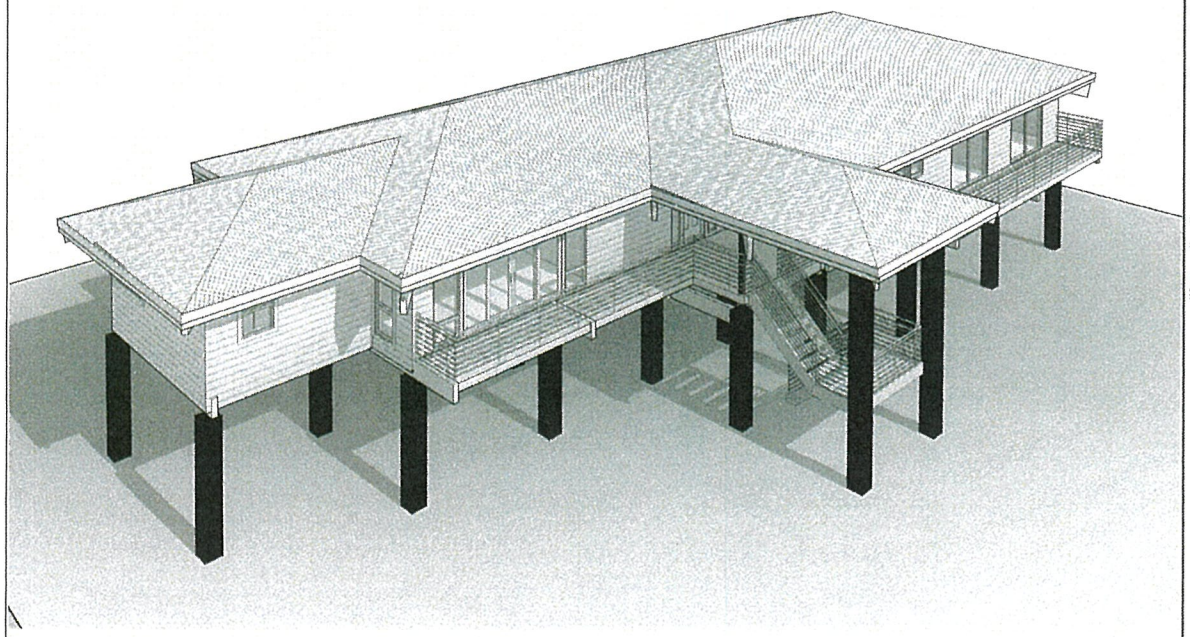
Prepared by: Honolulu Land Information System (HoLIS)
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: June 2023

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MITCH KING

68-407 Farrington HWY Waialua, Oahu TMK# 6-8-003:047



1 G000 COVER PAGE OVERVIEW

1. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS
2. BUILDER MUST REVIEW AND UNDERSTAND DRAWINGS AND DETAILS PRIOR TO PACKAGE SHIPMENT, TO ALLOW FOR RESOLUTION OF ANY QUESTIONS
3. IF REQUIRED, ADDITIONAL DETAILS CAN BE PREPARED TO CLARIFY ANY AREAS RELATED TO THE CONSTRUCTION OF THE PACKAGE MATERIALS.
4. IF A PROBLEM ARISES WITHIN THE DRAWINGS OR PACKAGE MATERIALS AFTER THE START OF CONSTRUCTION, CONTACT YOUR LINDAL DEALER IMMEDIATELY SO THAT WE MAY PARTICIPATE IN THE SOLUTION TO THE PROBLEM.
5. LINDAL CEDAR HOMES WILL NOT ASSUME RESPONSIBILITY FOR FIELD CORRECTIONS IF YOU DO NOT FOLLOW THIS PROCEDURE.
6. DEPTH OF FOUNDATION BELOW GRADE AND FOOTING DIMENSIONS TO CONFORM WITH LOCAL CODES AND REGULATIONS. SIZE, NUMBER AND LOCATION OF FOUNDATION VENTS AND ACCESS TO CRAWL SPACE IS TO BE DETERMINED BY CONTRACTOR OR OWNER.

PLEASE SIGN BELOW, AND INITIAL ALL CORRESPONDING PAGES IF THESE DRAWINGS INCORPORATE THE DESIGN ELEMENTS YOU REQUESTED.

INITIAL

PLANS ARE APPROVED AS PRESENTED

INITIAL

PLANS ARE APPROVED WITH NOTED CORRECTIONS

HOME OWNER: DATE:

LINDAL DEALER: DATE:

NOTE:
AN APPROVED, UNCHANGED PLAN SET MUST ACCOMPANY THE REQUEST FOR SHIPMENT.

PROJECT ADDRESS & KEYMAP:

CTY / PROV:
COUNTRY:
TAX PARCEL #:

IMAGE SOURCE:

ADDRESS:	68-407 Farrington HWY Waialua, Oahu TMK# 6-8-003:047

CLIENT INFORMATION:

MITCH KING
68-407 Farrington HWY
Waialua, Oahu HI 96791

BY INITIALING THE BLOCKS BELOW, YOU ARE CONFIRMING THAT THE INFORMATION CONTAINED ON THIS SET HAS BEEN REVIEWED AND APPROVED

DEALER APPROVED:	DATE:
CLIENT APPROVED:	DATE:

PLEASE SIGN THE PLANS STAMP LOCATE ON THIS SHEET, SO THAT WE MAY PROCEED TO THE NEXT PHASE OF YOUR PROJECT

SCOPE OF WORK:

	Project Status
CONSTRUCTION TYPE	V-B
OCCUPANCY CLASSIFICATION ONE AND TWO FAMILY DWELLING	R-3

DESIGN CRITERIA: 1 STORY

LIVE LOAD	20 PSF
ROOF DEAD LOAD	18 PSF
1ST FLOOR LIVE LOAD	40 PSF
1ST FLOOR DEAD LOAD	12 PSF
DECK LIVE LOAD	60 PSF
DECK DEAD LOAD	8 PSF
BASIC WIND SPEED (FASTEST MILE)	130 MPH
EXPOSURE CATEGORY	C
DESIGN CATEGORY	C
CLIMATE ZONE	1A
SITE ELEVATION	3.28 (< 6000) FT
TOPO FACTOR (KZT)	1.000

SQUARE FOOTAGE

DESCRIPTION OF AREA	AREA
FIRST FLOOR AREA	2814 SF
CONDITIONED AREA	2814 SF
FRONT DECK	803 SF
REAR DECK	244 SF
REAR DECK 2	135 SF
UNCONDITIONED AREA	1181 SF
GROSS AREA	3995 SF

GENERAL NOTES:

1. ALL MATERIALS ORDERED FROM LINDAL CEDAR HOMES (LCH) ARE OUTLINED IN THE DESIGN SPECIFICATION SHEET (DSS).
2. THESE PLANS MAY CONTAIN PART NUMBERS AND/OR REFERENCES TO MATERIALS THAT MAY NOT BE INCLUDED IN THIS HOME PACKAGE. THE DSS OVERRIDES THE PLANS IN DETERMINING WHAT MATERIALS ARE PROVIDED BY LCH.
3. FRAMING NAILS ARE NOT INCLUDED IN THE LINDAL PACKAGE UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE BEFORE AUTHORIZATION TO SHIP HAS BEEN GIVEN.
4. NAIL CALLOUTS AND PART NUMBERS ARE FOR REFERENCE ONLY. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL (LINDAL) DRAWINGS AND THE STRUCTURAL DRAWINGS BY AN ENGINEERING CONTRACTOR, IN REGARDS TO THE STRUCTURAL ELEMENTS, THE STRUCTURAL DRAWINGS WILL SUPERSEDE.
5. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" AND MAXIMUM PANEL SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET OR LESS FOR GROUP R-3 OR R-4 OCCUPANCIES. PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING TE PROCEDURE WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF ASCE 7, WITH CORROSION- RESISTANT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE 1609.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS AND EFFECTIVE WIND SPEED NOT IN EXCESS OF 140 MPH

JOB CAPTAIN
LINDAL CEDAR HOMES
BRAD CAMPBELL

ADDRESS:	6645 FORT DENT WAY SUITE 220 SEATTLE, WA 98188
PHONE:	206-946-6414
EMAIL:	bradc@lindal.com

LINDAL INDEPENDENT DEALER
CEDAR HOMES OF KAUAI
ANDY HARRINGTON

ADDRESS:	375 PAPALOA RD, KAPA'A, HI 96748
PHONE:	(808) 822-0800
EMAIL:	CEDAR@ALOHA.NET

STRUCTURAL ENGINEER

ADDRESS:	
PHONE:	
EMAIL:	

CODE INFORMATION
ALL CONSTRUCTION SHALL COMPLY WITH:

2018 IRC
2018 IBC
2018 CODE FOR ONE AND TWO FAMILY DWELLINGS
AS AMENDED BY THE COUNTY OF HONOLULU
INTERNATIONAL ENERGY CODE
ALL SUBSEQUENT AMENDMENTS

PERMIT DEFERRED SUBMITTAL

MECHANICAL (BY OTHERS)
PLUMBING (BY OTHERS)
CIVIL (BY OTHERS)
LANDSCAPING (BY OTHERS)
ELECTRICAL (BY OTHERS)

EXHIBIT C-1

Revisions:	By:

Innovative Design Studio
PO Box 823
Haleiwa, Hawaii 96712
Phone: 808-223-8484
innovativedesignstudio@gmail.com
idi-architecture.com

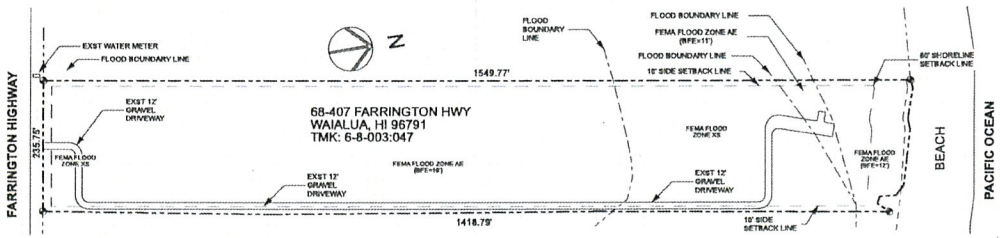
DOUGLAS A. HEBERT LICENSED PROFESSIONAL ARCHITECT No. 13,000 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR THE CONSTRUCTION OF THIS PROJECT. I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII. Signature Date

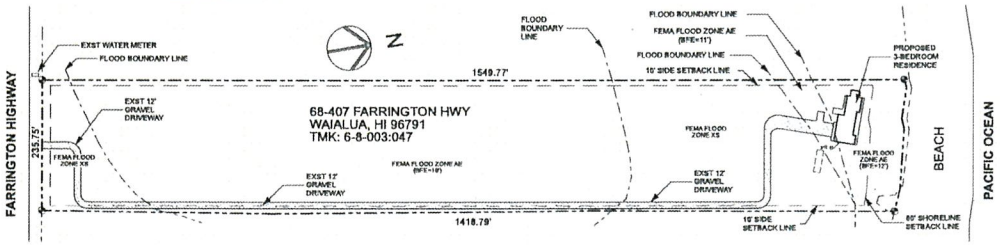
King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy, Waialua, HI 96791
Permit Set

Cover Sheet

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: G000
Total sheet count: 43

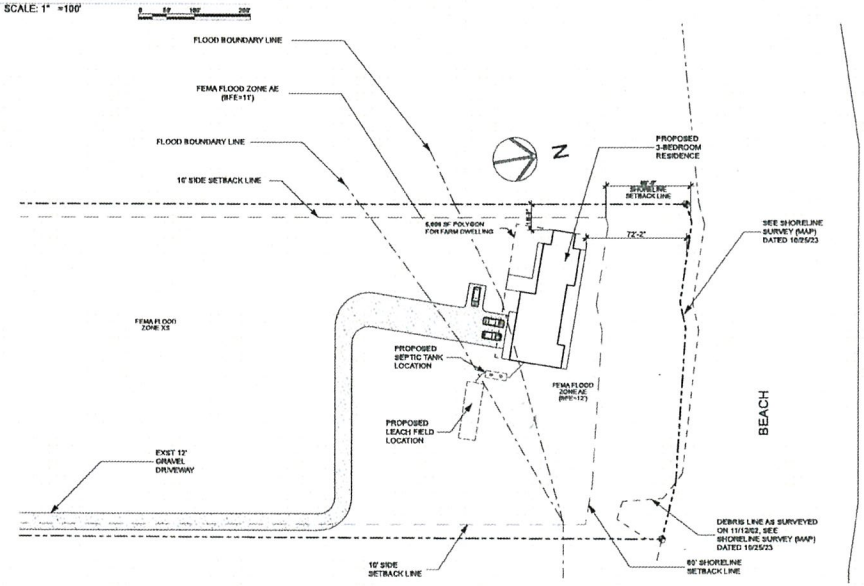


1 Site Plan (Existing)
SCALE: 1" =100'

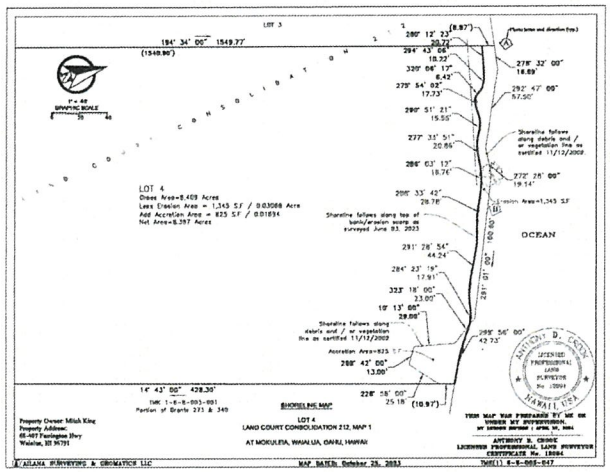


2 Overall Site Plan
SCALE: 1" =100'

EXHIBIT C-2



3 Site Plan (Enlarged)
SCALE: 1" =40'



Revisions:	By:
1 10/28/23	DH

Innovative Design Studio
PO Box 833
Haleiwa, Hawaii 96712
808.392.2648
innovativedesignstudio@gmail.com
ido.mattchetsore.com

PRODUCTS A. HERBERT LICENSED PROFESSIONAL ARCHITECT No. 13863 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE REQUIREMENTS OF HRS, CHAPTER 464, AS AMENDED, AND HAR, CHAPTER 16, TITLE 16, AS AMENDED, REGULATING THE PRACTICE OF ARCHITECTURE IN THE STATE OF HAWAII.

Signature

Registration Expiration Date

King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Waialua, HI 96791
Permit Set

Site Plan

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: **C100**
Total sheet count: 43

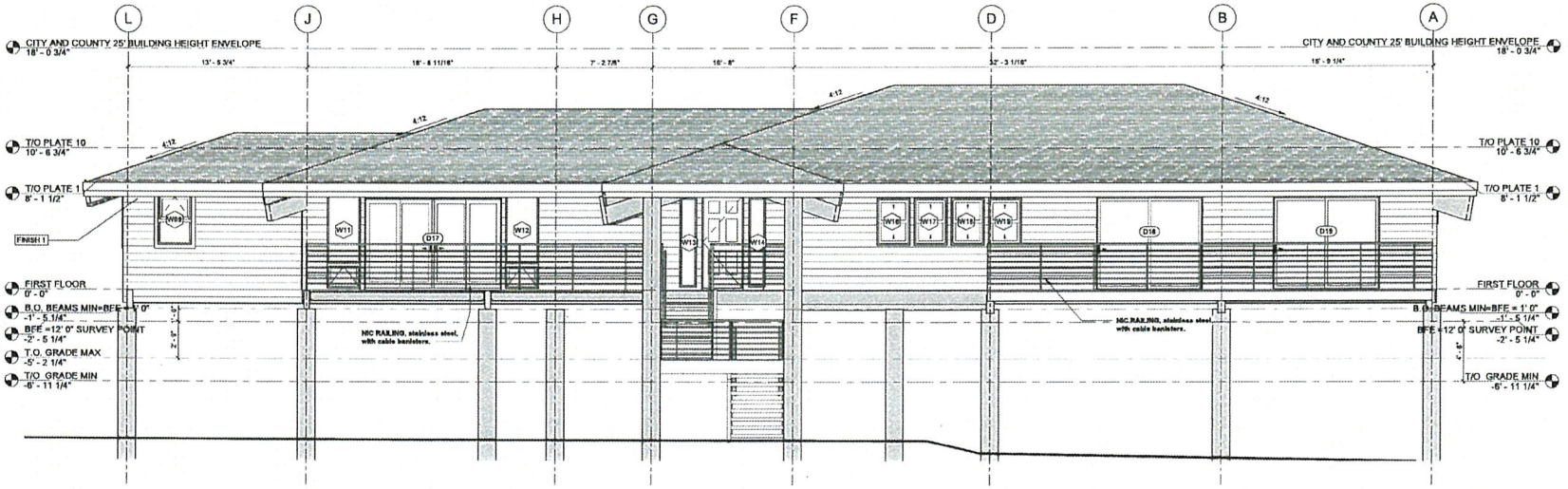
ELEVATION NOTES

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x 8" BEVEL RESAWN FACE TIGHT KNOT CEDAR. FACE NAIL PER EXTERIOR WALL DETAILS
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MILGARD TRINSIC SERIES VINYL FRAME (TAN COLOR) WITH LOW-E / ARGON GLAZING.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHEREVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTURE AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
11. WHEN PLANS ARE ON 12"x18" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.

EXTERIOR WALL FINISH SCHEDULE

MARK	PRE FINISH	COMMENTS
FINISH 1	11/16 X 8- BEVEL T.K. ROUGH CEDAR (HORIZONTAL)	
FINISH 2	COLOR TO BE DETERMINED	
FINISH 3	COLOR LIGHT GRAY	
FINISH 4	FINISH AS PER DSS	



1 / A200 FRONT ELEVATION
1/4" = 1'-0"

EXHIBIT C-3

Revisions: | By:

Innovative Design Studio
PO Box 123
Haiku, Hawaii 96708
808.292.8649
innovativedesignstudio@gmail.com
id-architecture.com

LUDWIG A. HEBERT
LICENSED PROFESSIONAL ARCHITECT
No. 11815

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII. Section 16, Chapter 16, Title 16, of Professional Engineers, Architects, Surveyors and Landscape Architects, State of Hawaii.

Signature

King Walalua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Walalua, HI 96791
Permit Set

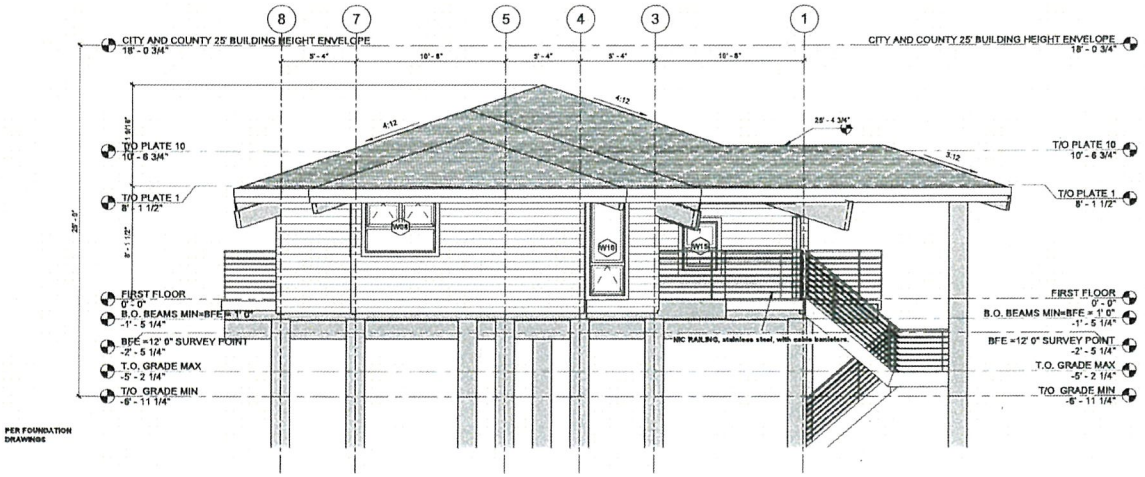
Front Elevation

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: A200
Total sheet count: 43

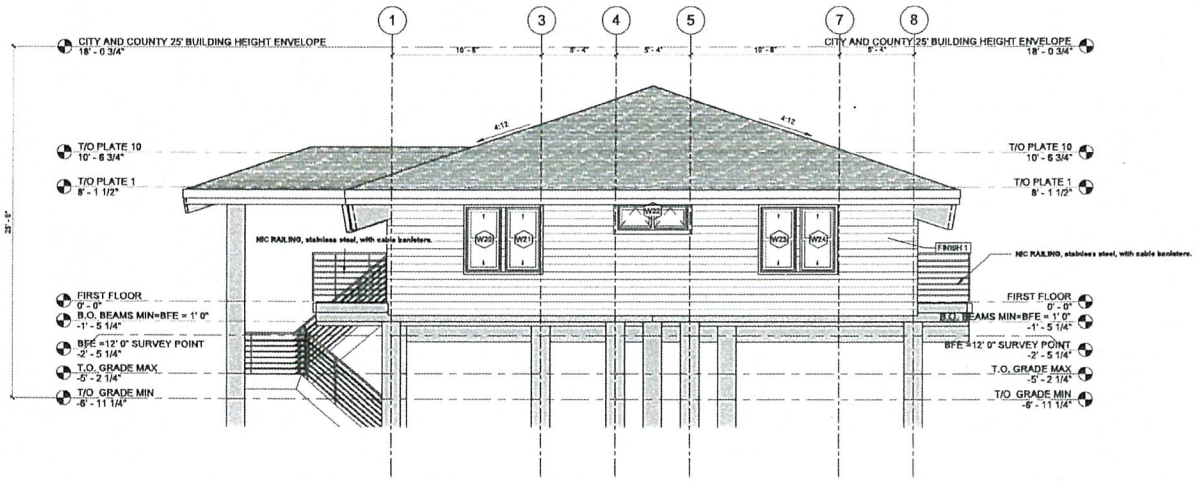
ELEVATION NOTES

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x 6" BEVEL RESAWN FACE TIGHT KNOT CEDAR. FACE NAIL PER EXTERIOR WALL DETAILS.
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MILGARD TRINSIC SERIES VINYL FRAME (TAN COLOR) WITH LOW-E / ARGON GLAZING.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHENEVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTURE AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
11. WHEN PLANS ARE ON 12"x18" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.



1 A201 LEFT ELEVATION
1/4" = 1'-0"



2 A201 RIGHT ELEVATION
1/4" = 1'-0"

EXTERIOR WALL FINISH SCHEDULE

MARK	PRE FINISH	COMMENTS
FINISH 1	11/16 X 6- BEVEL T.K. ROUGH CEDAR (HORIZONTAL)	
FINISH 2	COLOR TO BE DETERMINED	
FINISH 3	COLOR LIGHT GRAY	
FINISH 4	FINISH AS PER DSS	

EXHIBIT C-4

Innovative Design Studio
PO Box 833
Haiwa, Hawaii 96712
808-895-8833
innovativedesignstudio@gmail.com
ids-architecture.com

DOUGLAS A. HERBERT LICENSED PROFESSIONAL ARCHITECT No. 11501 STATE OF HAWAII

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM RESPONSIBLE FOR ITS CONTENTS. (SEE HRS 464-1 ET SEQ. AND HAR 16-115 ET SEQ.)

Signature

Revisions: By:

King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Waialua, HI 96791
Permit Set

Right and Left Elevations

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: A201
Total sheet count: 43

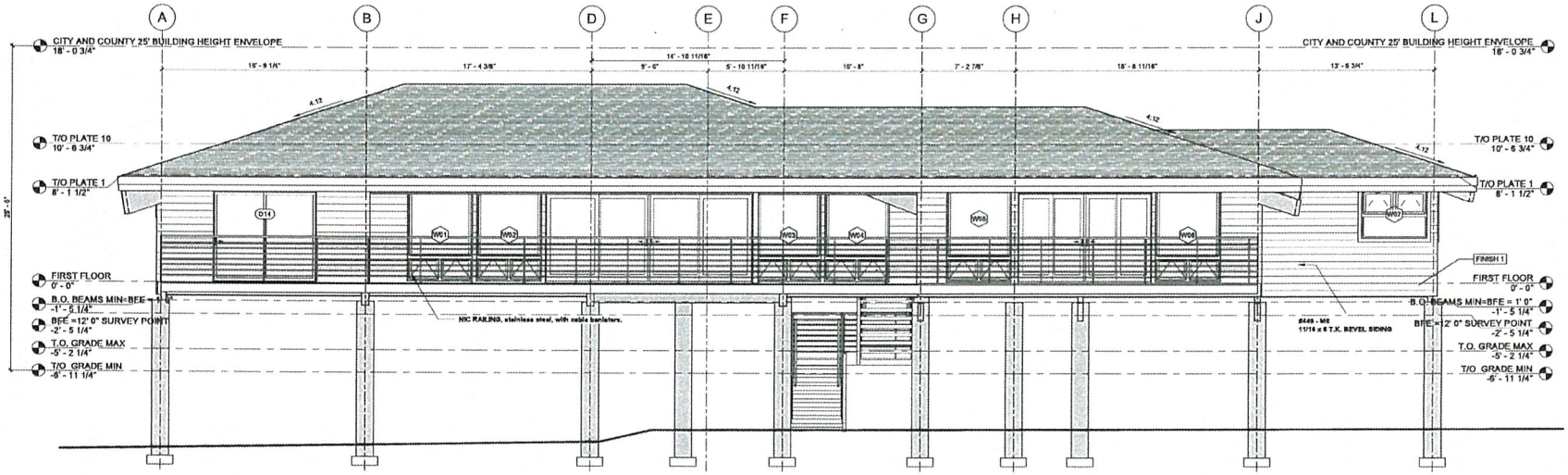
ELEVATION NOTES

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x 6" BEVEL RESAWN FACE TIGHT KNOT CEDAR. FACE NAIL PER EXTERIOR WALL DETAILS.
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MILGARD TRINSIC SERIES VINYL FRAME (TAN COLOR) WITH LOW-E / ARGON GLAZING.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHEREVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTURE AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
11. WHEN PLANS ARE ON 12"x18" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.

EXTERIOR WALL FINISH SCHEDULE

MARK	PRE FINISH	COMMENTS
FINISH 1	11/16 X 6- BEVEL T.K. ROUGH CEDAR (HORIZONTAL)	
FINISH 2	COLOR TO BE DETERMINED	
FINISH 3	COLOR LIGHT GRAY	
FINISH 4	FINISH AS PER OSS	



1 A202 REAR ELEVATION
1/4" = 1'-0"

EXHIBIT C-5

Revisions: | By:

Innovative Design Studio
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DOUGLAS A. REBERT LICENSED PROFESSIONAL ARCHITECT No. 11823

THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII. Pursuant to Section 16-115-4, Hawaii Administrative Rules, the following registered professional engineers have prepared certain documents for this project:

Signature

King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Waialua, HI 96791
Permit Set

Rear Elevation

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: A202
Total sheet count: 43

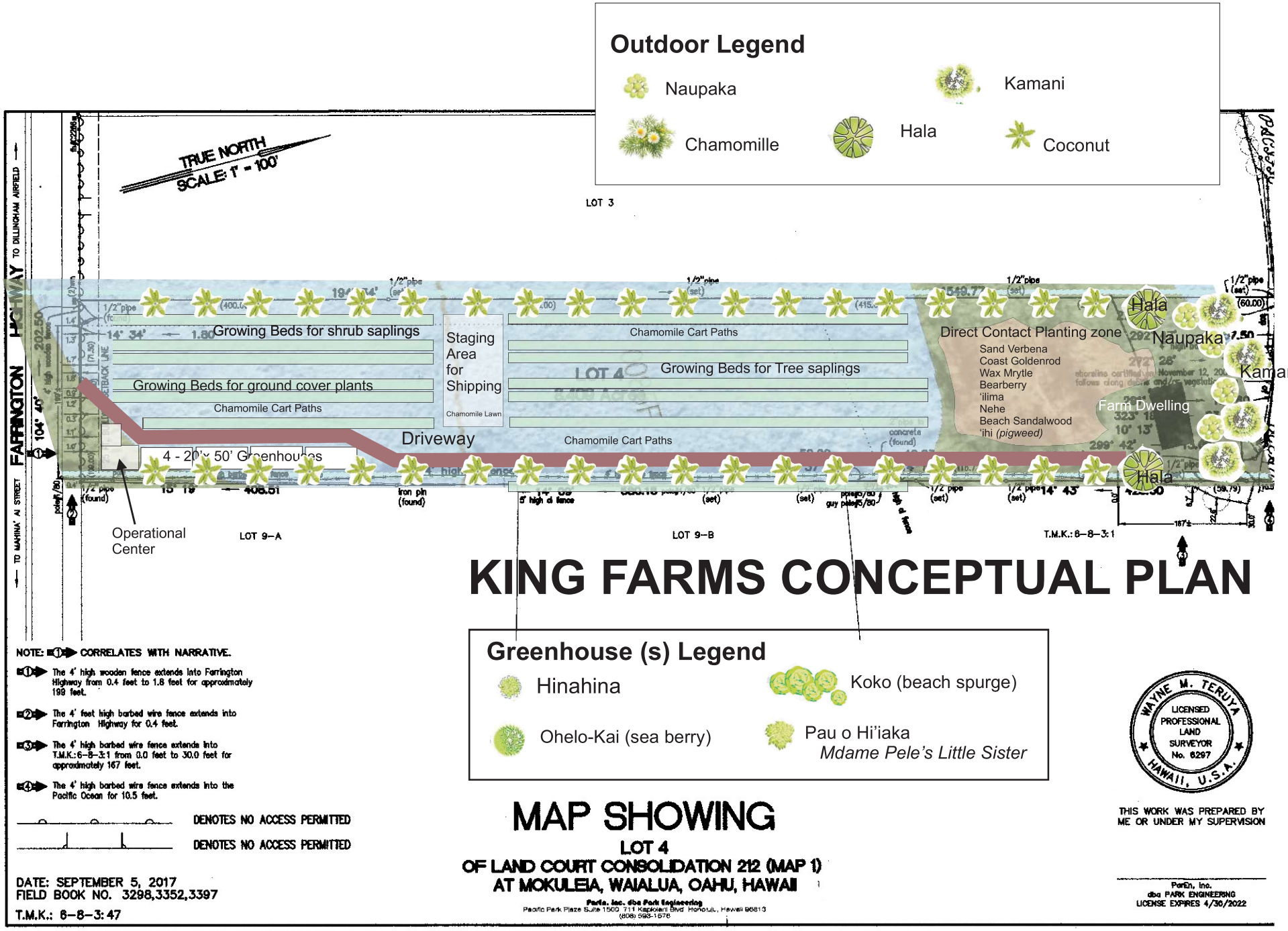
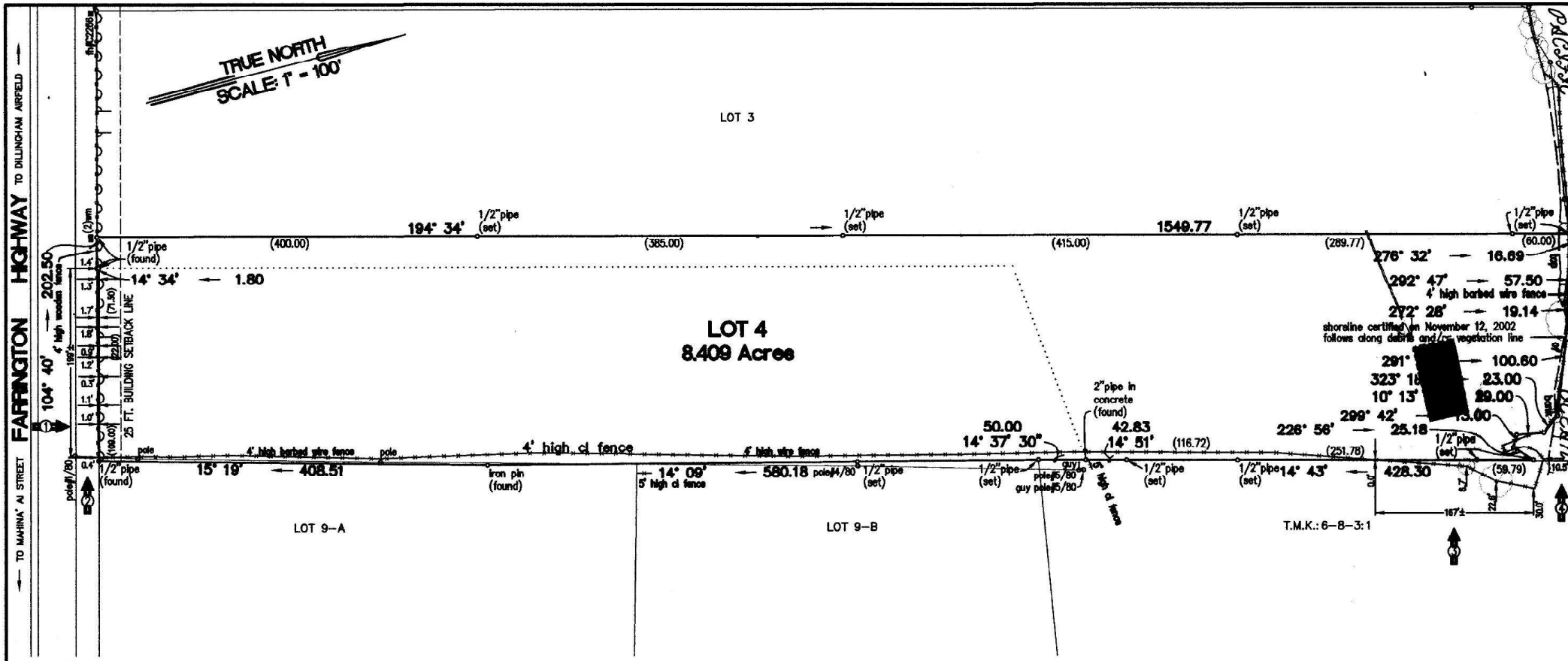

Outdoor Legend
Naupaka
Kamani
Chamomille
Hala
Coconut
TRUE NORTH
SCALE: 1" = 100'
LOT 3
FARRINGTON HIGHWAY
TO DILLINGHAM AIRFIELD
TO WAIANAE
Growing Beds for shrub saplings
Staging Area for Shipping
Chamomile Lawn
Chamomile Cart Paths
Growing Beds for Tree saplings
Growing Beds for ground cover plants
Chamomile Cart Paths
Driveway
Chamomile Cart Paths
4 - 20' x 50' Greenhouses
Direct Contact Planting zone
Sand Verbena
Coast Goldenrod
Wax Mrytle
Bearberry
'ilima
Nehe
Beach Sandalwood
'ihi (pigweed)
Hala
Naupaka
Kamani
Farm Dwelling
Hala
Operational Center
LOT 9-A
LOT 9-B
T.M.K.: 6-8-3: 1
KING FARMS CONCEPTUAL PLAN
Greenhouse (s) Legend
Hinahina
Koko (beach spurge)
Ohelo-Kai (sea berry)
Pau o Hi'iaka
Mdame Pele's Little Sister
NOTE: ① CORRELATES WITH NARRATIVE.
① The 4' high wooden fence extends into Farrington Highway from 0.4 feet to 1.8 feet for approximately 199 feet.
② The 4' feet high barbed wire fence extends into Farrington Highway for 0.4 feet.
③ The 4' high barbed wire fence extends into T.M.K.:6-8-3:1 from 0.0 feet to 30.0 feet for approximately 167 feet.
④ The 4' high barbed wire fence extends into the Pacific Ocean for 10.5 feet.
DENOTES NO ACCESS PERMITTED
DENOTES NO ACCESS PERMITTED
DATE: SEPTEMBER 5, 2017
FIELD BOOK NO. 3298,3352,3397
T.M.K.: 6-8-3: 47
MAP SHOWING
LOT 4
OF LAND COURT CONSOLIDATION 212 (MAP 1)
AT MOKULEIA, WAIALUA, OAHU, HAWAII
ParEn, Inc. dba Park Engineering
Pacific Park Plaza Suite 1500 711 Kapiolani Blvd Honolulu, Hawaii 96813
(808) 593-1575
WAYNE M. TERUYA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6297
HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
ParEn, Inc.
dba PARK ENGINEERING
LICENSE EXPIRES 4/30/2022

EXHIBIT C-6



NOTE: ①▶ CORRELATES WITH NARRATIVE.

①▶ The 4' high wooden fence extends into Farrington Highway from 0.4 feet to 1.8 feet for approximately 199 feet.

②▶ The 4' feet high barbed wire fence extends into Farrington Highway for 0.4 feet.

③▶ The 4' high barbed wire fence extends into T.M.K.:6-8-3:1 from 0.0 feet to 30.0 feet for approximately 167 feet.

④▶ The 4' high barbed wire fence extends into the Pacific Ocean for 10.5 feet.

DENOTES NO ACCESS PERMITTED

DENOTES NO ACCESS PERMITTED

DATE: SEPTEMBER 5, 2017
FIELD BOOK NO. 3298,3352,3397

T.M.K.: 6-8-3:47

MAP SHOWING

LOT 4
OF LAND COURT CONSOLIDATION 212 (MAP 1)
AT MOKULEIA, WAIALUA, OAHU, HAWAII

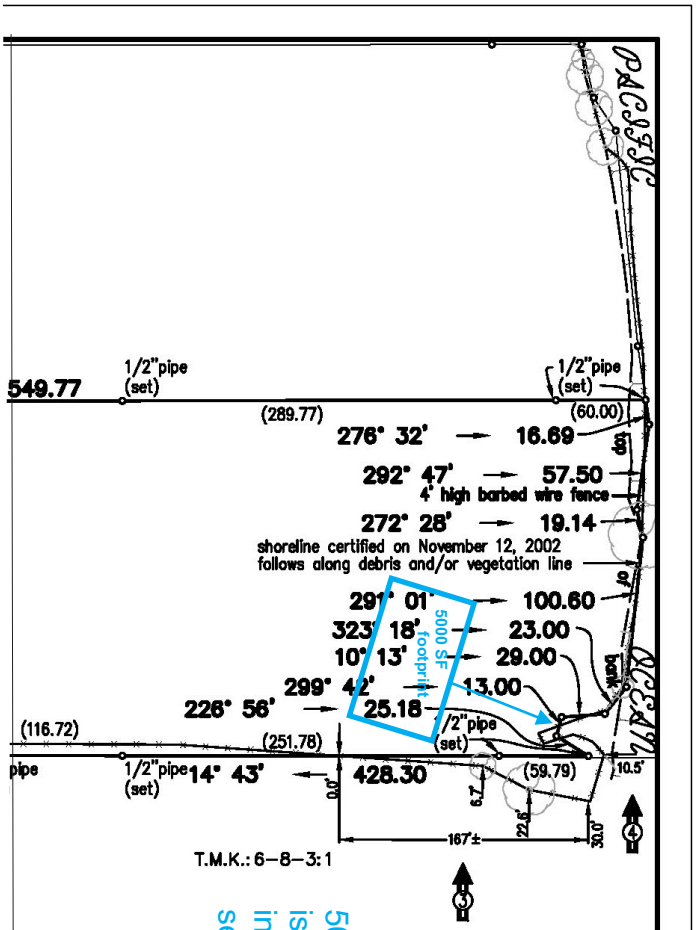
ParEn, Inc. dba Park Engineering
Pacific Park Plaza Suite 1500 711 Kapiolani Blvd Honolulu, Hawaii 96813
(808) 596-1676

WAYNE M. TERUYA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6297
HAWAII, U.S.A.

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ParEn, Inc.
dba PARK ENGINEERING
LICENSE EXPIRES 4/30/2022

EXHIBIT D-1



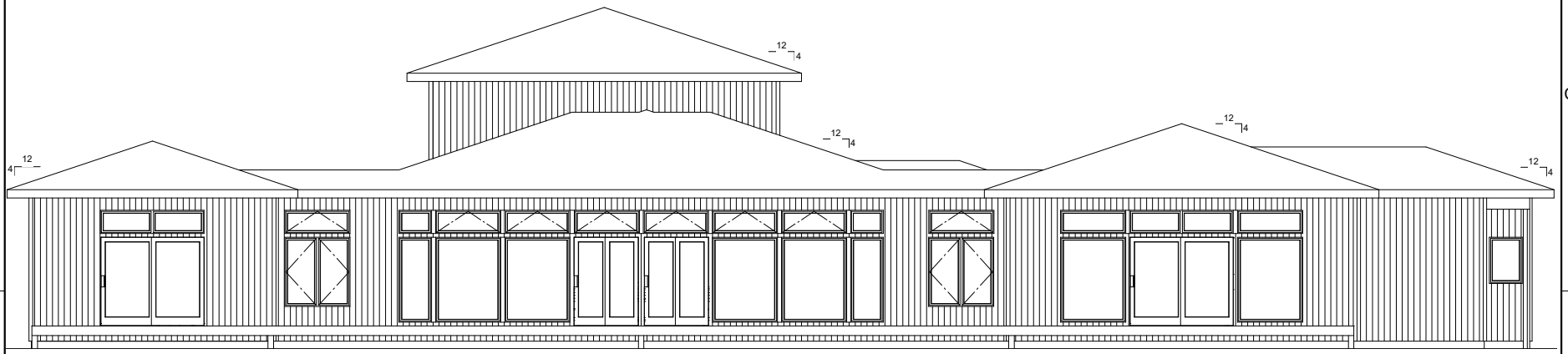
5000 SF house footprint is 110' away from the most intrusion of the shoreline setback - see arrow indicator

WAYNE M. TERUYA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6297
HAWAII, U.S.A.

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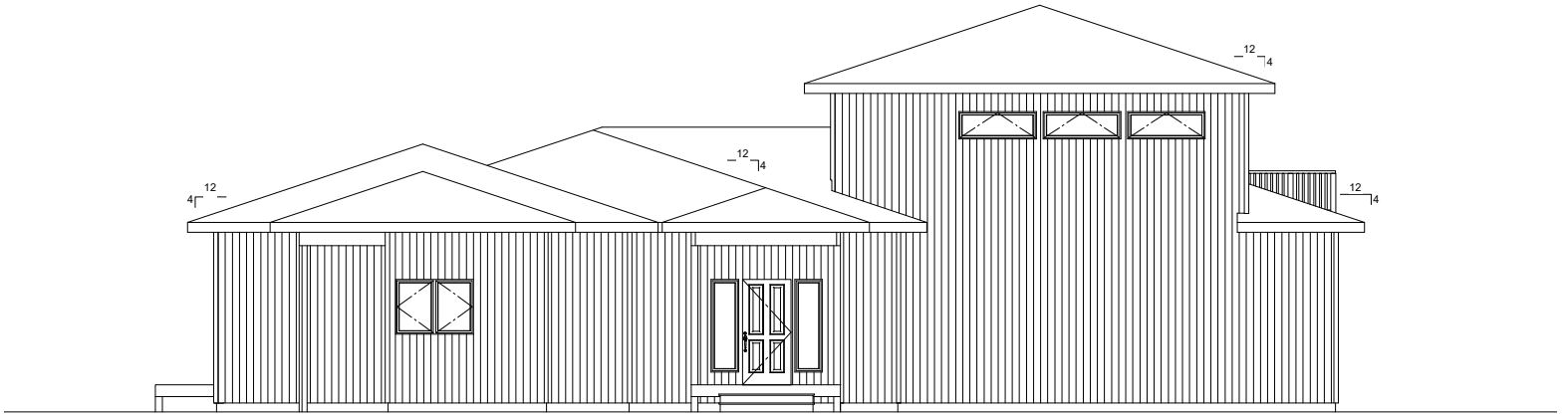
ParEn, Inc.
dba PARK ENGINEERING
LICENSE EXPIRES 4/30/2022

EXHIBIT D-2



PRAIRIE DREAM FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PRAIRIE DREAM RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Lindal CEDAR HOMES

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DEALER APPROVED DATE

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PLEASE SIGN THE PLAN STAMP TYPICALLY LOCATED ON THE FLOOR PLAN SHEET SO THAT WE MAY PROCEED TO THE NEXT PHASE OF YOUR PROJECT.

DATE BY	REVISIONS
07/13/07 BT	PLAN CHECK

PROJECT NO.

PROJECT NO

PLAN NO.

G1

SERIES

PRAIRIE

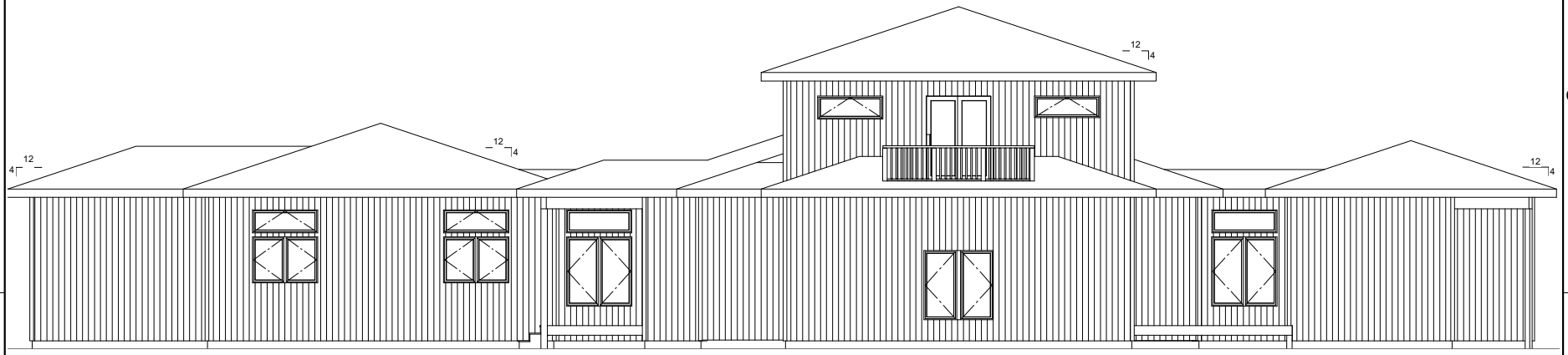
MODEL

PRAIRIE DREAM

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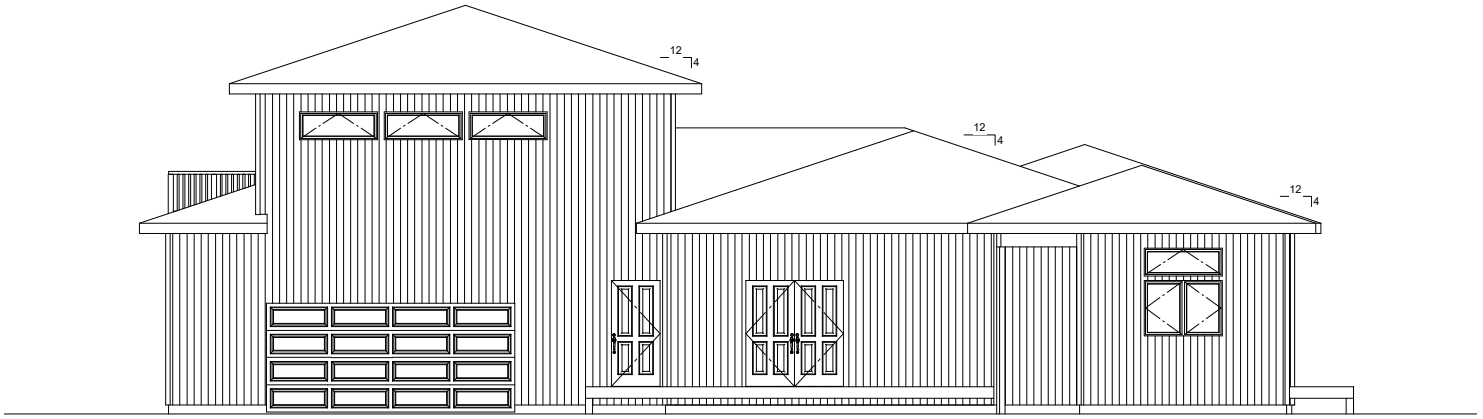
B-201

EXHIBIT D-3



PRAIRIE DREAM REAR ELEVATION

SCALE: 1/4" = 1'-0"



PRAIRIE DREAM LEFT ELEVATION

SCALE: 1/4" = 1'-0"

Lindal CEDAR HOMES

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DEALER APPROVED DATE

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DATE BY	REVISIONS
07/13/07 BT	PLAN CHECK

PROJECT NO.

PROJECT NO

PLAN NO.

G1

SERIES

PRAIRIE

MODEL

PRAIRIE DREAM

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B-202

EXHIBIT D-4









Lindal CEDAR HOMES

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DEALER APPROVED DATE

CUSTOMER APPROVED DATE

PLEASE SIGN THE PLAN STAMP TYPICALLY LOCATED ON THE FLOOR PLAN SHEET SO THAT WE MAY PROCEED TO THE NEXT PHASE OF YOUR PROJECT.

DATE BY	REVISIONS
07/13/07 BT	PLAN CHECK

PROJECT NO.
PROJECT NO

PLAN NO.
G1

SERIES
PRAIRIE

MODEL
PRAIRIE DREAM

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A-901

EXHIBIT D-5

LEGEND

- Site
- Flood depth (ft.)
- Flood Contour (ft.)
- Parcel
- 0085F 9/30/2004 — FIRM Panel

Special Flood Hazard Area, 1% Annual Chance Flood (100-yr. flood), Mandatory Flood Insurance Purchase

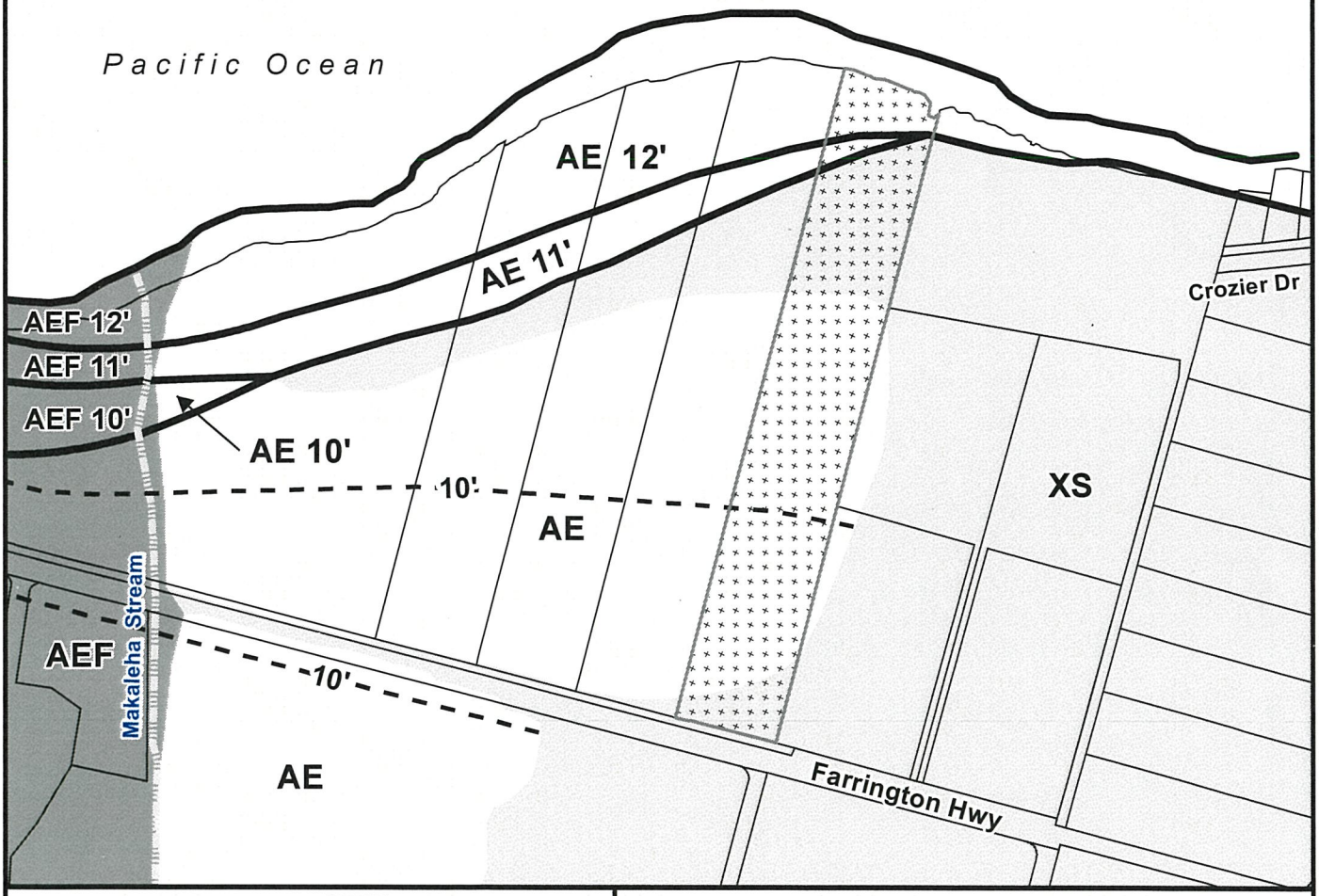
AE = Base Flood Elevation (BFE) Determined

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, Low-To-Moderate Risk, No Mandatory Insurance Purchase.

XS = 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.

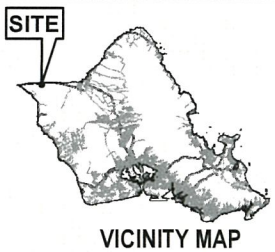
0085F 9/30/2004



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 150 300 600

Scale in feet



VICINITY MAP

N

PORTION OF

FLOOD HAZARD MAP

WAIALUA

EXHIBIT E

TAX MAP KEY: 6-8-003:047

FOLDER NO.: 2023/SMA-36

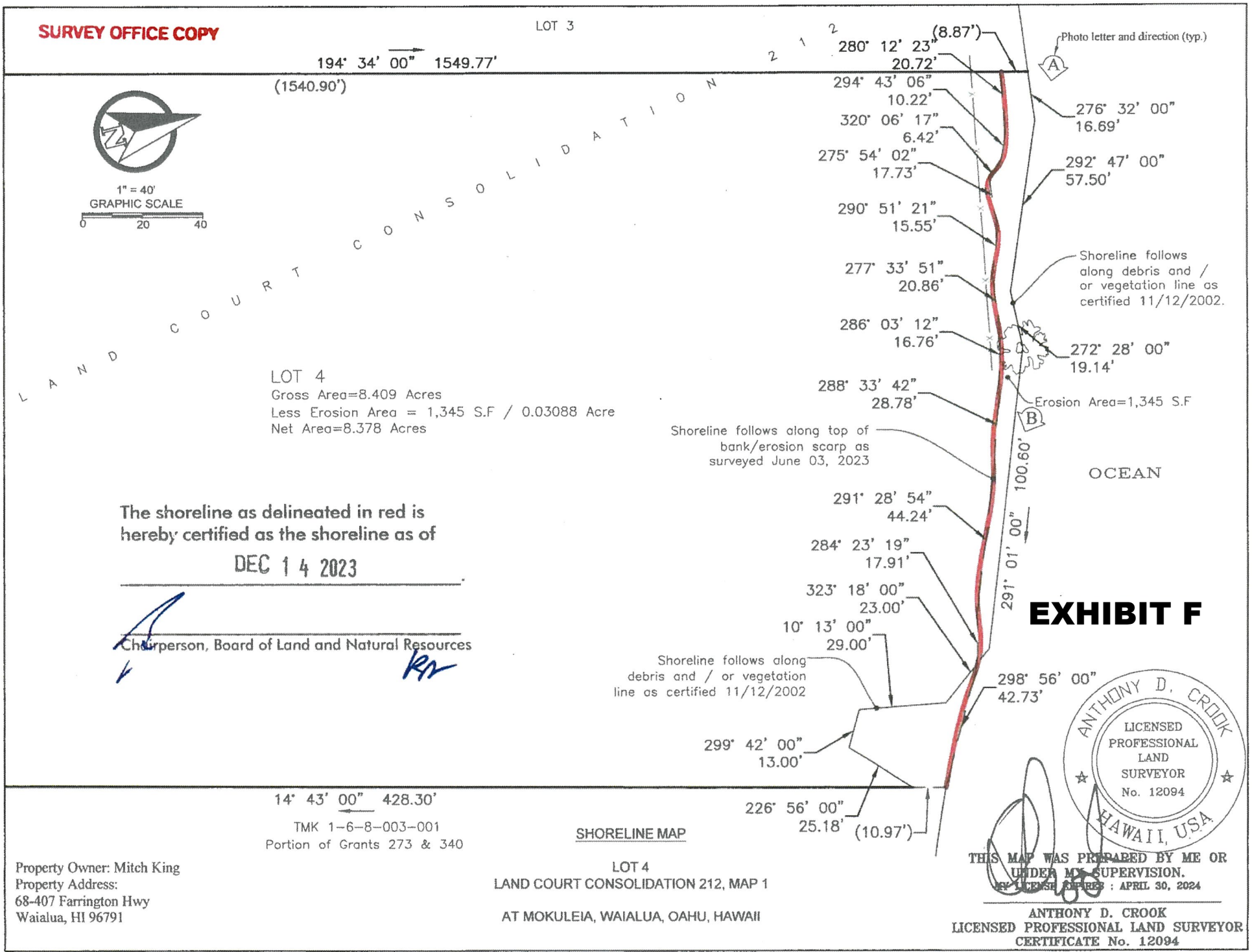
FIRM PANEL: 15003C0085F (9/30/2004)

Prepared by: Honolulu Land Information System (HoLIS)
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: June 2023

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SURVEY OFFICE COPY



The shoreline as delineated in red is hereby certified as the shoreline as of

DEC 14 2023

Chairperson, Board of Land and Natural Resources

EXHIBIT F

TMK 1-6-8-003-001
Portion of Grants 273 & 340

SHORELINE MAP

LOT 4
LAND COURT CONSOLIDATION 212, MAP 1

AT MOKULEIA, WAIALUA, OAHU, HAWAII

Property Owner: Mitch King
Property Address:
68-407 Farrington Hwy
Waialua, HI 96791

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12094
HAWAII, USA

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
MY LICENSE EXPIRES : APRIL 30, 2024

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

'AILANA SURVEYING & GEOMATICS LLC

MAP DATED: November 1, 2023

TMK(1) 6-8-003-047



Prepared by:

Date Prepared:

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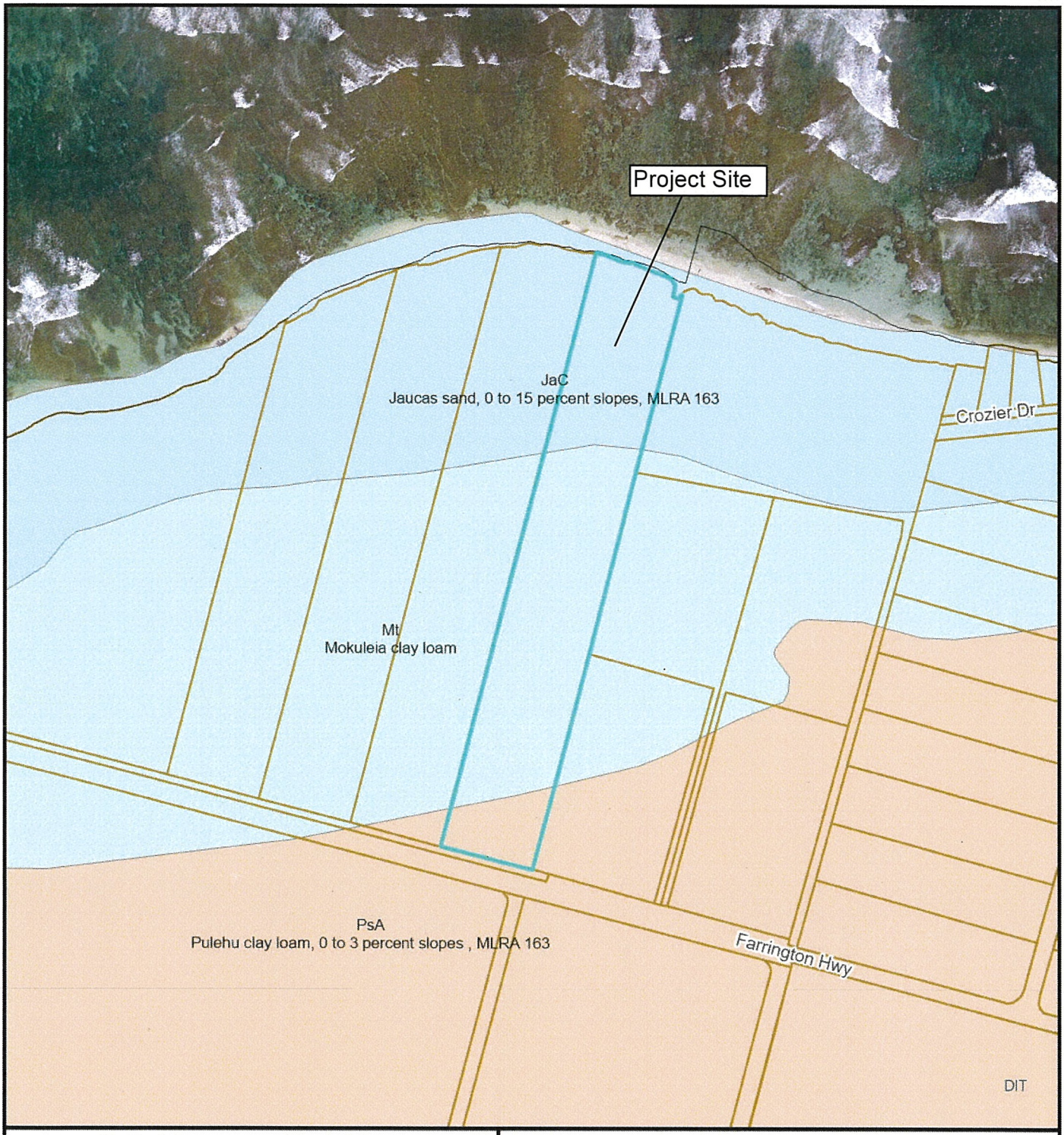


EXHIBIT H - NRCS SOILS MAP

0 175 350 700

Scale in Feet

TAX MAP KEY(S): 6-8-003: 047

FOLDER NO.: 2023/SMA-36

Prepared by:

Date Prepared:

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EXHIBIT I - DUNES AND MARINE SANDS

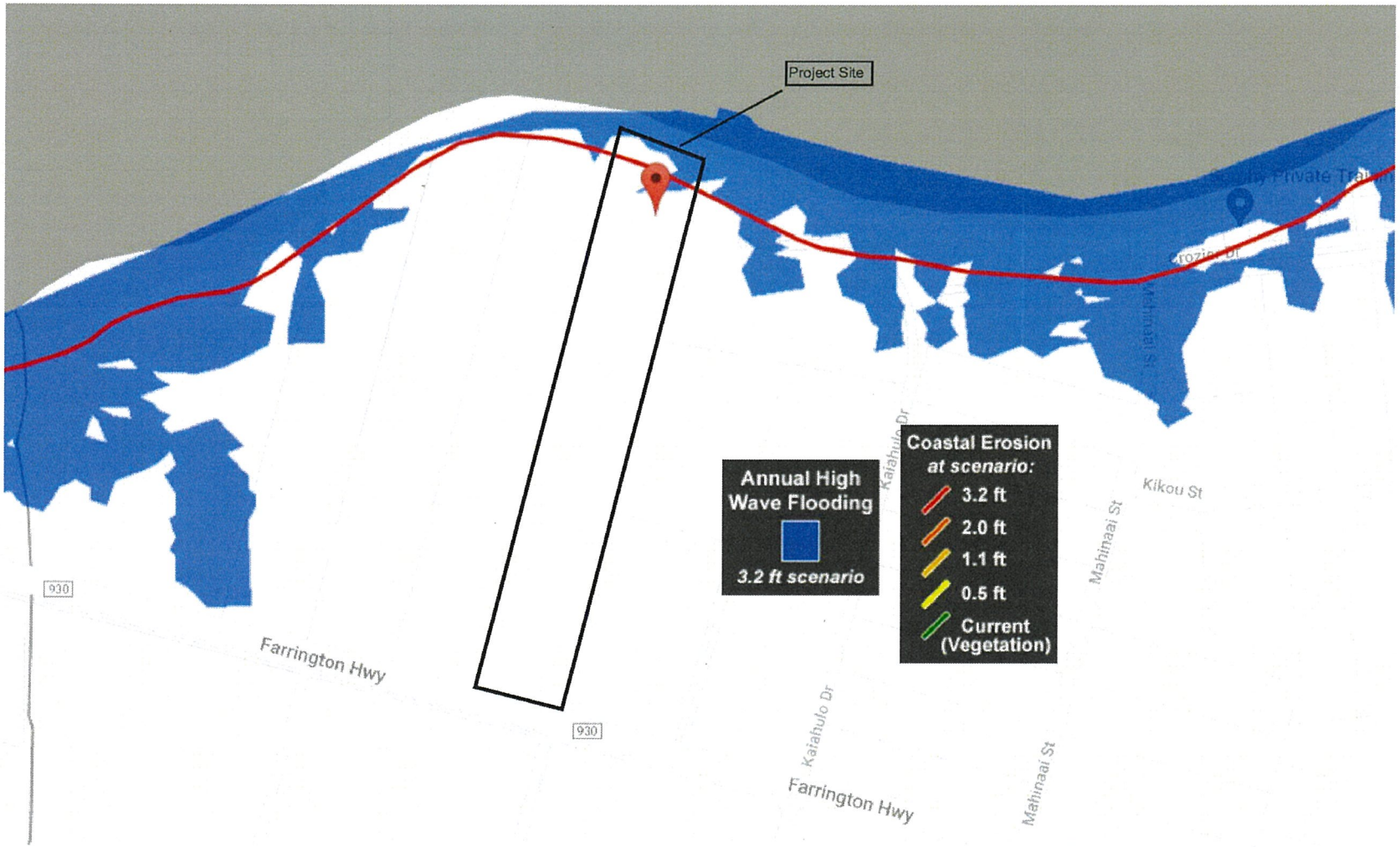
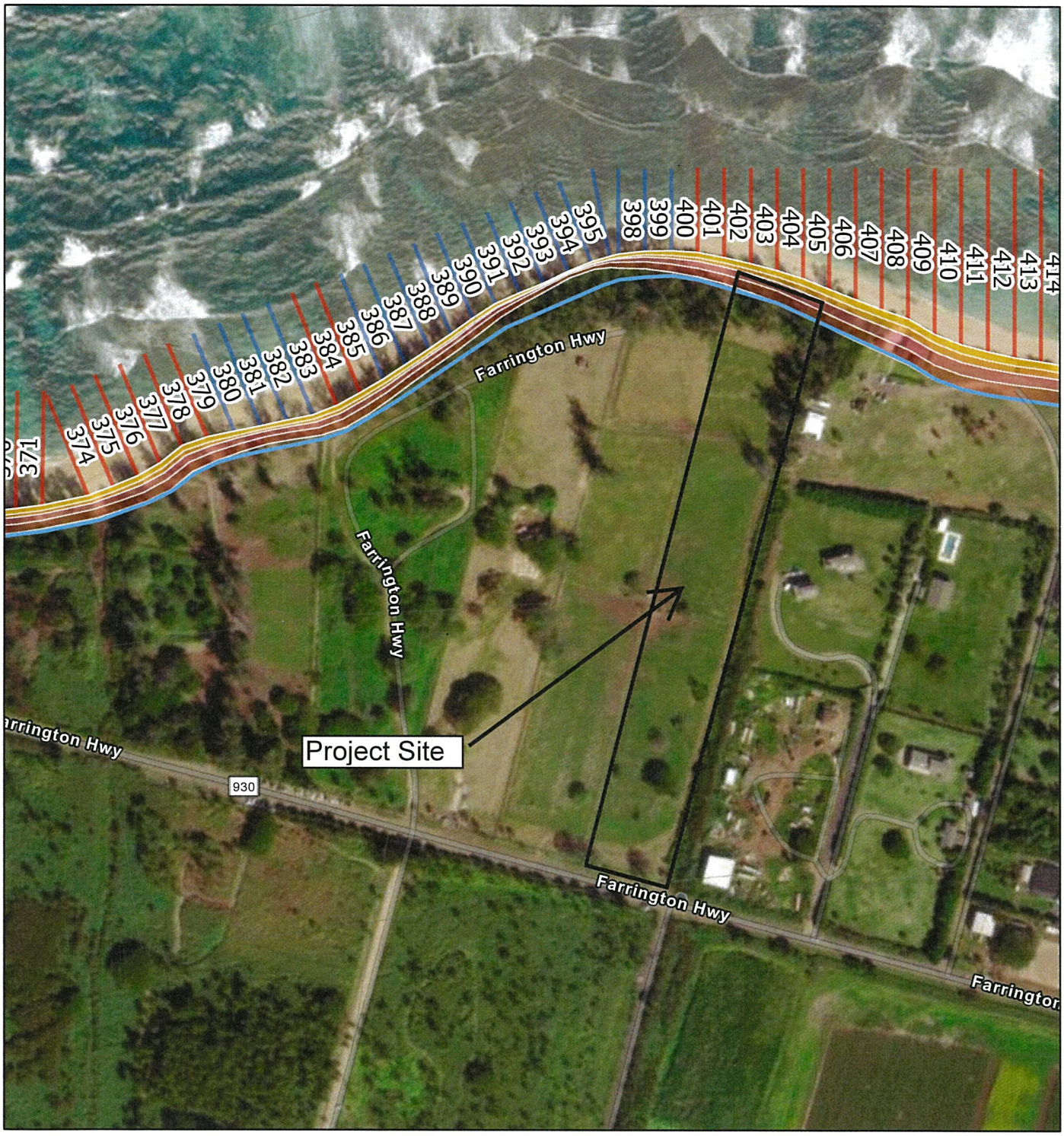


EXHIBIT J - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTIONS

Shoreline Change Rate



Mosaic Footprint
70 yr Erosion Rate + 60 ft
Hawai'i Future Erosion Hazard Zone 0.5 ft, 2030
Hawai'i Future Erosion Hazard Zone 1.1 ft, 2050
Hawai'i Future Erosion Hazard Zone 2.0 ft, 2075
Hawai'i Future Erosion Hazard Zone 3.2 ft, 2100
Hawai'i Historical Transects
-4.863116 - 0.000000
0.000001 - 5.896675

1:4,514

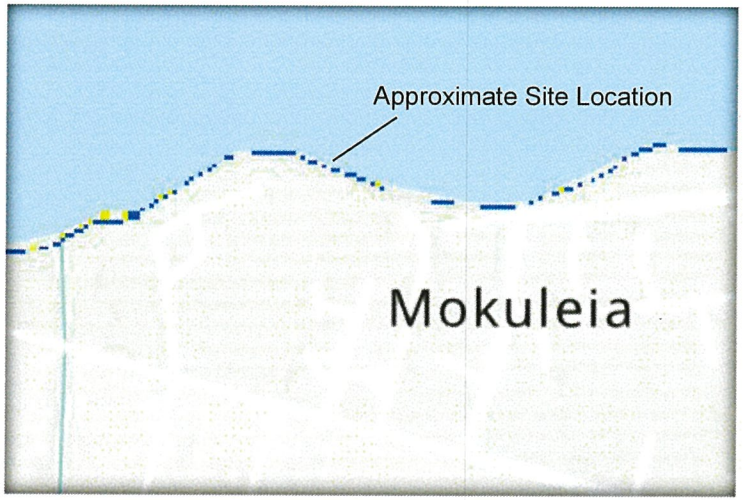
0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

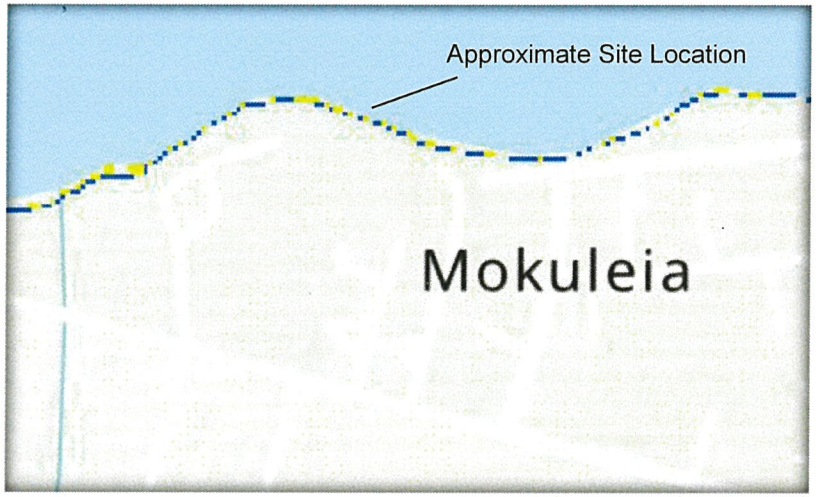
Resource Mapping Hawaii, Maxar, Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS

EXHIBIT - K

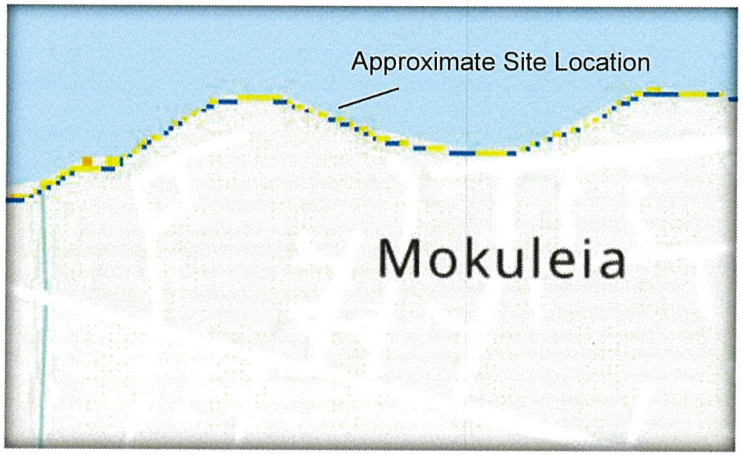
ArcGIS Web AppBuilder
Resource Mapping Hawaii, Maxar | University of Hawai'i at Mānoa



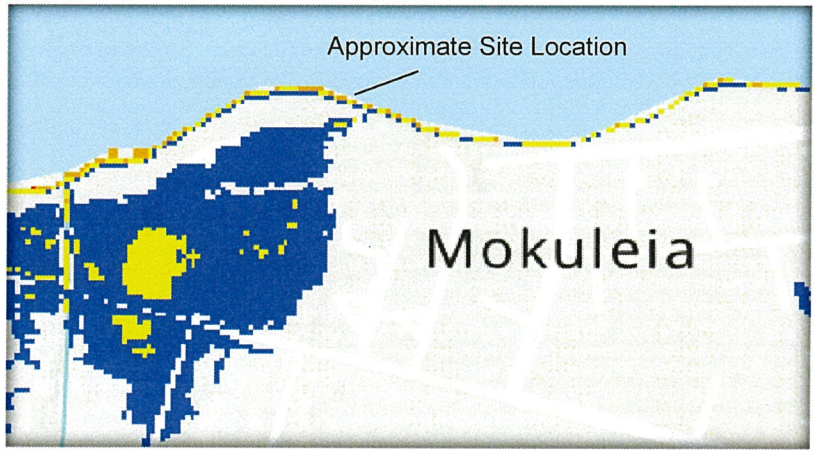
Category 1 Hurricane



Category 2 Hurricane

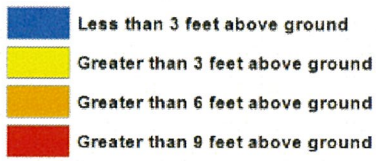


Category 3 Hurricane



Category 4 Hurricane

EXHIBIT L - NATIONAL HURRICANE CENTER - STORM SURGE



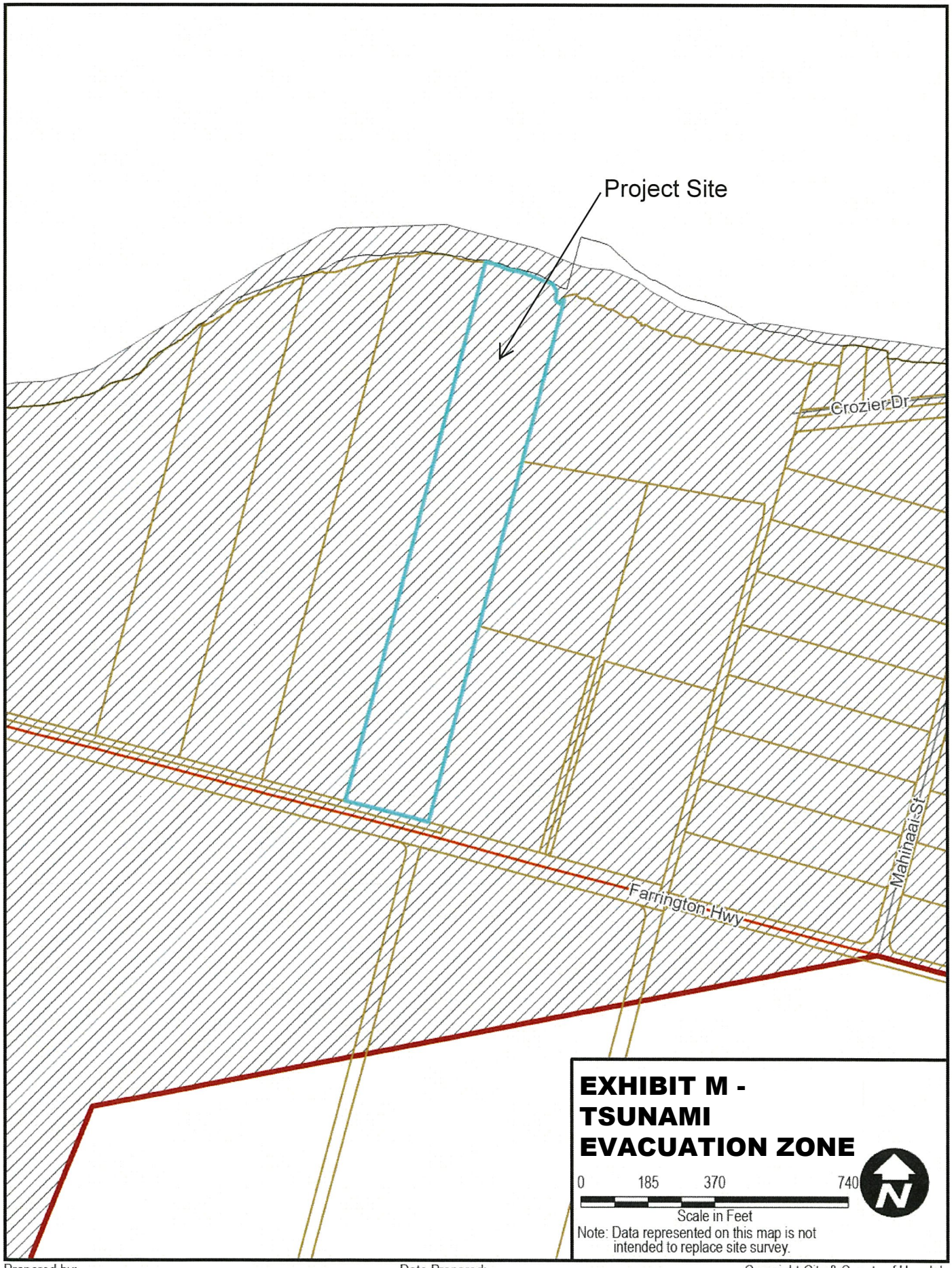


EXHIBIT M - TSUNAMI EVACUATION ZONE

0 185 370 740

Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Prepared by:

Date Prepared:

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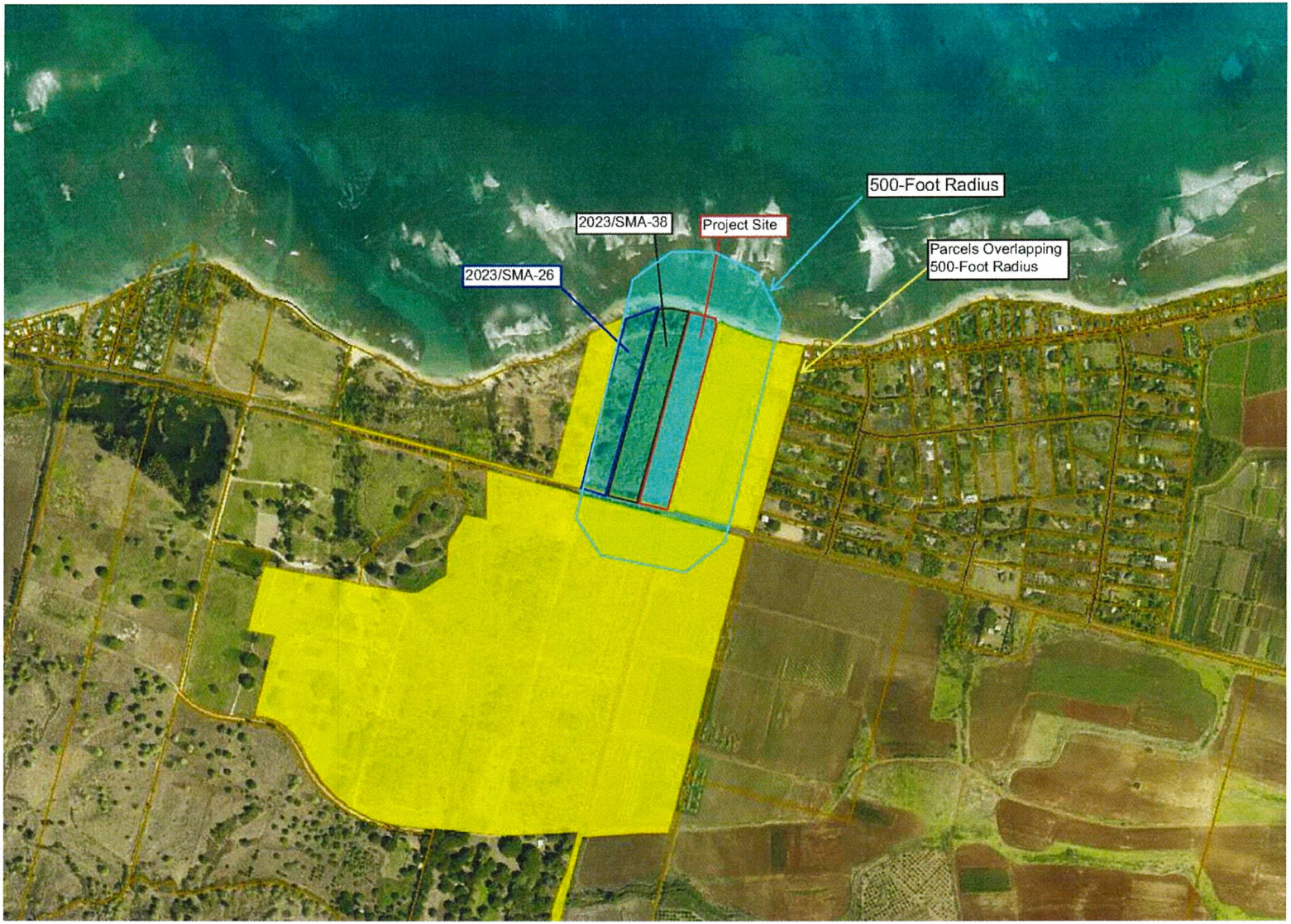


EXHIBIT N - 500-FOOT CUMULATIVE RADIUS MAP

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF AN ACCESSORY FARM DWELLING IN MOKULĒ'IA, O'AHU.

WHEREAS, on May 9, 2023, the Department of Planning and Permitting (DPP) accepted the application (File Number 2023/SMA-36) from Mitch King (Applicant) for a SMA Major Permit to allow for the construction of a farm dwelling accessory to agricultural operations and agricultural structure (barn), on approximately 365,904 square feet of land zoned in the AG-2 General Agricultural District, located at 68-407 Farrington Highway in Mokulē'ia, and identified as Tax Map Key 6-8-003: 047 (Project); and

WHEREAS, on July 5, 2023, the DPP held a public hearing at the Frank F. Fasi Municipal Building, which was attended by the Applicant's agent, the DPP staff members, and one member of the public, and at which no members of the public provided testimony; and

WHEREAS, on February ____, 2024, within __ calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 (ROH) § 25-3.1 and the Hawai'i Revised Statutes (HRS) §§ 205A-2 and 205A-26, completed its report and transmitted its Report and Recommendation of approval to the City Council (Council); and

WHEREAS, the Council, having received the Report and Recommendation of the DPP on _____, by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for a SMA Major Permit with the conditions enumerated below; now, therefore,

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

A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's Report and Recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-6, D-1 through D-5, and E through N attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will

require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a Minor Modification and may be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

B. In order to ensure that there are no significant impacts to coastal hazards as a result of cumulative impacts, the farm dwelling must be relocated outside of the Flood Zone AE.

C. To account for the potential shift of land from the State Land Use Agricultural District to the State Land Use Conservation District in response to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party hereby notified of) the following:

> "*In choosing to implement construction activities at Tax Map Key 6-8-003: 047, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner will hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion.*"

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and building permit plans.

D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. All Project building permit plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake development at Tax Map Key 6-8-003: 047, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction or building permit for the Project, the Applicant shall incorporate the following into the Project plans submitted to the DPP for review:

1. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that Tax Map Key 6-8-003: 047 is susceptible to coastal hazards, which may result in harm to or loss of life and property."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and building permit plans.

F. In order to preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin, and:

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted on the current Certified Shoreline Survey for the shoreline lot, or in the event there is no current Certified Shoreline Survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic in the dune or shoreline area; and

5. Any irrigation systems must be designed so that water does not traverse makai of the shoreline into the State Land Use Conservation District, or otherwise facilitate the growth of vegetation makai of the shoreline as defined in HRS Chapter 205A;

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

G. In order to minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

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 Project site, 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 across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior light fixtures on the Project site 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;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats;

6. 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

7. All Project-related activities must cease if a Green sea turtle or Hawaiian monk seal is within 150 feet of the work area, or as recommended by the State or Federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to turtles or monk seals must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

H. 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 must stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. These requirements must be clearly stated on all Project construction and building permit plans.

This must be clearly stated under "Environmental Notes" on all Project construction and building permit plans.

I. **The Applicant shall obtain a construction and/or building permit for the Project within two years after the effective date of this SMA Use Permit.** Failure to obtain a development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:

1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the Director of the DPP beyond one year from the initial deadline set by the City Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the Director of the DPP must prepare and submit to the City Council a report on the proposed extension, which the report must include the Director of the DPP's report and recommendation thereon. The City Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the City Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the Director of the DPP's report; or

   b. The Applicant's then-existing deadline for obtaining a development permit,

   the extension will be deemed to be denied.

I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to ROH Chapter 21 and building and construction codes, or other governmental requirements, including but not limited to ROH Chapter 21, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Mark Howland, WHALE Environmental Services, LLC, P.O. Box 455 Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

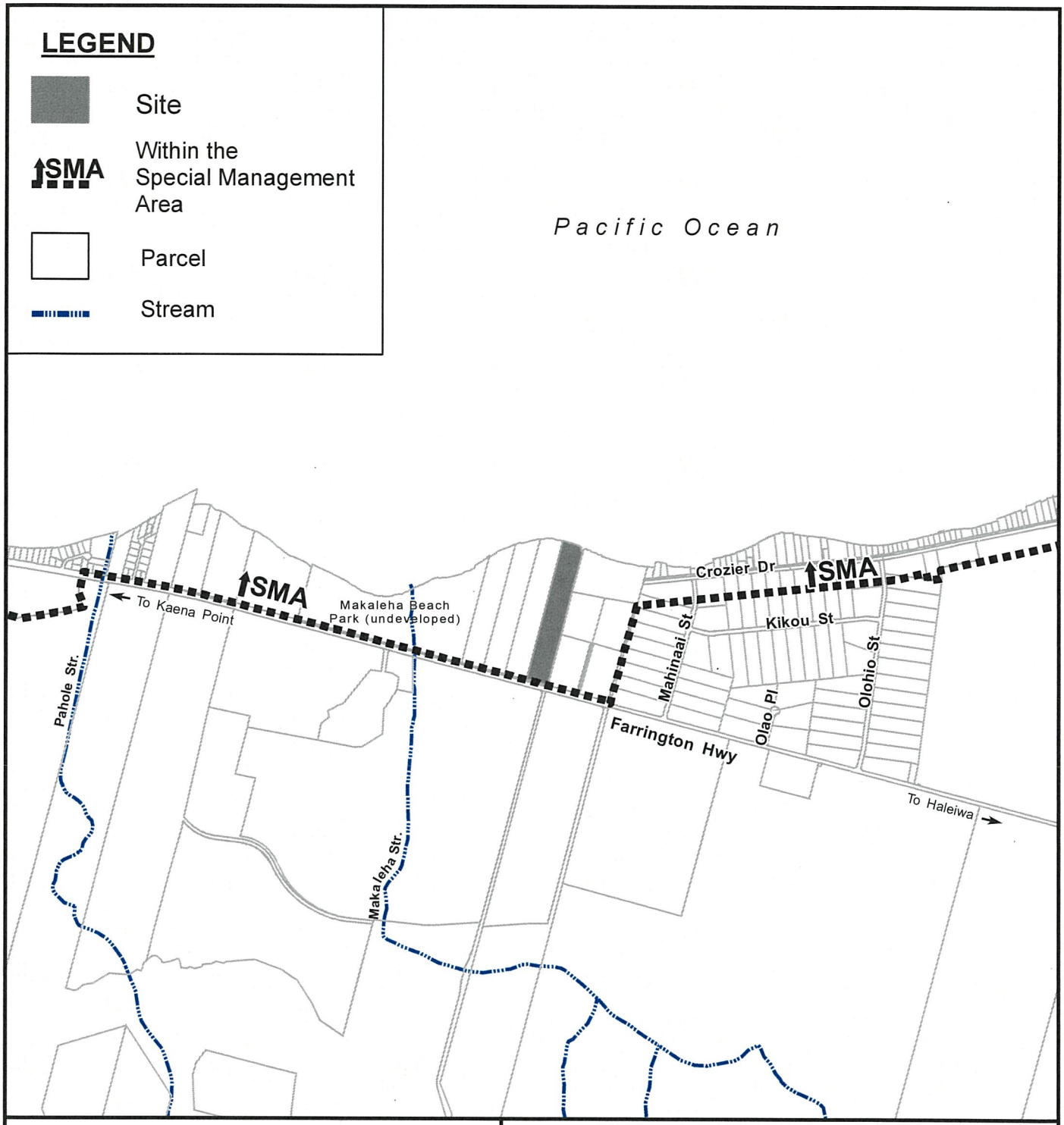
_____

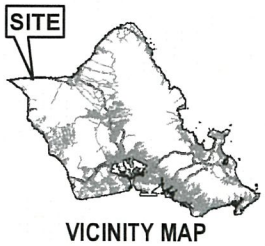
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





VICINITY MAP

0 750 1,500 3,000

Distance in feet

LOCATION MAP WITH SMA

WAIALUA

EXHIBIT A

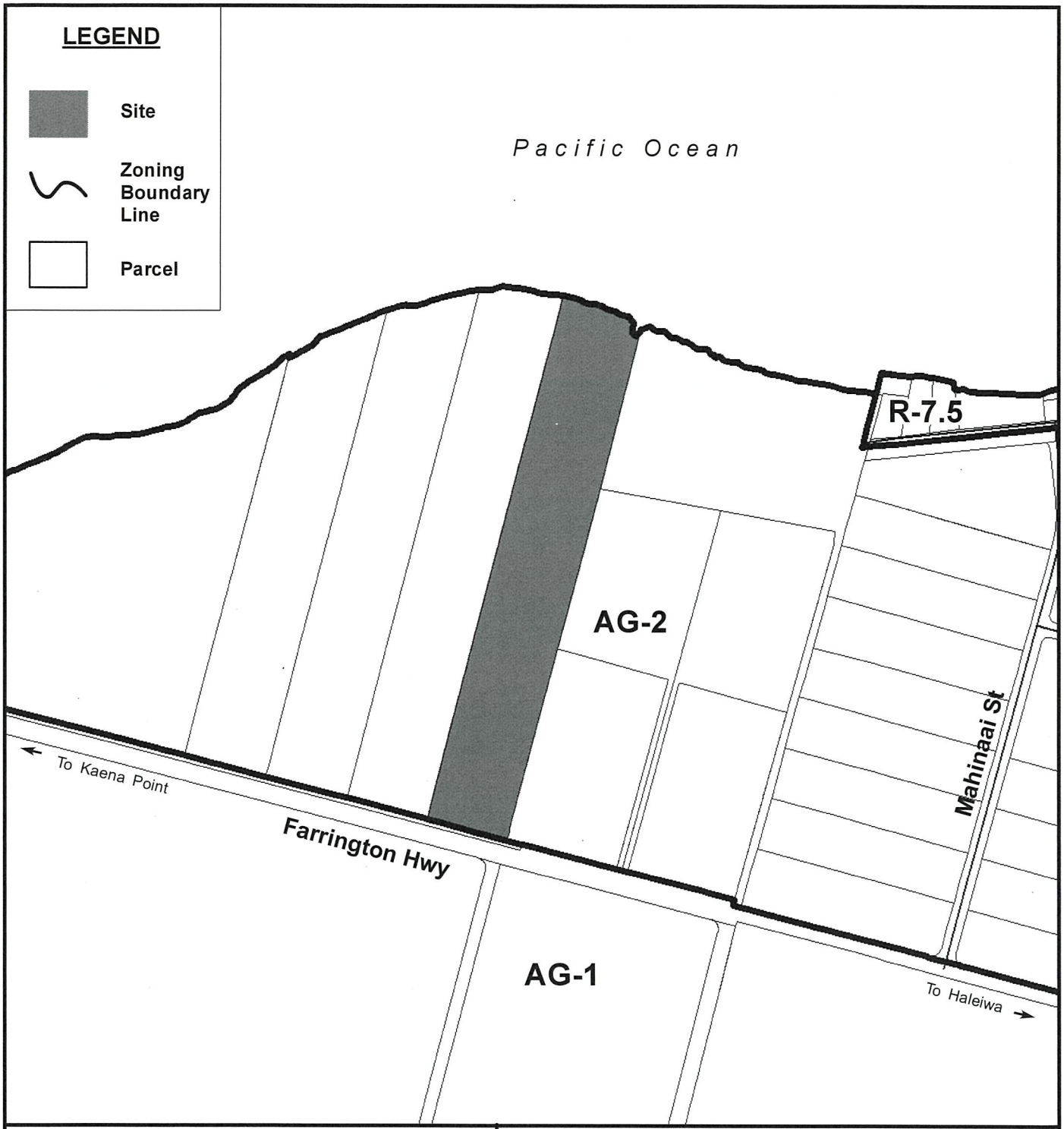
TAX MAP KEY: 6-8-003:047

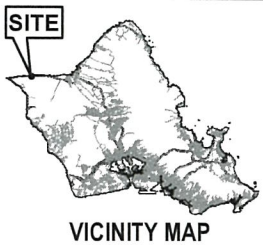
FOLDER NO.: 2023/SMA-36

Prepared by: Honolulu Land Information System (HoLIS)
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: June 2023

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VICINITY MAP

0 200 400 800

Scale in feet

PORTION OF

EXISTING ZONING MAP

MOKULEIA - WAIALUA - HALEIWA

EXHIBIT B

TAX MAP KEY: 6-8-003:047

FOLDER NO.: 2023/SMA-36

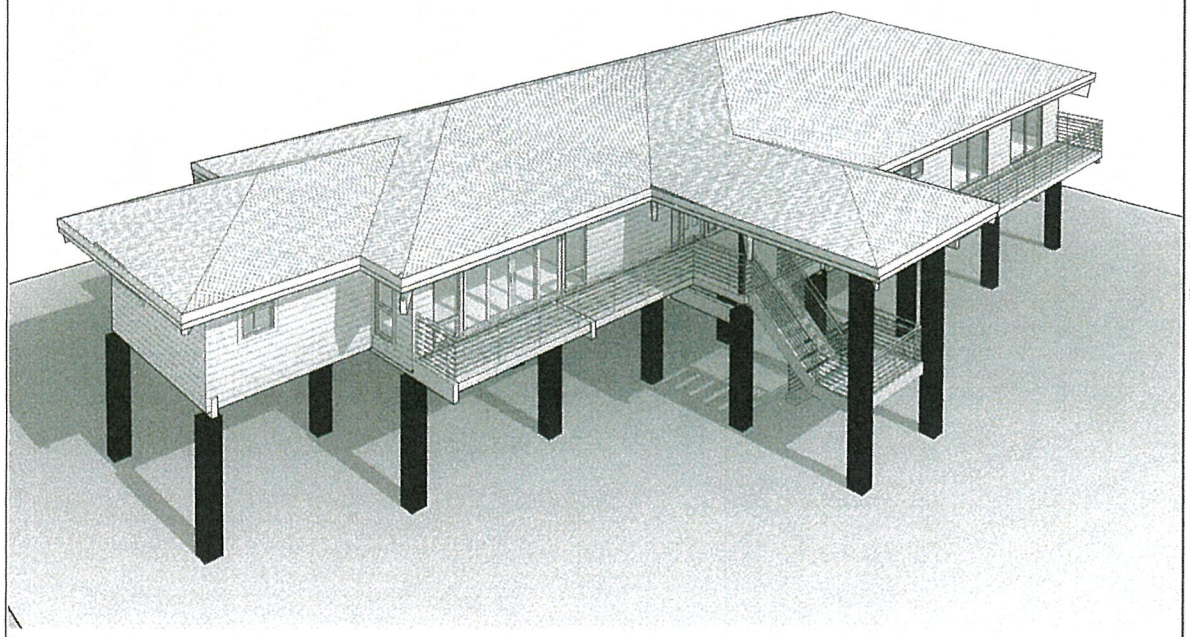
Prepared by: Honolulu Land Information System (HoLIS)
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: June 2023

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All Rights Reserved 2023

MITCH KING

68-407 Farrington HWY Waialua, Oahu TMK# 6-8-003:047



1 G000 COVER PAGE OVERVIEW

1. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS
2. BUILDER MUST REVIEW AND UNDERSTAND DRAWINGS AND DETAILS PRIOR TO PACKAGE SHIPMENT, TO ALLOW FOR RESOLUTION OF ANY QUESTIONS
3. IF REQUIRED, ADDITIONAL DETAILS CAN BE PREPARED TO CLARIFY ANY AREAS RELATED TO THE CONSTRUCTION OF THE PACKAGE MATERIALS.
4. IF A PROBLEM ARISES WITHIN THE DRAWINGS OR PACKAGE MATERIALS AFTER THE START OF CONSTRUCTION, CONTACT YOUR LINDAL DEALER IMMEDIATELY SO THAT WE MAY PARTICIPATE IN THE SOLUTION TO THE PROBLEM.
5. LINDAL CEDAR HOMES WILL NOT ASSUME RESPONSIBILITY FOR FIELD CORRECTIONS IF YOU DO NOT FOLLOW THIS PROCEDURE.
6. DEPTH OF FOUNDATION BELOW GRADE AND FOOTING DIMENSIONS TO CONFORM WITH LOCAL CODES AND REGULATIONS. SIZE, NUMBER AND LOCATION OF FOUNDATION VENTS AND ACCESS TO CRAWL SPACE IS TO BE DETERMINED BY CONTRACTOR OR OWNER.

PLEASE SIGN BELOW, AND INITIAL ALL CORRESPONDING PAGES IF THESE DRAWINGS INCORPORATE THE DESIGN ELEMENTS YOU REQUESTED.

INITIAL

PLANS ARE APPROVED AS PRESENTED

INITIAL

PLANS ARE APPROVED WITH NOTED CORRECTIONS

HOME OWNER: DATE:

LINDAL DEALER: DATE:

NOTE:
AN APPROVED, UNCHANGED PLAN SET MUST ACCOMPANY THE REQUEST FOR SHIPMENT.

PROJECT ADDRESS & KEYMAP:

CTY / PROV:
COUNTRY:
TAX PARCEL #:

IMAGE SOURCE:

ADDRESS:	68-407 Farrington HWY Waialua, Oahu TMK# 6-8-003:047

CLIENT INFORMATION:

MITCH KING
68-407 Farrington HWY
Waialua, Oahu HI 96791

BY INITIALING THE BLOCKS BELOW, YOU ARE CONFIRMING THAT THE INFORMATION CONTAINED ON THIS SET HAS BEEN REVIEWED AND APPROVED

DEALER APPROVED:	DATE:
CLIENT APPROVED:	DATE:

PLEASE SIGN THE PLANS STAMP LOCATE ON THIS SHEET, SO THAT WE MAY PROCEED TO THE NEXT PHASE OF YOUR PROJECT

SCOPE OF WORK:

	Project Status
CONSTRUCTION TYPE	V-B
OCCUPANCY CLASSIFICATION ONE AND TWO FAMILY DWELLING	R-3

DESIGN CRITERIA: 1 STORY

LIVE LOAD	20 PSF
ROOF DEAD LOAD	18 PSF
1ST FLOOR LIVE LOAD	40 PSF
1ST FLOOR DEAD LOAD	12 PSF
DECK LIVE LOAD	60 PSF
DECK DEAD LOAD	8 PSF
BASIC WIND SPEED (FASTEST MILE)	130 MPH
EXPOSURE CATEGORY	C
DESIGN CATEGORY	C
CLIMATE ZONE	1A
SITE ELEVATION	3.28 (< 6000) FT
TOPO FACTOR (KZT)	1.000

SQUARE FOOTAGE

DESCRIPTION OF AREA	AREA
FIRST FLOOR AREA	2814 SF
CONDITIONED AREA	2814 SF
FRONT DECK	803 SF
REAR DECK	244 SF
REAR DECK 2	135 SF
UNCONDITIONED AREA	1181 SF
GROSS AREA	3995 SF

GENERAL NOTES:

1. ALL MATERIALS ORDERED FROM LINDAL CEDAR HOMES (LCH) ARE OUTLINED IN THE DESIGN SPECIFICATION SHEET (DSS).
2. THESE PLANS MAY CONTAIN PART NUMBERS AND/OR REFERENCES TO MATERIALS THAT MAY NOT BE INCLUDED IN THIS HOME PACKAGE. THE DSS OVERRIDES THE PLANS IN DETERMINING WHAT MATERIALS ARE PROVIDED BY LCH.
3. FRAMING NAILS ARE NOT INCLUDED IN THE LINDAL PACKAGE UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE BEFORE AUTHORIZATION TO SHIP HAS BEEN GIVEN.
4. NAIL CALLOUTS AND PART NUMBERS ARE FOR REFERENCE ONLY. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL (LINDAL) DRAWINGS AND THE STRUCTURAL DRAWINGS BY AN ENGINEERING CONTRACTOR, IN REGARDS TO THE STRUCTURAL ELEMENTS, THE STRUCTURAL DRAWINGS WILL SUPERSEDE.
5. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" AND MAXIMUM PANEL SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET OR LESS FOR GROUP R-3 OR R-4 OCCUPANCIES. PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING TE PROCEDURE WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF ASCE 7, WITH CORROSION- RESISTANT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE 1609.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS AND EFFECTIVE WIND SPEED NOT IN EXCESS OF 140 MPH

JOB CAPTAIN
LINDAL CEDAR HOMES
BRAD CAMPBELL

ADDRESS:	6645 FORT DENT WAY SUITE 220 SEATTLE, WA 98188
PHONE:	206-946-6414
EMAIL:	bradc@lindal.com

LINDAL INDEPENDENT DEALER
CEDAR HOMES OF KAUAI
ANDY HARRINGTON

ADDRESS:	375 PAPALOA RD, KAPA'A, HI 96748
PHONE:	(808) 822-0800
EMAIL:	CEDAR@ALOHA.NET

STRUCTURAL ENGINEER

ADDRESS:	
PHONE:	
EMAIL:	

CODE INFORMATION
ALL CONSTRUCTION SHALL COMPLY WITH:

2018 IRC
2018 IBC
2018 CODE FOR ONE AND TWO FAMILY DWELLINGS
AS AMENDED BY THE COUNTY OF HONOLULU
INTERNATIONAL ENERGY CODE
ALL SUBSEQUENT AMENDMENTS

PERMIT DEFERRED SUBMITTAL

MECHANICAL (BY OTHERS)
PLUMBING (BY OTHERS)
CIVIL (BY OTHERS)
LANDSCAPING (BY OTHERS)
ELECTRICAL (BY OTHERS)

EXHIBIT C-1

Revisions:	By:

Innovative Design Studio
PO Box 823
Haleiwa, Hawaii 96712
Phone: 808-223-8484
innovativedesignstudio@gmail.com
idi-architecture.com

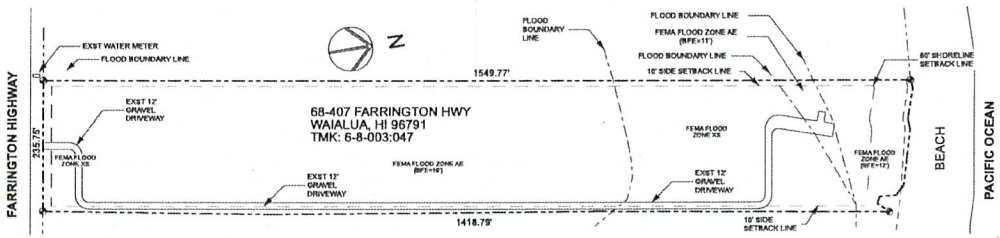
DOUGLAS A. HEBERT LICENSED PROFESSIONAL ARCHITECT No. 13,000 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR THE CONSTRUCTION OF THIS PROJECT. I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII. Signature Date

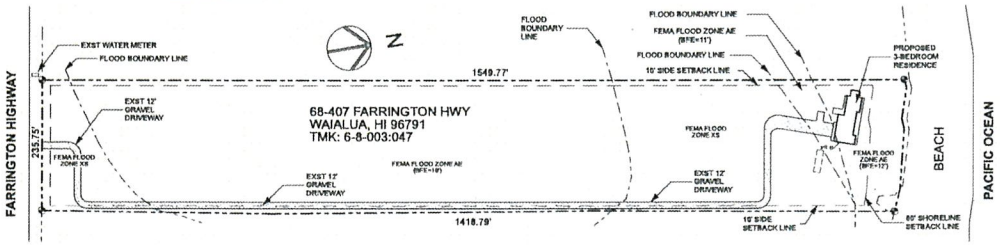
King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy, Waialua, HI 96791
Permit Set

Cover Sheet

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: G000
Total sheet count: 43

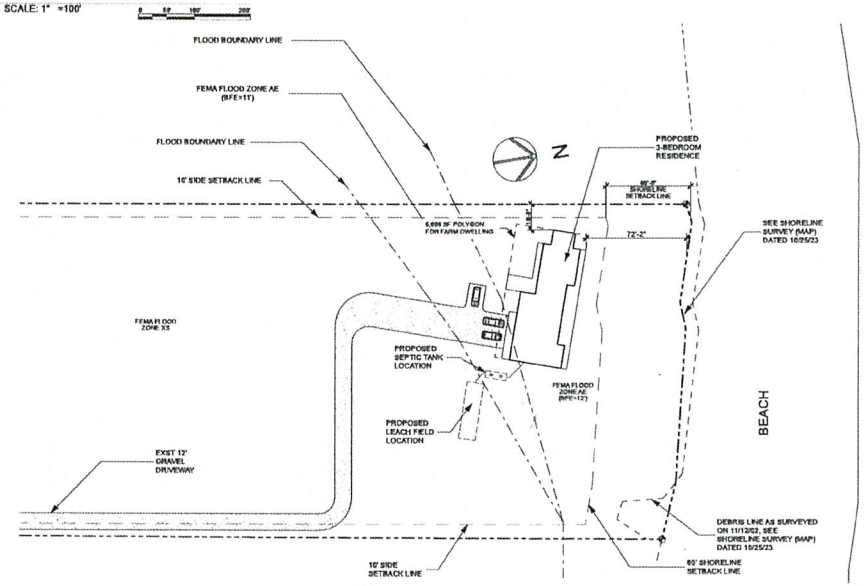


1 Site Plan (Existing)
SCALE: 1" =100'

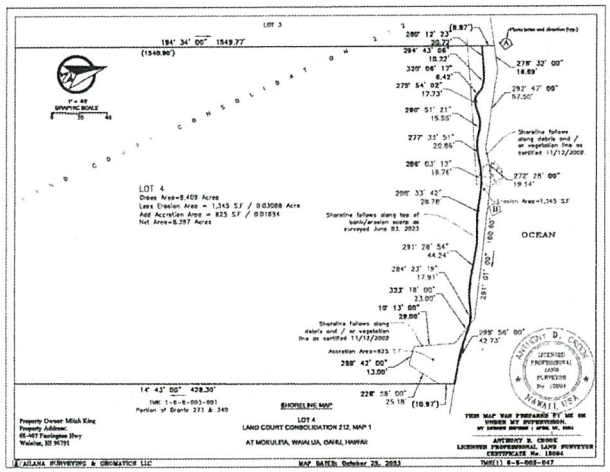


2 Overall Site Plan
SCALE: 1" =100'

EXHIBIT C-2



3 Site Plan (Enlarged)
SCALE: 1" =40'



Revisions:	By:
1 10/28/23	DH

Innovative Design Studio
PO Box 833
Haleiwa, Hawaii 96712
808.392.2648
innovativedesignstudio@gmail.com
ido.mattchetsore.com

PRODUCTS A. HERBERT LICENSED PROFESSIONAL ARCHITECT No. 13863 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE REQUIREMENTS OF HRS, CHAPTER 464, AS AMENDED, AND HAR, CHAPTER 16, TITLE 16, AS AMENDED, REGULATING THE PRACTICE OF ARCHITECTURE IN THE STATE OF HAWAII.

Signature

Registration Expiration Date

King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Waialua, HI 96791
Permit Set

Site Plan

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: **C100**
Total sheet count: 43

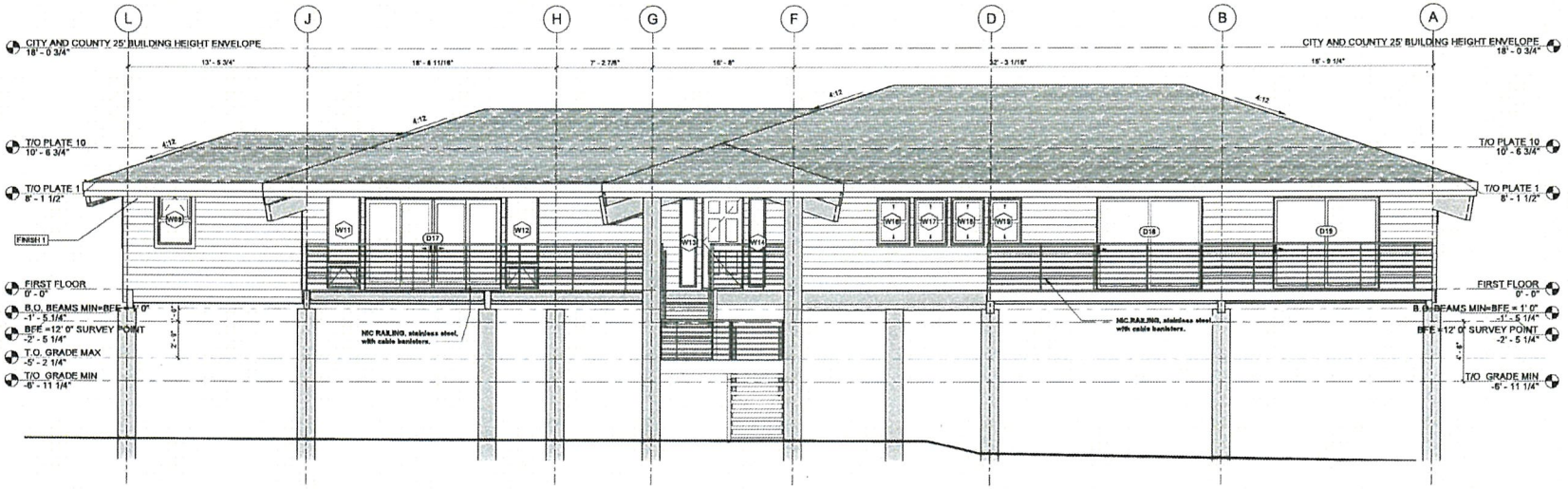
ELEVATION NOTES

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x 8" BEVEL RESAWN FACE TIGHT KNOT CEDAR. FACE NAIL PER EXTERIOR WALL DETAILS
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MILGARD TRINSIC SERIES VINYL FRAME (TAN COLOR) WITH LOW-E / ARGON GLAZING.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHEREVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTURE AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
11. WHEN PLANS ARE ON 12"x18" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.

EXTERIOR WALL FINISH SCHEDULE

MARK	PRE FINISH	COMMENTS
FINISH 1	11/16 X 8- BEVEL T.K. ROUGH CEDAR (HORIZONTAL)	
FINISH 2	COLOR TO BE DETERMINED	
FINISH 3	COLOR LIGHT GRAY	
FINISH 4	FINISH AS PER DSS	



1 / A200 FRONT ELEVATION
1/4" = 1'-0"

EXHIBIT C-3

Revisions: | By:

Innovative Design Studio
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Haiku, Hawaii 96708
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innovativedesignstudio@gmail.com
id-architecture.com

LUDWIG A. HEBERT
LICENSED PROFESSIONAL ARCHITECT
No. 11815

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII. Section 16, Chapter 16, Title 16, of Professional Engineers, Architects, Surveyors and Landscape Architects, State of Hawaii.

Signature

King Walalua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Walalua, HI 96791
Permit Set

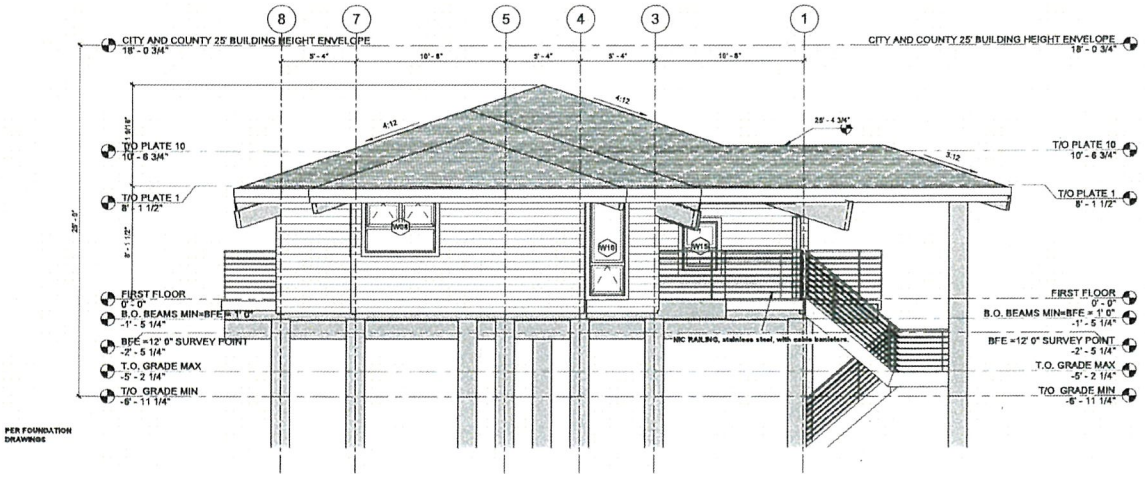
Front Elevation

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: A200
Total sheet count: 43

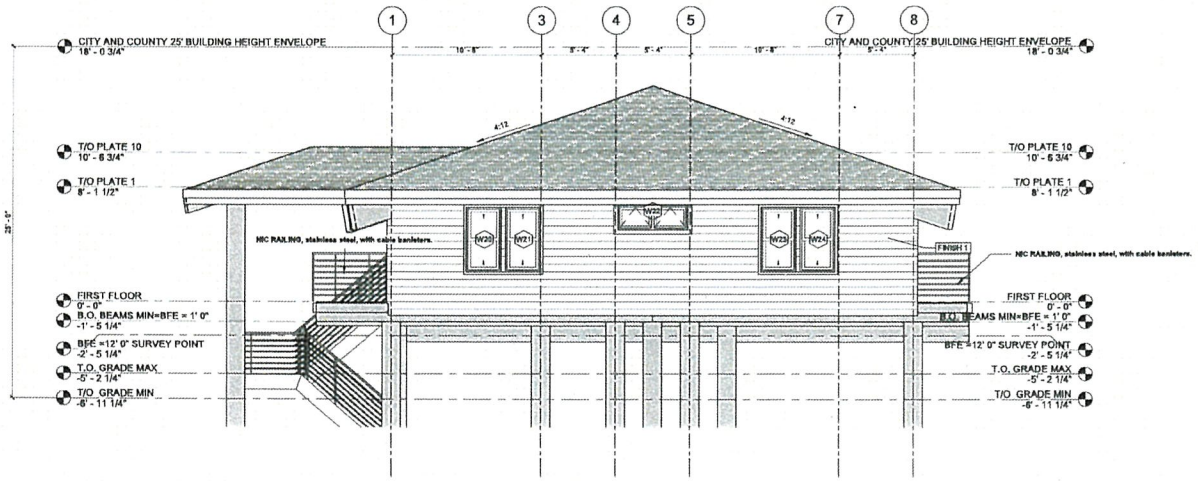
ELEVATION NOTES

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x 6" BEVEL RESAWN FACE TIGHT KNOT CEDAR. FACE NAIL PER EXTERIOR WALL DETAILS.
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MILGARD TRINSIC SERIES VINYL FRAME (TAN COLOR) WITH LOW-E / ARGON GLAZING.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHENEVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTURE AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
11. WHEN PLANS ARE ON 12"x18" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.



1 A201 LEFT ELEVATION
1/4" = 1'-0"



2 A201 RIGHT ELEVATION
1/4" = 1'-0"

EXTERIOR WALL FINISH SCHEDULE

MARK	PRE FINISH	COMMENTS
FINISH 1	11/16 X 6- BEVEL T.K. ROUGH CEDAR (HORIZONTAL)	
FINISH 2	COLOR TO BE DETERMINED	
FINISH 3	COLOR LIGHT GRAY	
FINISH 4	FINISH AS PER DSS	

EXHIBIT C-4

Innovative Design Studio
PO Box 833
Haiwa, Hawaii 96712
808-895-8833
innovativedesignstudio@gmail.com
ids-architecture.com

DOUGLAS A. HERBERT LICENSED PROFESSIONAL ARCHITECT No. 11501 STATE OF HAWAII

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM RESPONSIBLE FOR ITS CONTENTS. (SEE HRS 464-1 ET SEQ. AND HAR 16-115 ET SEQ.)

Signature

Revisions: By:

King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Waialua, HI 96791
Permit Set

Right and Left Elevations

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: A201
Total sheet count: 43

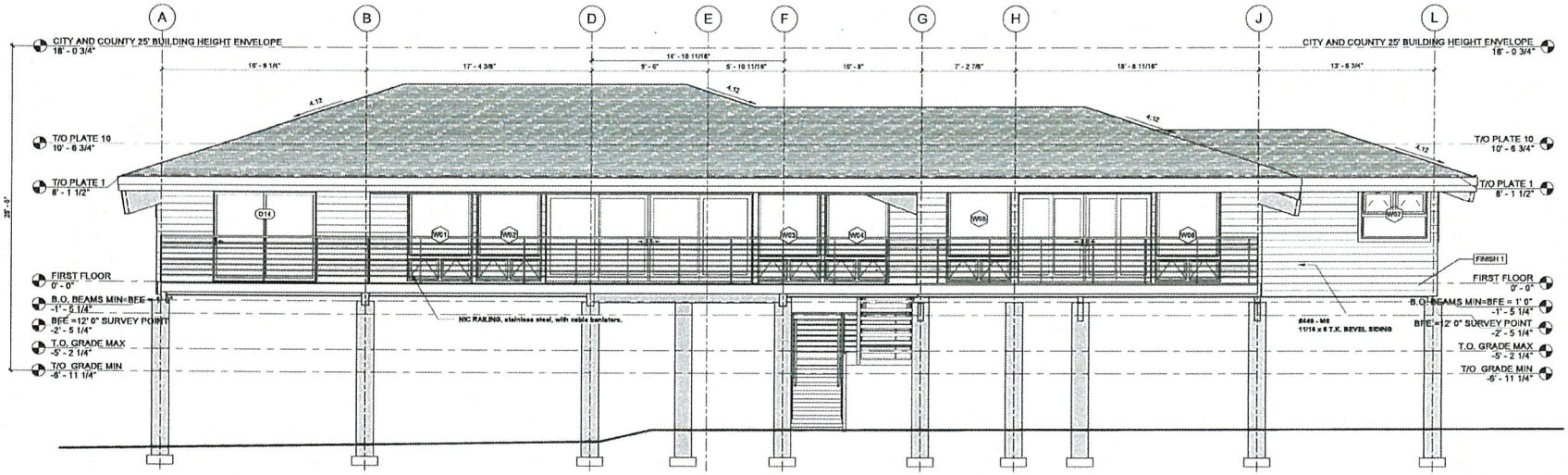
ELEVATION NOTES

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x 6" BEVEL RESAWN FACE TIGHT KNOT CEDAR. FACE NAIL PER EXTERIOR WALL DETAILS.
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MILGARD TRINSIC SERIES VINYL FRAME (TAN COLOR) WITH LOW-E / ARGON GLAZING.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHEREVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTURE AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
11. WHEN PLANS ARE ON 12"x18" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.

EXTERIOR WALL FINISH SCHEDULE

MARK	PRE FINISH	COMMENTS
FINISH 1	11/16 X 6- BEVEL T.K. ROUGH CEDAR (HORIZONTAL)	
FINISH 2	COLOR TO BE DETERMINED	
FINISH 3	COLOR LIGHT GRAY	
FINISH 4	FINISH AS PER OSS	



1 A202 REAR ELEVATION
1/4" = 1'-0"

EXHIBIT C-5

Revisions: | By:

Innovative Design Studio
PO Box 133
Haiku, Hawaii 96708
808.393.3949
innovativedesignstudio@gmail.com
idi-architecture.com

DOUGLAS A. REBERT LICENSED PROFESSIONAL ARCHITECT No. 11823

THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII. Pursuant to Section 16-115-4, Hawaii Administrative Rules, the following registered professional engineers have prepared certain documents for this project:

Signature

King Waialua Residence
TMK: 6-8-003:047
68-407 Farrington Hwy., Waialua, HI 96791
Permit Set

Rear Elevation

Date: 10/21/23
Checked by: DH
Drawn: DH
Job: 23-003
Sheet Number: A202
Total sheet count: 43

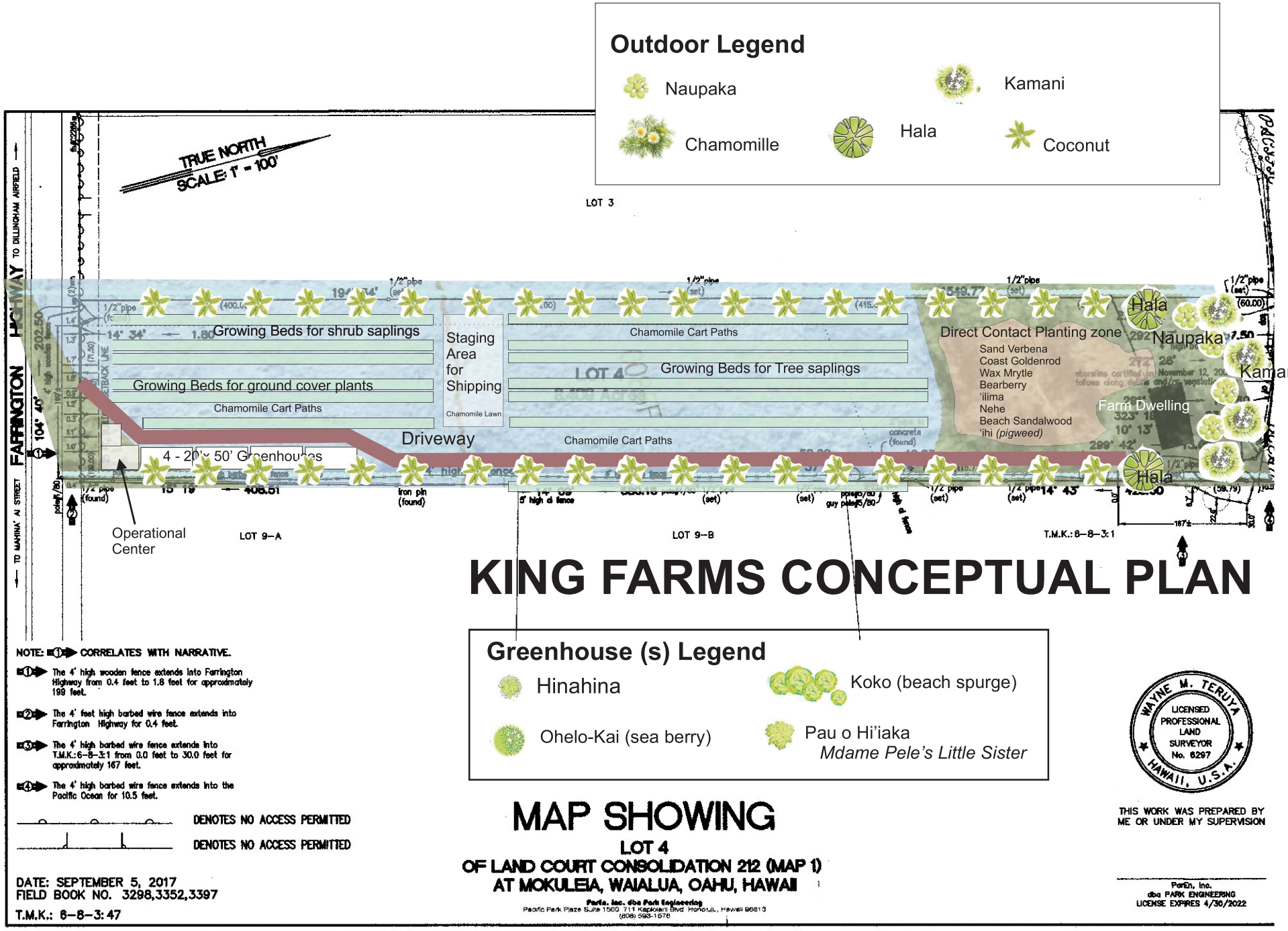
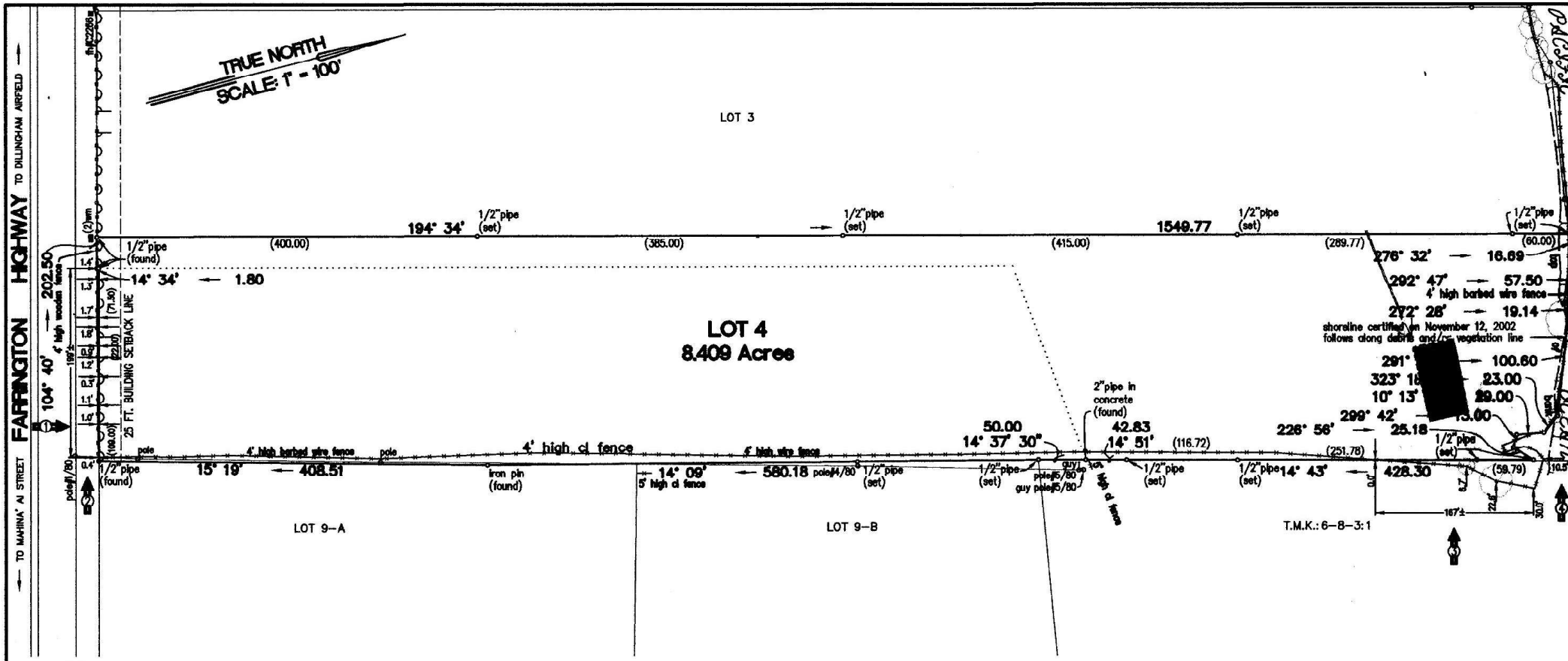

Outdoor Legend
Naupaka
Kamani
Chamomille
Hala
Coconut
TRUE NORTH
SCALE: 1" = 100'
LOT 3
FARRINGTON HIGHWAY
TO DILLINGHAM AIRFIELD
TO WAIANAE
Growing Beds for shrub saplings
Staging Area for Shipping
Chamomile Lawn
Chamomile Cart Paths
Growing Beds for Tree saplings
Growing Beds for ground cover plants
Chamomile Cart Paths
Driveway
Chamomile Cart Paths
4 - 20' x 50' Greenhouses
Direct Contact Planting zone
Sand Verbena
Coast Goldenrod
Wax Mrytle
Bearberry
'ilima
Nehe
Beach Sandalwood
'ihi (pigweed)
Hala
Naupaka
Kamani
Farm Dwelling
Hala
Operational Center
LOT 9-A
LOT 9-B
T.M.K.: 6-8-3: 1
KING FARMS CONCEPTUAL PLAN
Greenhouse (s) Legend
Hinahina
Koko (beach spurge)
Ohelo-Kai (sea berry)
Pau o Hi'iaka
Mdame Pele's Little Sister
NOTE: ① CORRELATES WITH NARRATIVE.
① The 4' high wooden fence extends into Farrington Highway from 0.4 feet to 1.8 feet for approximately 199 feet.
② The 4' feet high barbed wire fence extends into Farrington Highway for 0.4 feet.
③ The 4' high barbed wire fence extends into T.M.K.:6-8-3:1 from 0.0 feet to 30.0 feet for approximately 167 feet.
④ The 4' high barbed wire fence extends into the Pacific Ocean for 10.5 feet.
DENOTES NO ACCESS PERMITTED
DENOTES NO ACCESS PERMITTED
DATE: SEPTEMBER 5, 2017
FIELD BOOK NO. 3298,3352,3397
T.M.K.: 6-8-3: 47
MAP SHOWING
LOT 4
OF LAND COURT CONSOLIDATION 212 (MAP 1)
AT MOKULEIA, WAIALUA, OAHU, HAWAII
ParEn, Inc. dba Park Engineering
Pacific Park Plaza Suite 1500 711 Kapiolani Blvd Honolulu, Hawaii 96813
(808) 593-1575
WAYNE M. TERUYA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6297
HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
ParEn, Inc.
dba PARK ENGINEERING
LICENSE EXPIRES 4/30/2022

EXHIBIT C-6



NOTE: ①▶ CORRELATES WITH NARRATIVE.

①▶ The 4' high wooden fence extends into Farrington Highway from 0.4 feet to 1.8 feet for approximately 199 feet.

②▶ The 4' feet high barbed wire fence extends into Farrington Highway for 0.4 feet.

③▶ The 4' high barbed wire fence extends into T.M.K.:6-8-3:1 from 0.0 feet to 30.0 feet for approximately 167 feet.

④▶ The 4' high barbed wire fence extends into the Pacific Ocean for 10.5 feet.

DENOTES NO ACCESS PERMITTED

DENOTES NO ACCESS PERMITTED

DATE: SEPTEMBER 5, 2017
FIELD BOOK NO. 3298,3352,3397

T.M.K.: 6-8-3:47

MAP SHOWING

LOT 4
OF LAND COURT CONSOLIDATION 212 (MAP 1)
AT MOKULEIA, WAIALUA, OAHU, HAWAII

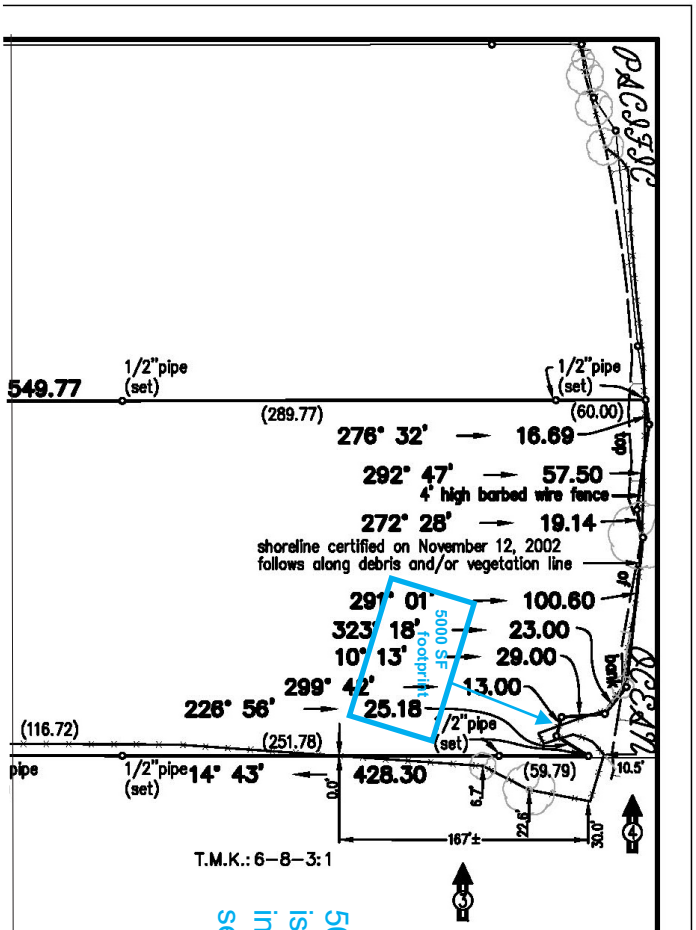
ParEn, Inc. dba Park Engineering
Pacific Park Plaza Suite 1500 711 Kapiolani Blvd Honolulu, Hawaii 96813
(808) 596-1676

WAYNE M. TERUYA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6297
HAWAII, U.S.A.

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ParEn, Inc.
dba PARK ENGINEERING
LICENSE EXPIRES 4/30/2022

EXHIBIT D-1



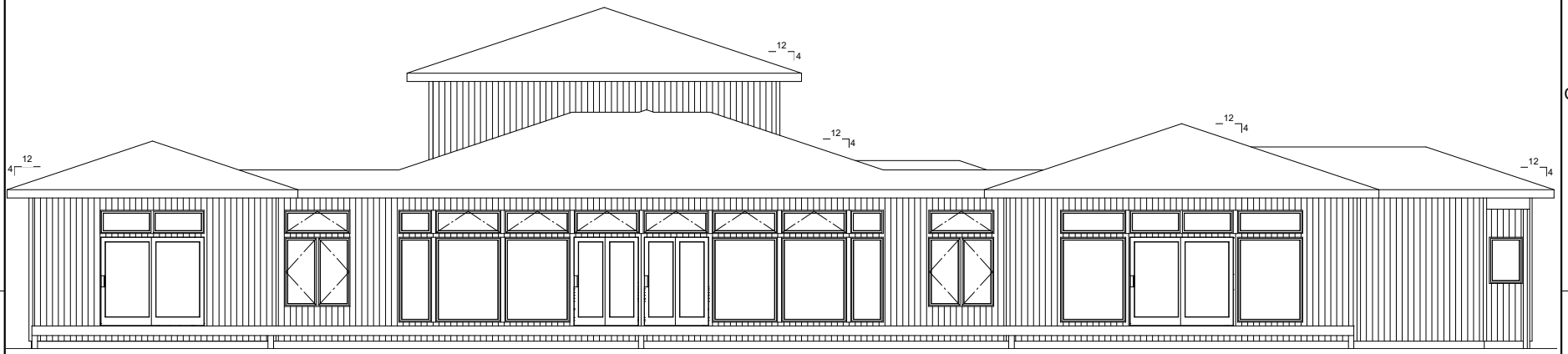
5000 SF house footprint is 110' away from the most intrusion of the shoreline setback - see arrow indicator

WAYNE M. TERUYA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6297
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

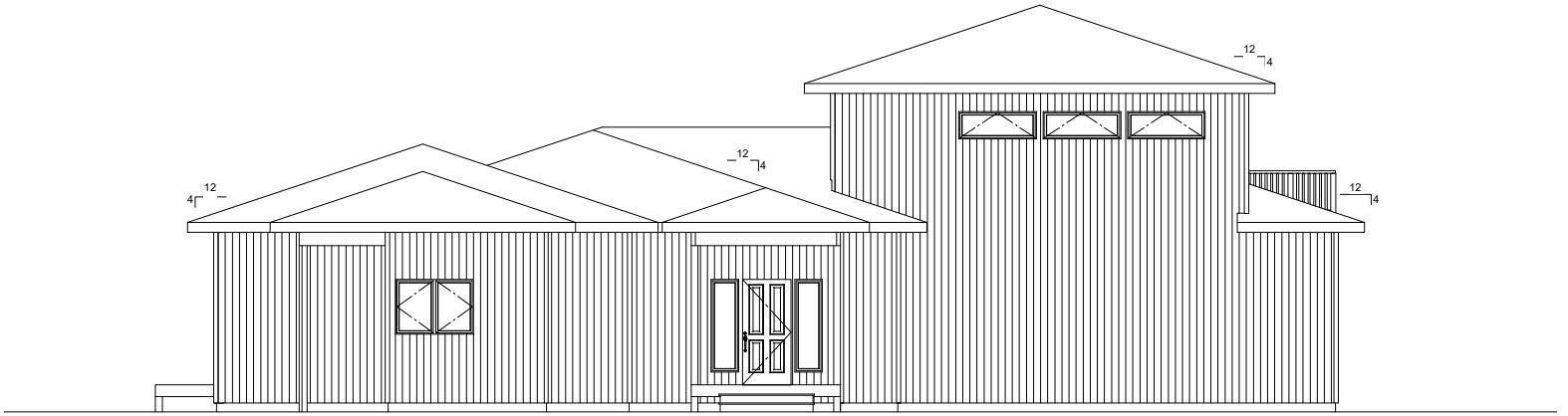
ParEn, Inc.
dba PARK ENGINEERING
LICENSE EXPIRES 4/30/2022

EXHIBIT D-2



PRAIRIE DREAM FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PRAIRIE DREAM RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Lindal CEDAR HOMES

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CUSTOMER APPROVED DATE

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DATE BY	REVISIONS
07/13/07 BT	PLAN CHECK

PROJECT NO.

PROJECT NO

PLAN NO.

G1

SERIES

PRAIRIE

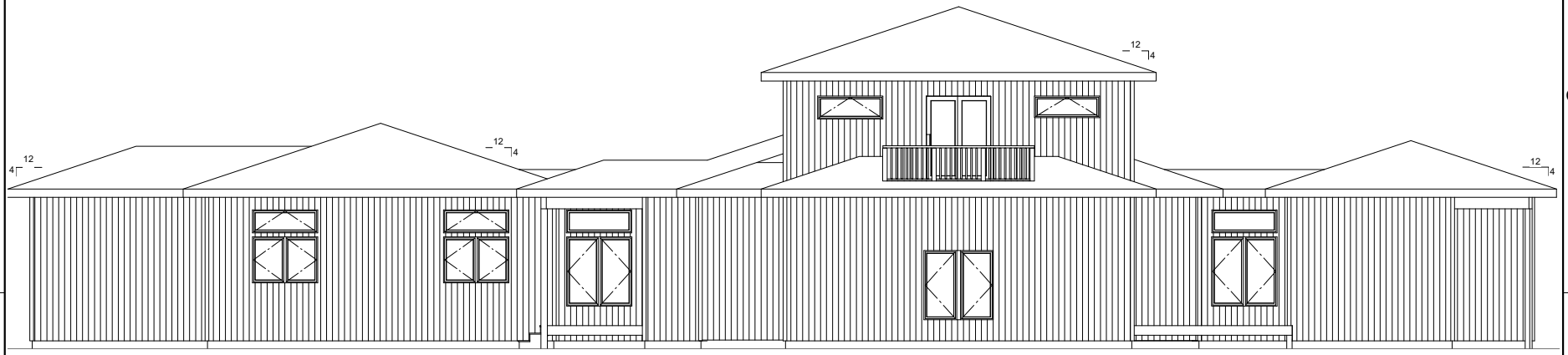
MODEL

PRAIRIE DREAM

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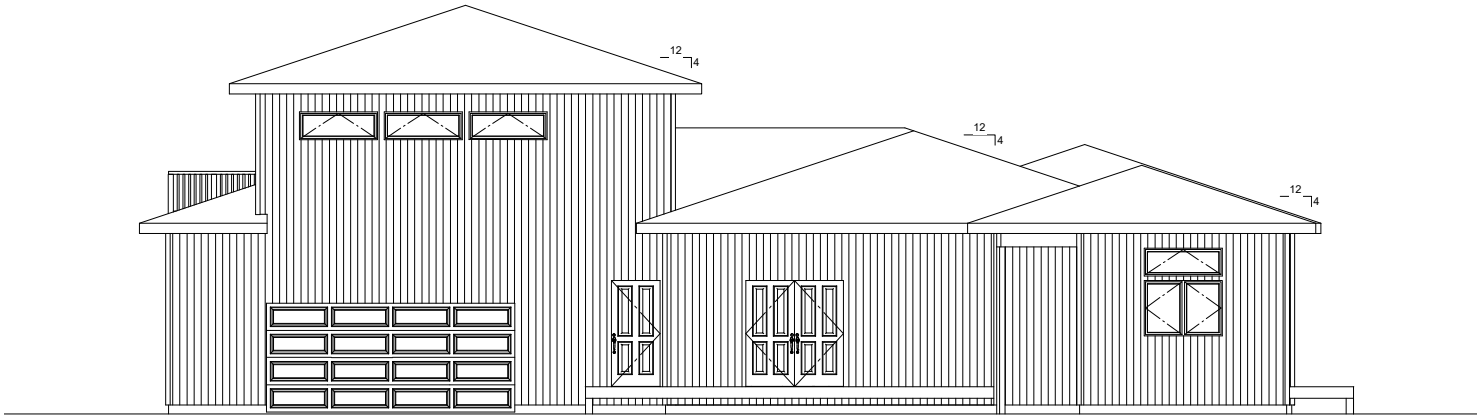
B-201

EXHIBIT D-3



PRAIRIE DREAM REAR ELEVATION

SCALE: 1/4" = 1'-0"



PRAIRIE DREAM LEFT ELEVATION

SCALE: 1/4" = 1'-0"

Lindal CEDAR HOMES

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DATE BY	REVISIONS
07/13/07 BT	PLAN CHECK

PROJECT NO.

PROJECT NO

PLAN NO.

G1

SERIES

PRAIRIE

MODEL

PRAIRIE DREAM

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B-202

EXHIBIT D-4









Lindal CEDAR HOMES

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DEALER APPROVED DATE

CUSTOMER APPROVED DATE

PLEASE SIGN THE PLAN STAMP TYPICALLY LOCATED ON THE FLOOR PLAN SHEET SO THAT WE MAY PROCEED TO THE NEXT PHASE OF YOUR PROJECT.

DATE BY	REVISIONS
07/13/07 BT	PLAN CHECK

PROJECT NO.
PROJECT NO

PLAN NO.
G1

SERIES
PRAIRIE

MODEL
PRAIRIE DREAM

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A-901

EXHIBIT D-5

LEGEND

- Site
- Flood depth (ft.)
- Flood Contour (ft.)
- Parcel
- 0085F 9/30/2004 — FIRM Panel

Special Flood Hazard Area, 1% Annual Chance Flood (100-yr. flood), Mandatory Flood Insurance Purchase

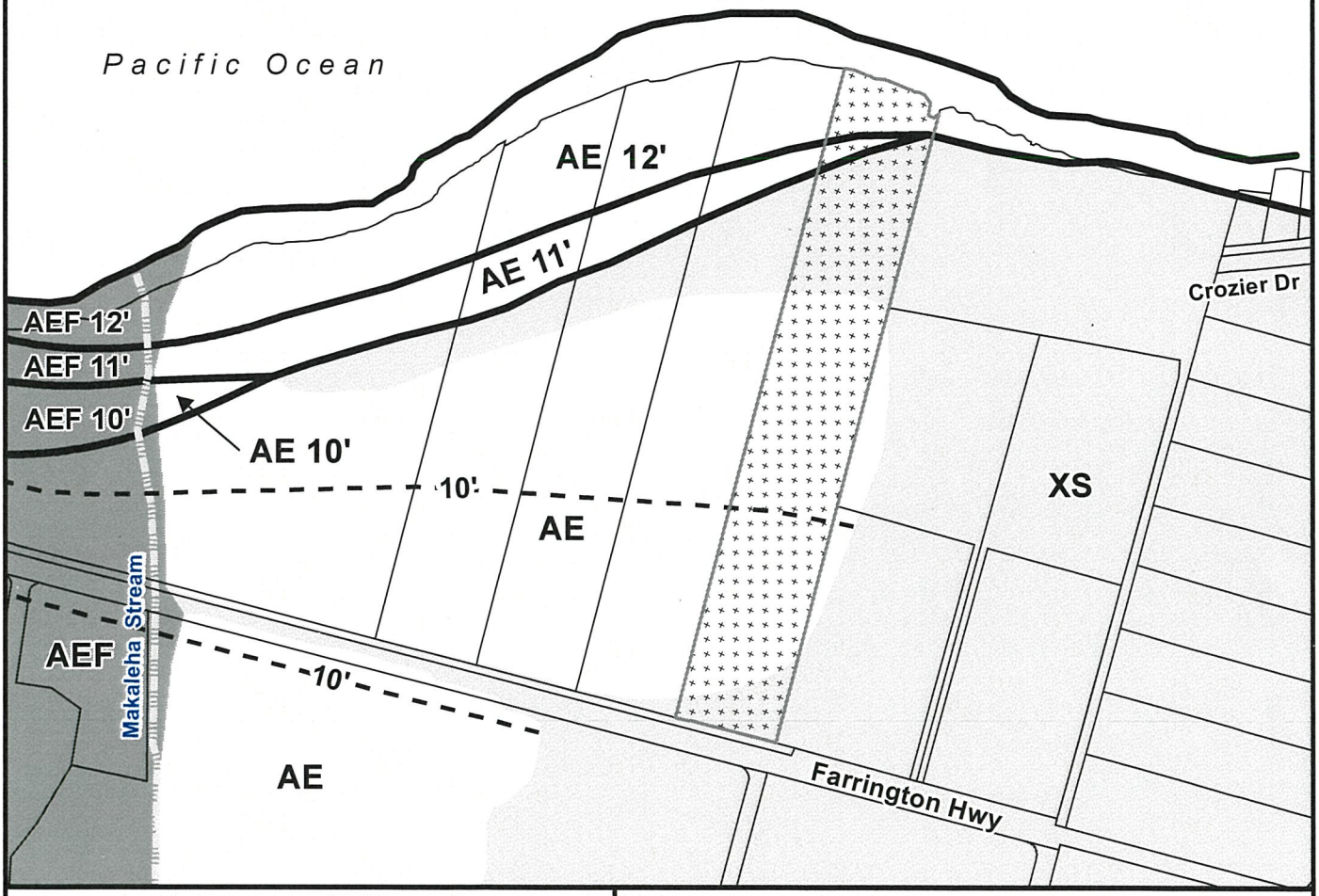
AE = Base Flood Elevation (BFE) Determined

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, Low-To-Moderate Risk, No Mandatory Insurance Purchase.

XS = 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.

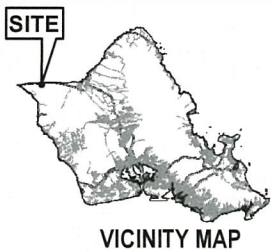
0085F 9/30/2004



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 150 300 600

Scale in feet



VICINITY MAP

N

PORTION OF

FLOOD HAZARD MAP

WAIALUA

EXHIBIT E

TAX MAP KEY: 6-8-003:047

FOLDER NO.: 2023/SMA-36

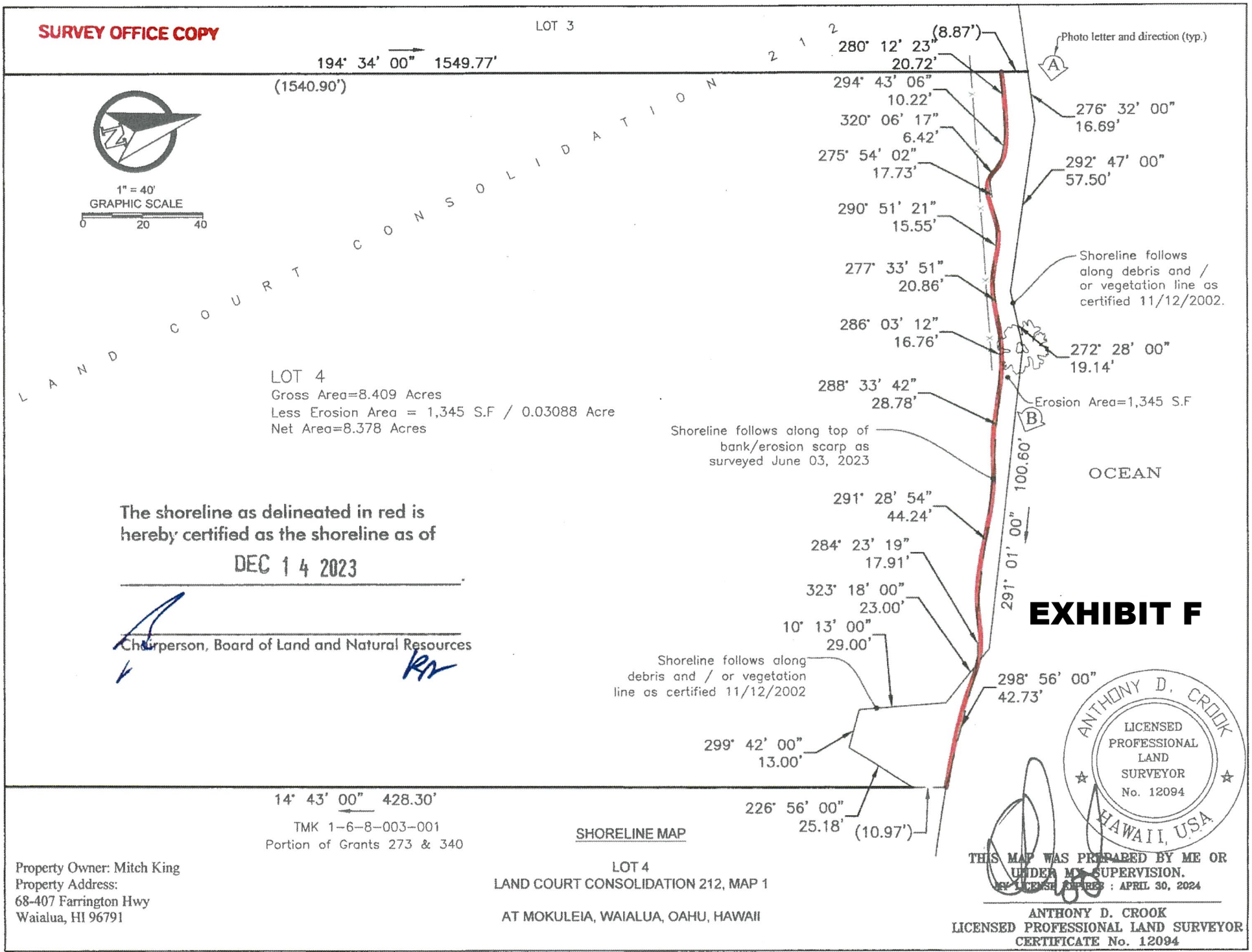
FIRM PANEL: 15003C0085F (9/30/2004)

Prepared by: Honolulu Land Information System (HoLIS)
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: June 2023

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SURVEY OFFICE COPY



The shoreline as delineated in red is hereby certified as the shoreline as of

DEC 14 2023

Chairperson, Board of Land and Natural Resources

EXHIBIT F

TMK 1-6-8-003-001
Portion of Grants 273 & 340

SHORELINE MAP

LOT 4
LAND COURT CONSOLIDATION 212, MAP 1

AT MOKULEIA, WAIALUA, OAHU, HAWAII

Property Owner: Mitch King
Property Address:
68-407 Farrington Hwy
Waialua, HI 96791

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12094
HAWAII, USA

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
MY LICENSE EXPIRES : APRIL 30, 2024

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

'AILANA SURVEYING & GEOMATICS LLC

MAP DATED: November 1, 2023

TMK(1) 6-8-003-047



Prepared by:

Date Prepared:

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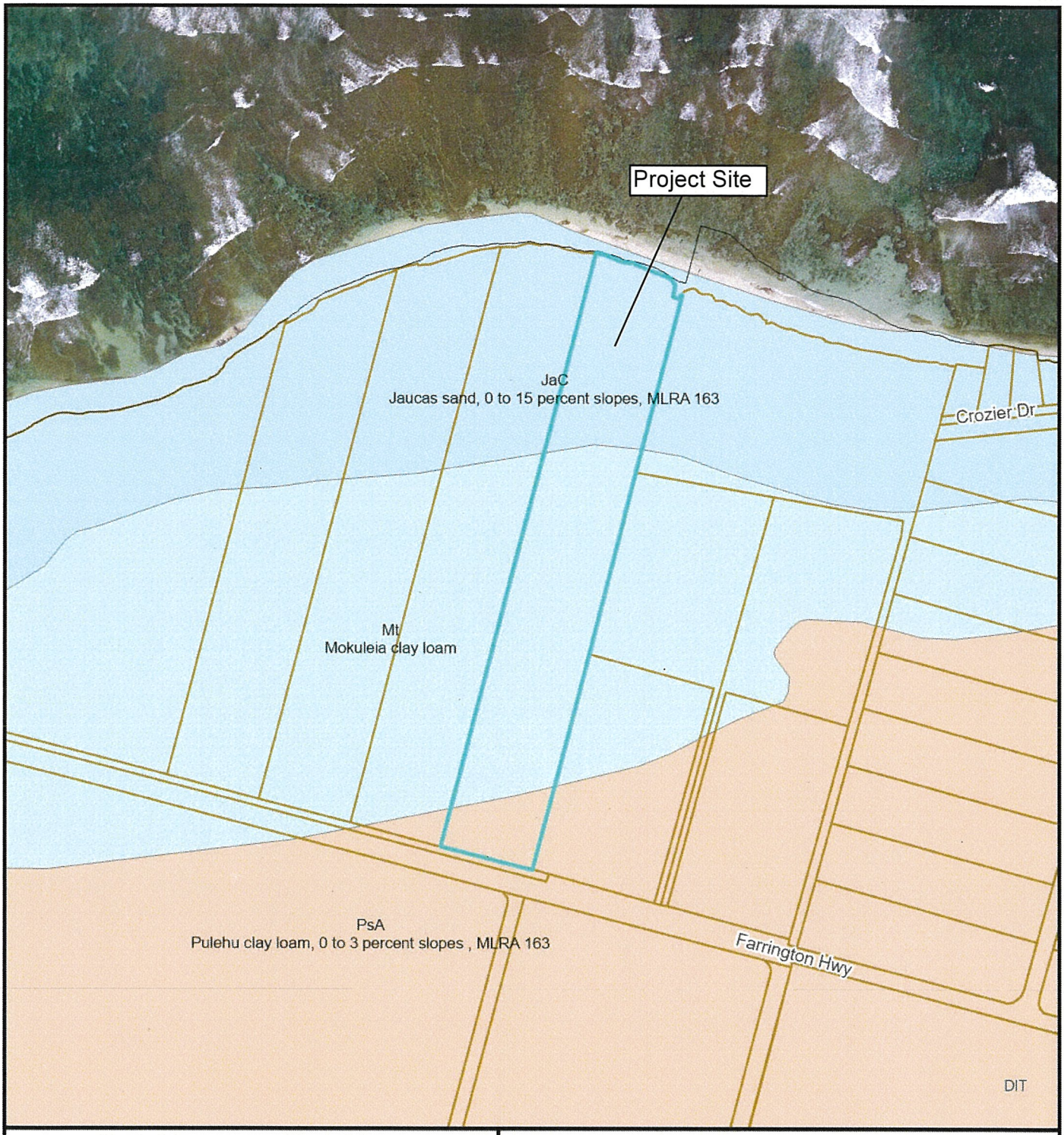


EXHIBIT H - NRCS SOILS MAP

0 175 350 700

Scale in Feet

TAX MAP KEY(S): 6-8-003: 047

FOLDER NO.: 2023/SMA-36

Prepared by:

Date Prepared:

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EXHIBIT I - DUNES AND MARINE SANDS

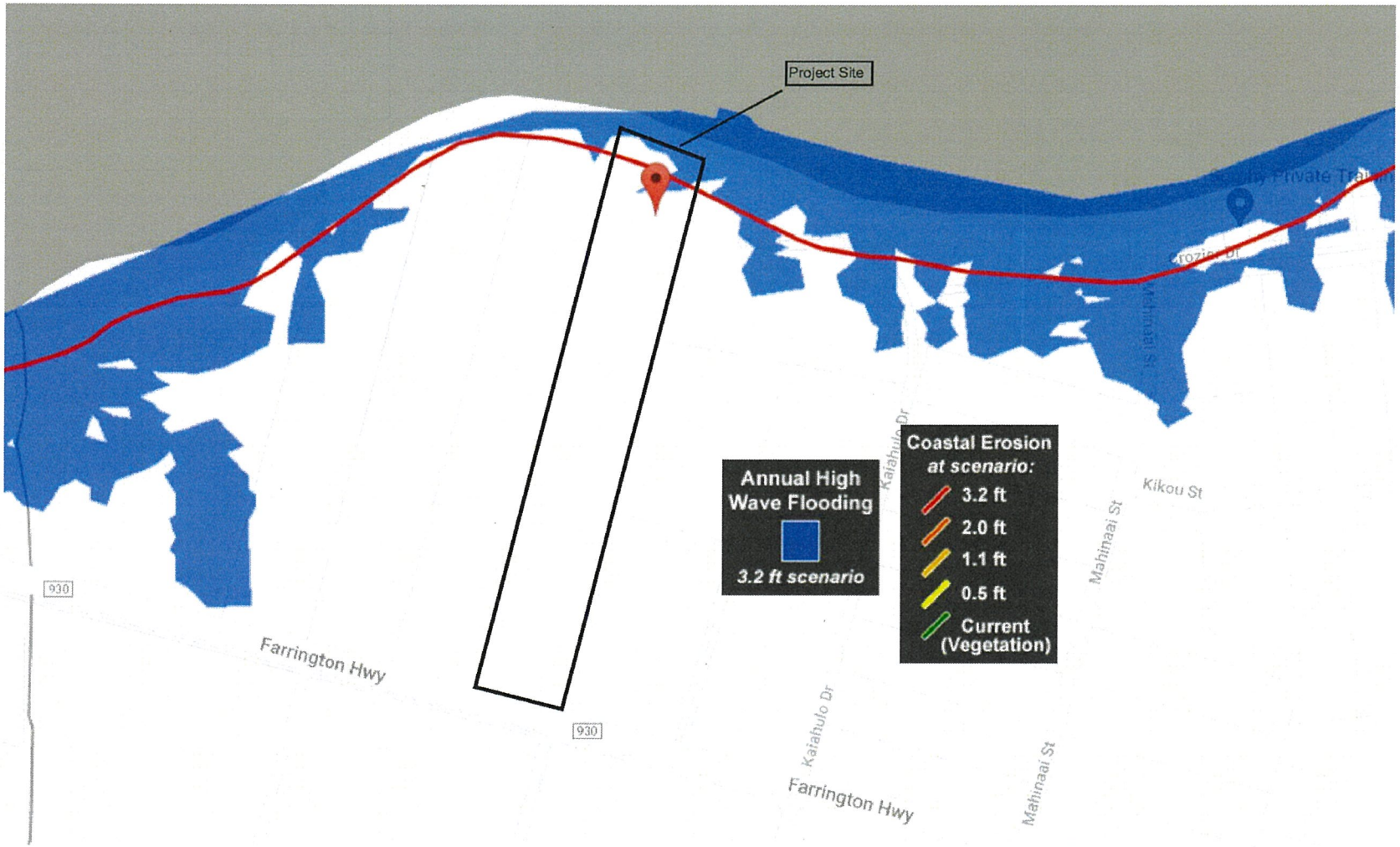
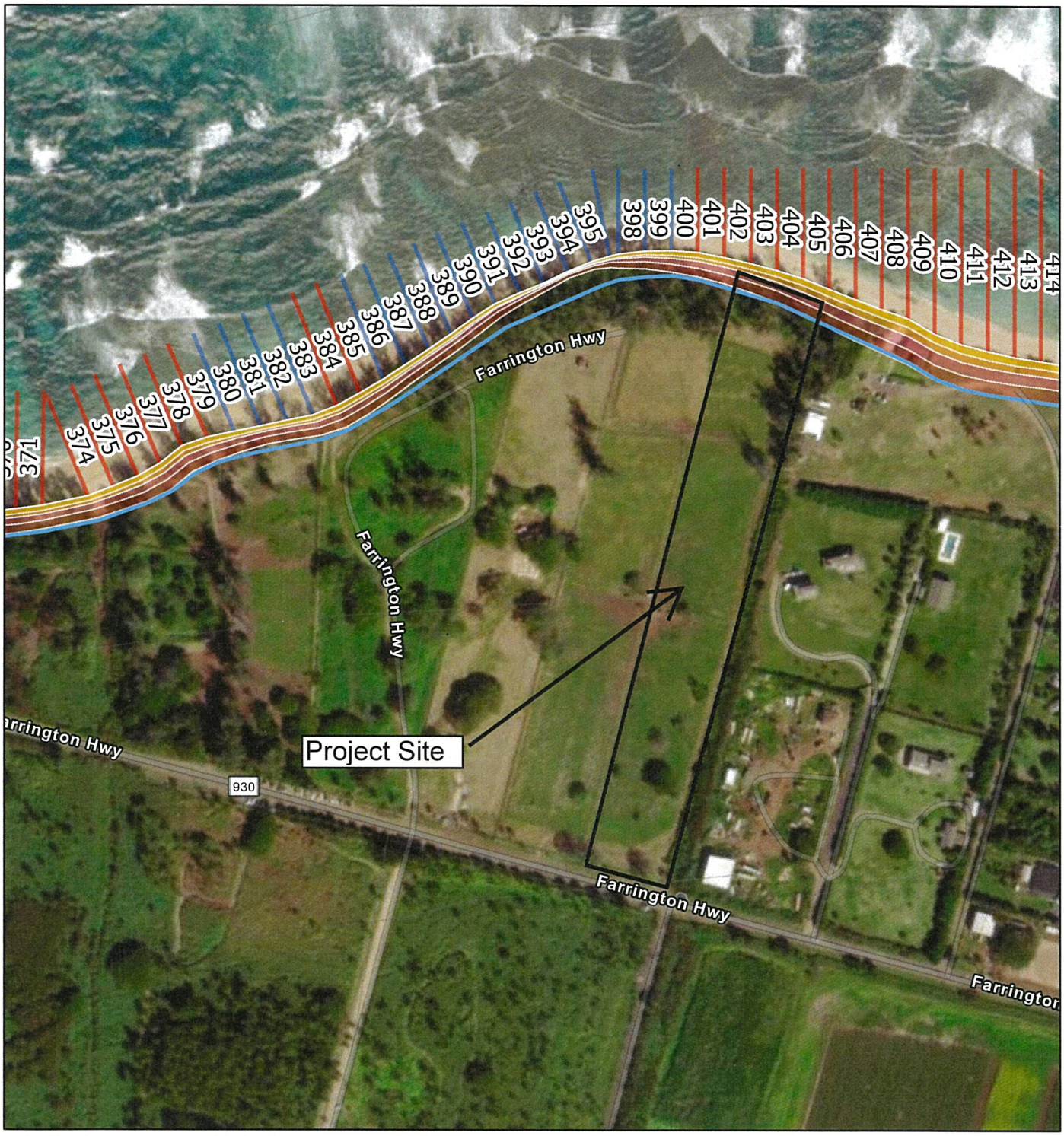


EXHIBIT J - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTIONS

Shoreline Change Rate



Mosaic Footprint
70 yr Erosion Rate + 60 ft
Hawai'i Future Erosion Hazard Zone 0.5 ft, 2030
Hawai'i Future Erosion Hazard Zone 1.1 ft, 2050
Hawai'i Future Erosion Hazard Zone 2.0 ft, 2075
Hawai'i Future Erosion Hazard Zone 3.2 ft, 2100
Hawai'i Historical Transects
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0.000001 - 5.896675

1:4,514

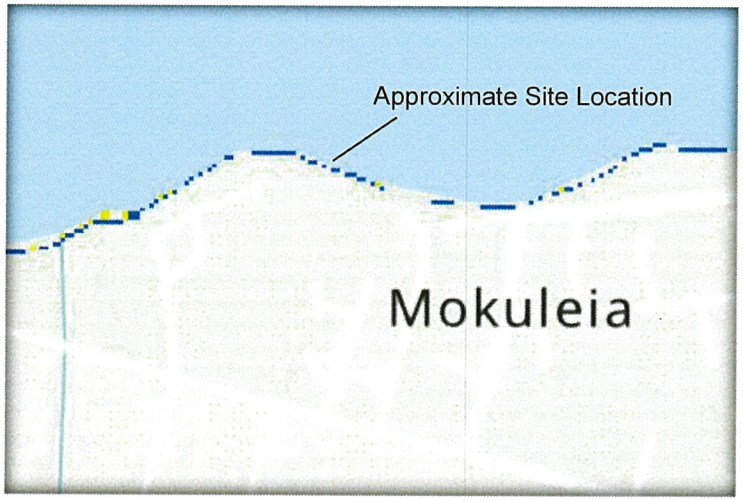
0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

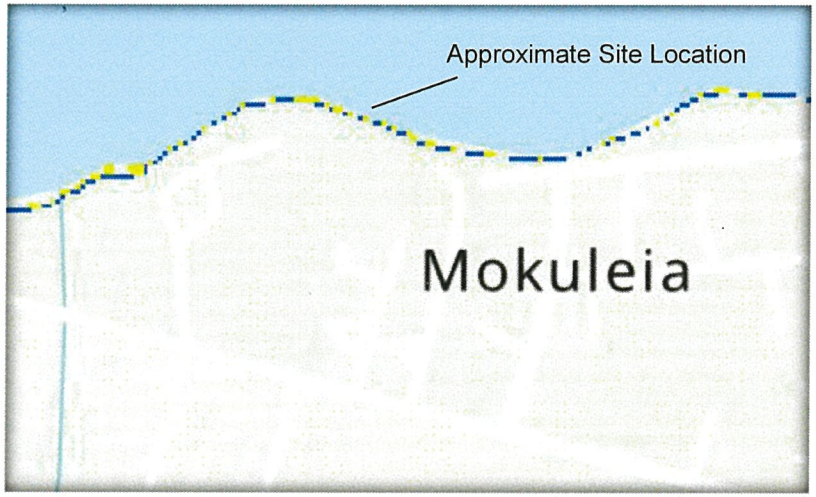
Resource Mapping Hawaii, Maxar, Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS

EXHIBIT - K

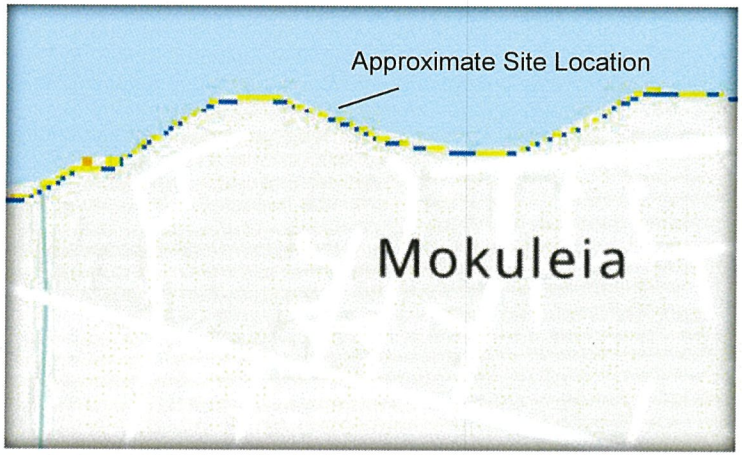
ArcGIS Web AppBuilder
Resource Mapping Hawaii, Maxar | University of Hawai'i at Mānoa



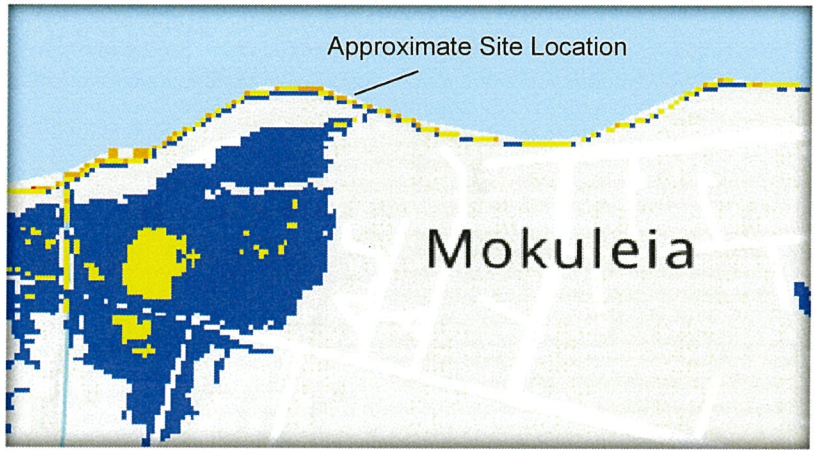
Category 1 Hurricane



Category 2 Hurricane

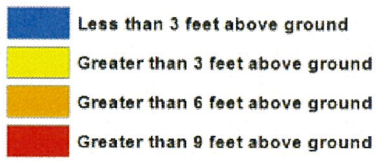


Category 3 Hurricane



Category 4 Hurricane

EXHIBIT L - NATIONAL HURRICANE CENTER - STORM SURGE



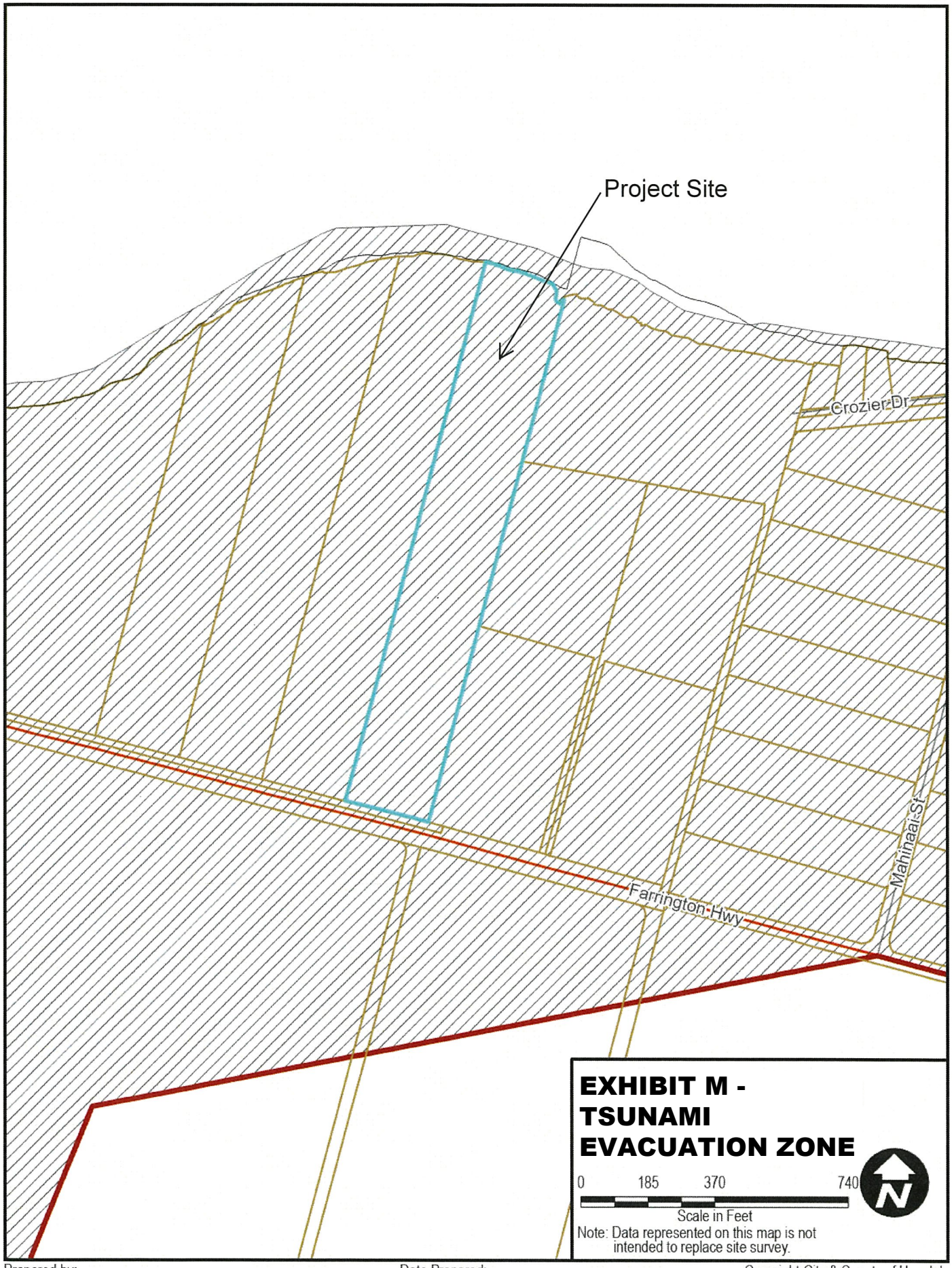


EXHIBIT M - TSUNAMI EVACUATION ZONE

0 185 370 740

Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Prepared by:

Date Prepared:

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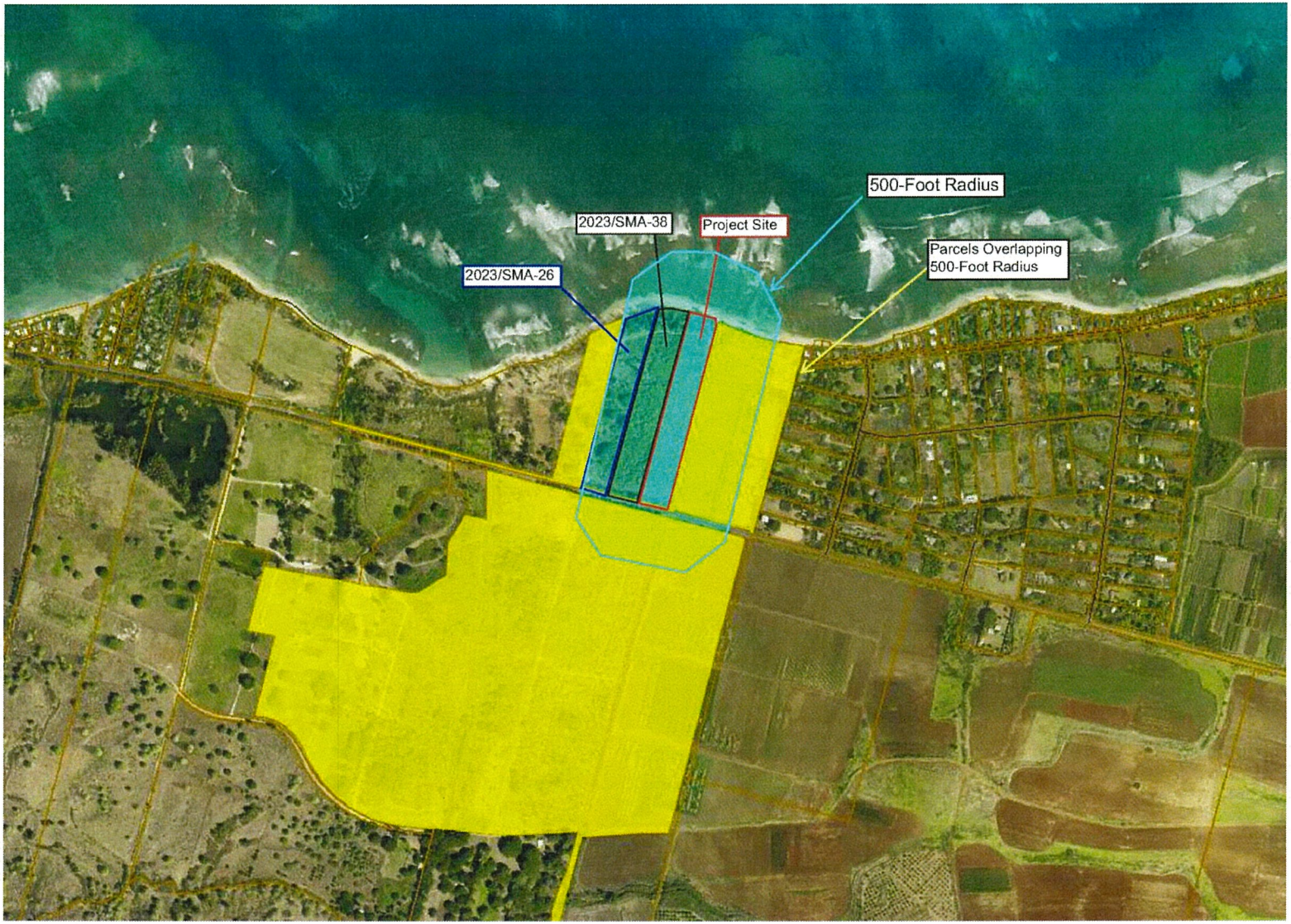


EXHIBIT N - 500-FOOT CUMULATIVE RADIUS MAP