



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24 - 57

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND CONSTRUCTION OF THREE ACCESSORY FARM DWELLINGS IN MOKULĒ'IA, O'AHU.

WHEREAS, on September 18, 2023, the Department of Planning and Permitting (DPP) accepted the application (File Number 2023/SMA-60) from Carl and Suzanne DeForest, Safe Investment Properties, and SSQ Inc. (Applicants) for a SMA Major Permit to allow for the construction of farm dwellings accessory to agricultural operations and agricultural structures, on approximately 569,764 square feet of land zoned in the AG-2 General Agricultural District, located at 68-1031 Farrington Highway in Mokulē'ia, and identified as Tax Map Key 6-8-002: 010 (Project); and

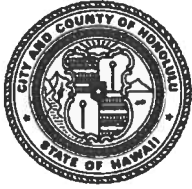
WHEREAS, on November 29, 2023 the DPP held a public hearing at the Moanalua Community Park, which was attended by the Applicants' agent and the DPP staff member; and

WHEREAS, on February 27, 2024, within 90 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 February 27, 2024, by Departmental Communication No. 118, 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 Applicants for the Project, subject to the following conditions:

- A. In order to minimize coastal hazards and ensure that there are no cumulative impacts to the shoreline area, the accessory farm dwellings must be relocated outside of the 3.2 foot sea level rise exposure area. The revised locations and design details are subject to review and approval by the DPP.
- B. Except as modified under Condition A, development must be in general conformity with the Project as described in the DPP's Report and



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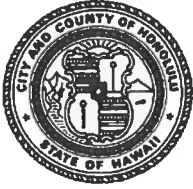
Recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through M, enclosed hereto, and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 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.

- 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 is hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 6-8-002: 010, 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 sea level rise, erosion, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. All Project construction and building permit plans must include the following statement under "Landowner Acknowledgements":



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*"In choosing to undertake development at Tax Map
Key 6-8-002: 010, the landowner hereby acknowledges that no
claim of hardship due to sea level rise, erosion, or any other coastal
hazard may be asserted in order to obtain approval for a Shoreline
Setback Variance for a new shoreline protection structure."*

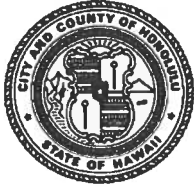
- E. In order to minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction and/or building permit for the Project, the Applicants shall incorporate 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 6-8-002: 010 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 presumed shoreline as defined in HRS Chapter 205A;
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;



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4. Landscaping between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic in the coastal dune or shoreline area; and
5. All 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 Applicants are 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 to project across property boundaries towards 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



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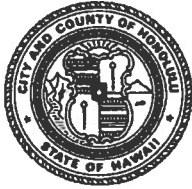
7. All Project-related activities must cease if a Green sea turtle and/or Hawaiian monk seal is within 150 feet of the work area, or as recommended by the State of Hawai'i or Federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-foot 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 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 Applicants 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 Applicants 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 Applicants demonstrate good cause, but the period cannot be extended by the Director of the DPP beyond one year from the initial deadline set by the Council.
 2. If the Applicants demonstrate good cause for an extension exceeding one year, the Director of the DPP must prepare and submit to the Council a report on the proposed extension, which the report must include the Director of the DPP's report and recommendation thereon. The Council may approve the proposed extension for a shorter or longer period, or



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deny the proposed extension, by adoption of a committee report or resolution.

3. If the 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 Applicants' then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

J. 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 Applicants 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



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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:

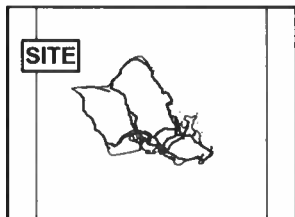
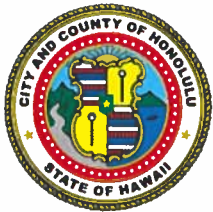
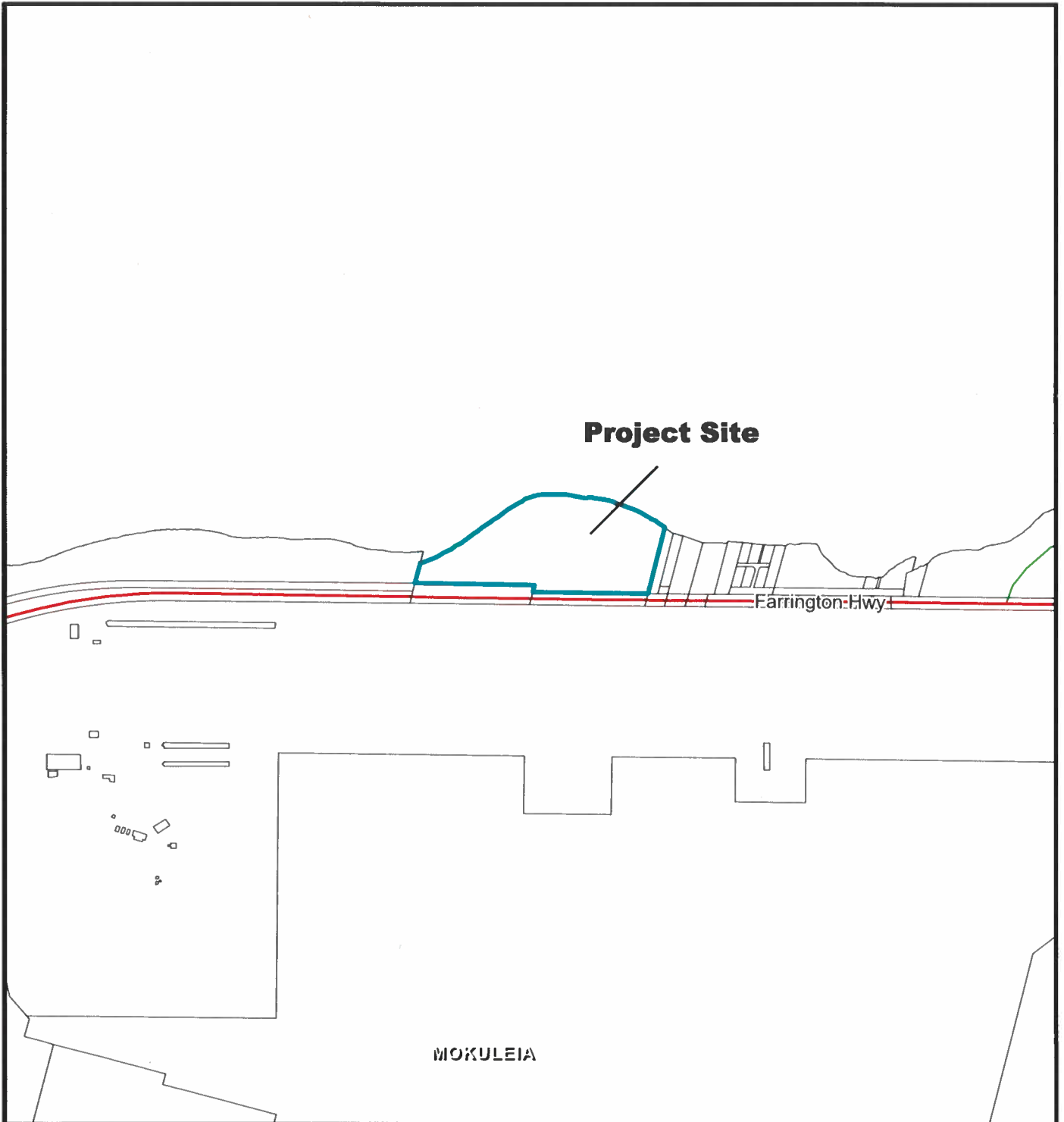
Tony Wahne (br)

DATE OF INTRODUCTION:

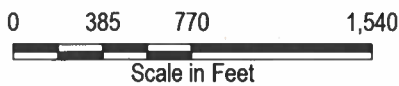
FEB 29 2024

Honolulu, Hawai'i

Councilmembers



VICINITY MAP



Scale in Feet



LOCATION MAP

TAX MAP KEY(S): 6-8-002: 010

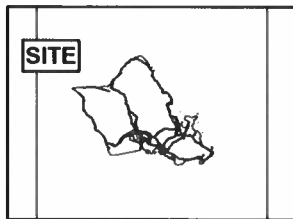
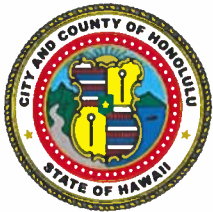
EXHIBIT A

FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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All Rights Reserved 2024



VICINITY MAP



ZONING MAP

TAX MAP KEY(S): 6-8-002: 010

EXHIBIT B

FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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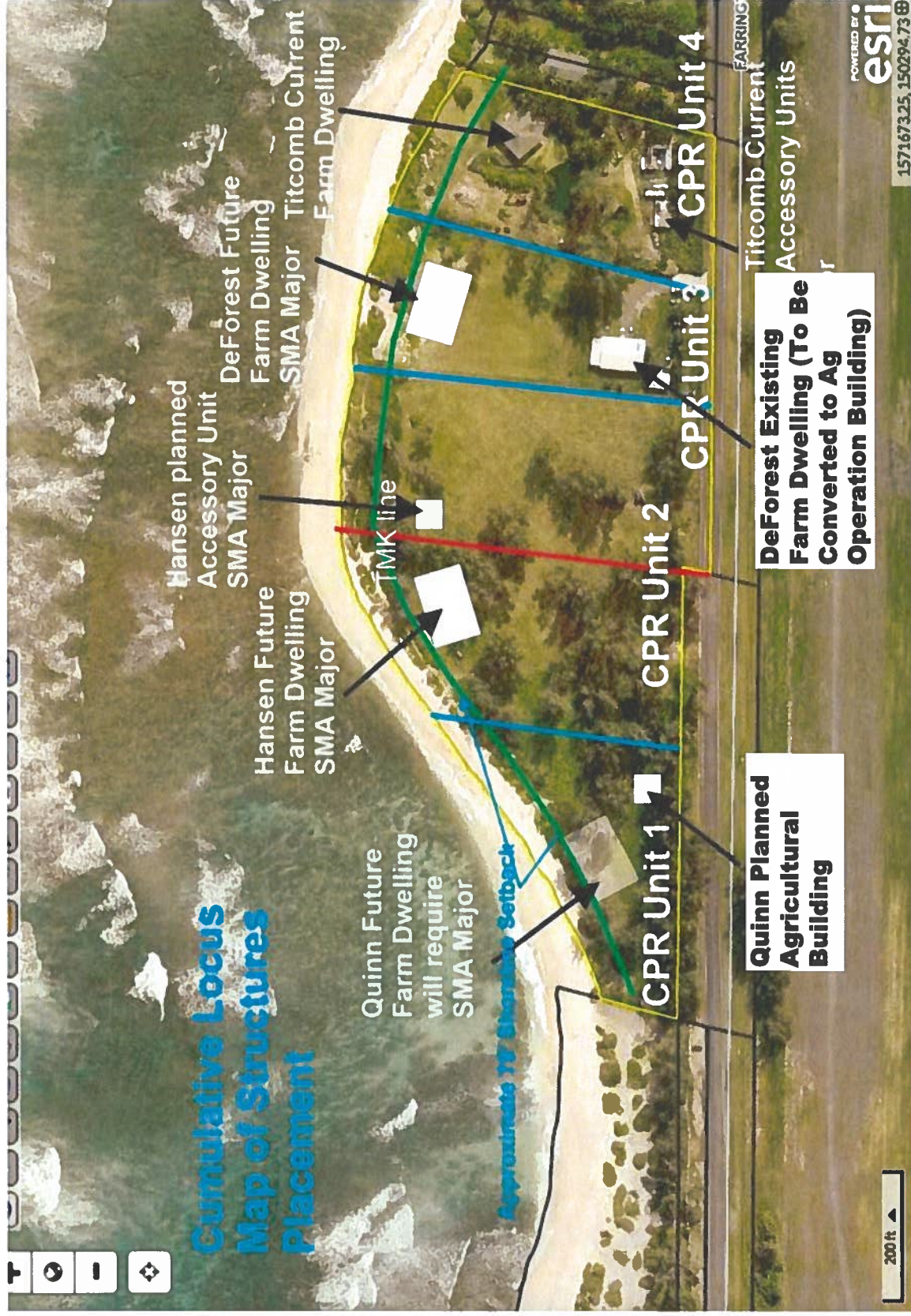


**EXHIBIT C-1 - Overall Proposed Site Layout Showing
5,000-Square-Foot Farm Dwelling Polygon**

Quinn Farm Conceptual Plan

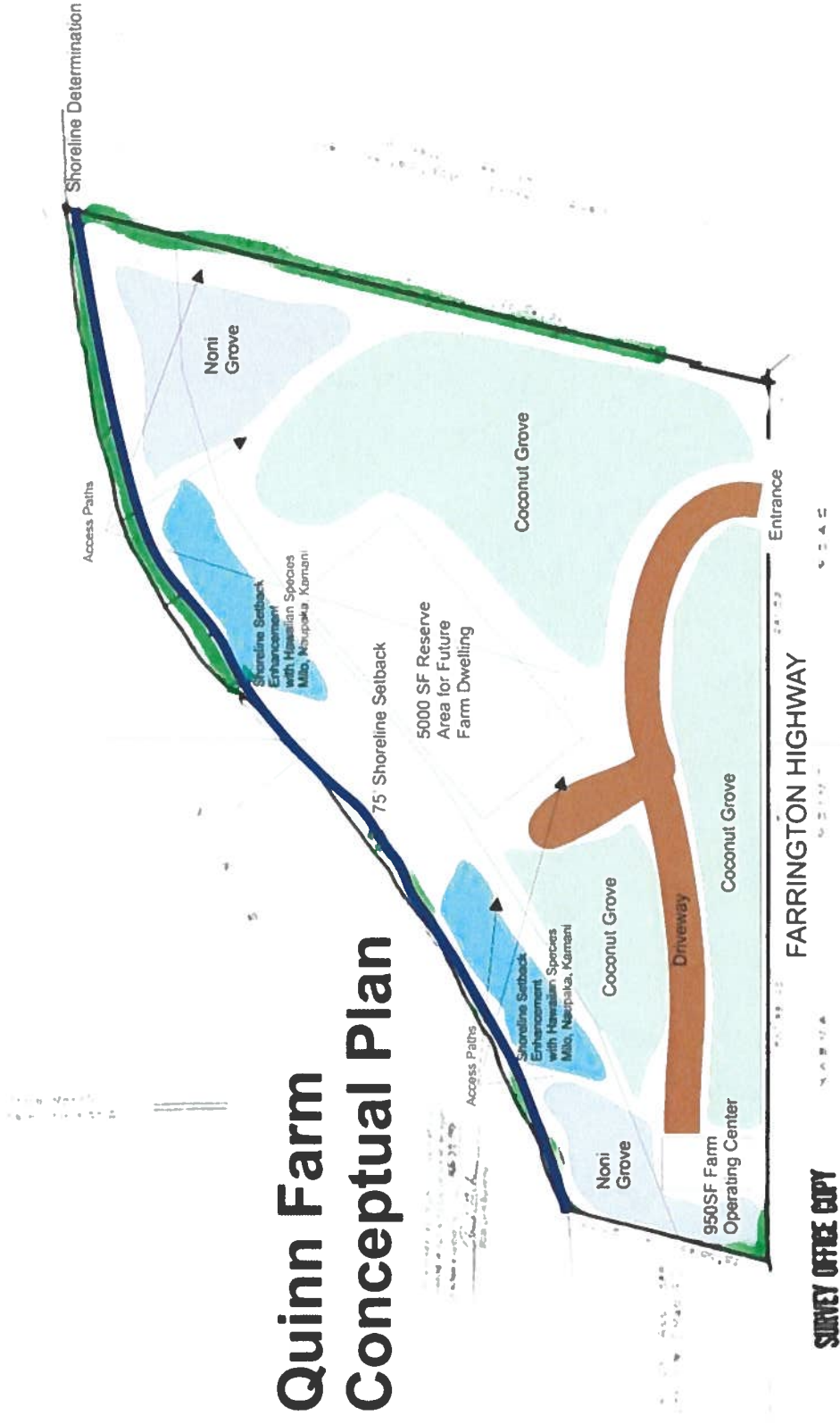


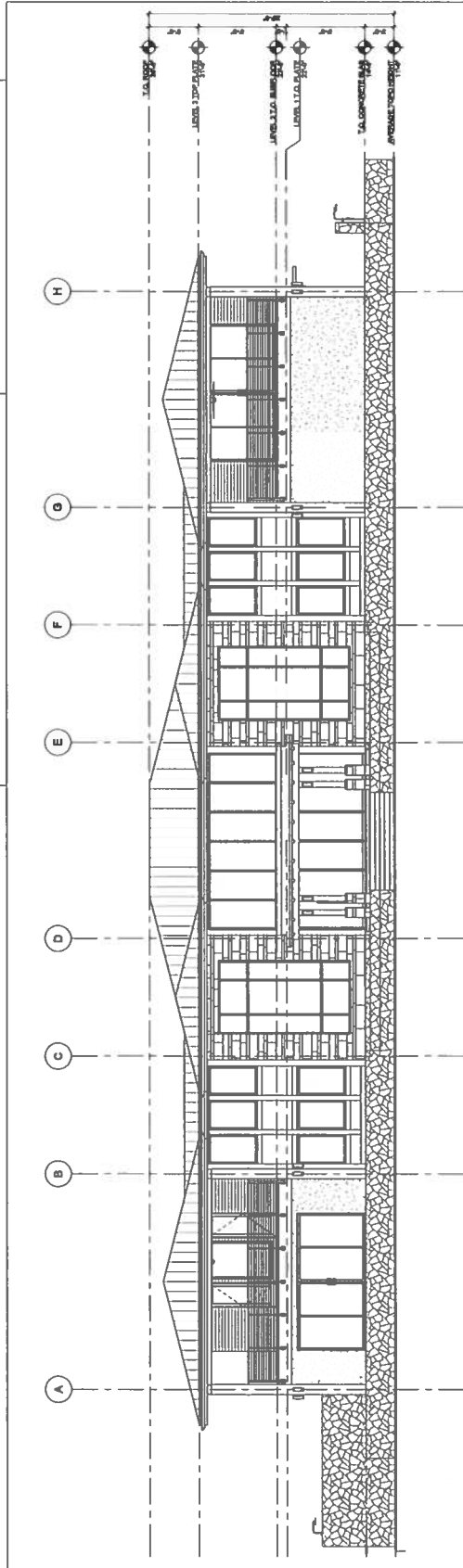
EXHIBIT C-2 - CPR UNIT 1



EXHIBIT C-3 - CPR UNIT 2

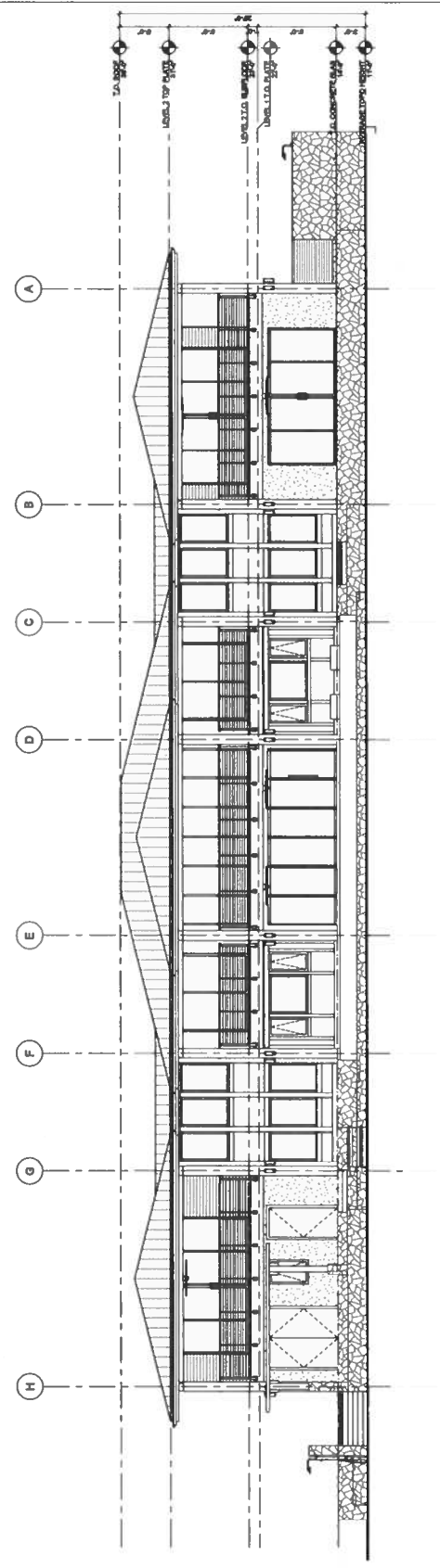
EXHIBIT C-5
CPR Unit 2

KEYNOTE LEGEND	LEGEND	SHEET NOTES
KEY VALUE DESCRIPTION	4" EXPOSURE ALUMINUM LIP SIDING WOOD PANEL STUCCO STONE EXPANDING STEEL METAL ROOF LAWN NOCK	



1 SOUTH ELEVATION
3/16" = 1'-0"

FARM DWELLING
OWNER: [REDACTED]
DESIGNER: [REDACTED]
DATE: [REDACTED]
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

PROJECT NO. 2009
DATE: AUGUST 24, 2023
SCALE: 3/16" = 1'-0"

PROJECT TITLE
NORTH AND SOUTH
ELEVATIONS

SHEET NO.:
A-301

KEYNOTE LEGEND

KEY VALUE DESCRIPTION

LEGEND

- 6" EXPOSURE ALUMINUM LAP SIDING
- WOOD PANEL
- WOOD
- STONE
- STANDING SEAM METAL ROOF
- LAKE ROCK

SHEET NOTES

- ALL DIMENSIONS AND NOTES ARE TYPICAL UNLESS OTHERWISE NOTED.
- SEE WALL SECTIONS FOR VERTICAL DIMENSIONS NOT SHOWN.
- SEE FLOOR PLANS FOR DOOR TAGS.

EXHIBIT C-6
CPR Unit 2

POLYLINE
ARCHITECTURE
1000 W. KALANAN ST., SUITE 100
HONOLULU, HI 96813
TEL: 508-268-1000
WWW.POLYLINE-DESIGN.COM

NOT FOR CONSTRUCTION

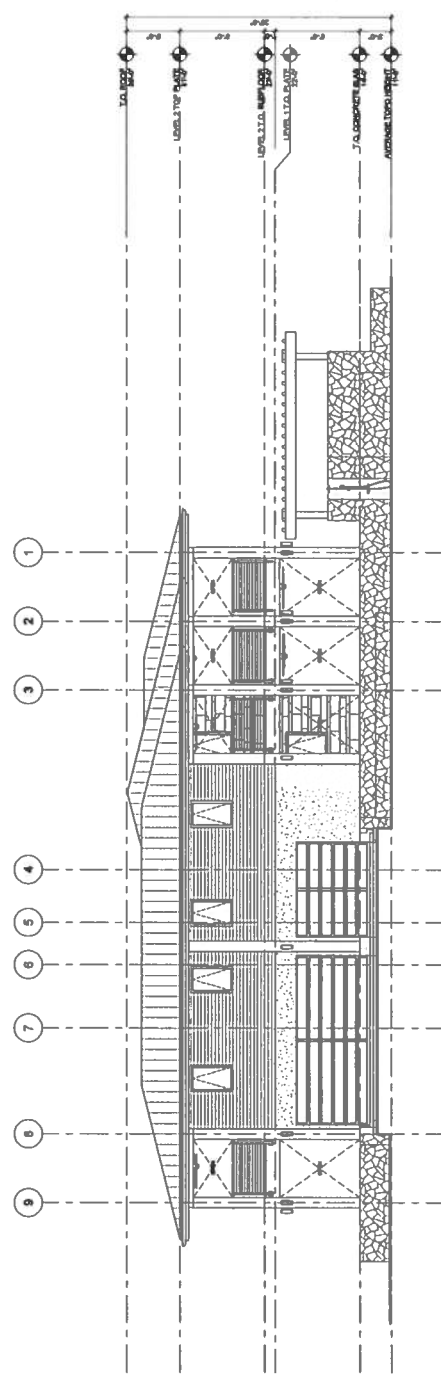
REVISIONS
DATE
BY
REASON
1. REVISION 1
2. REVISION 2
3. REVISION 3

FARM DWELLING
1000 W. KALANAN ST., SUITE 100
HONOLULU, HI 96813
TEL: 508-268-1000

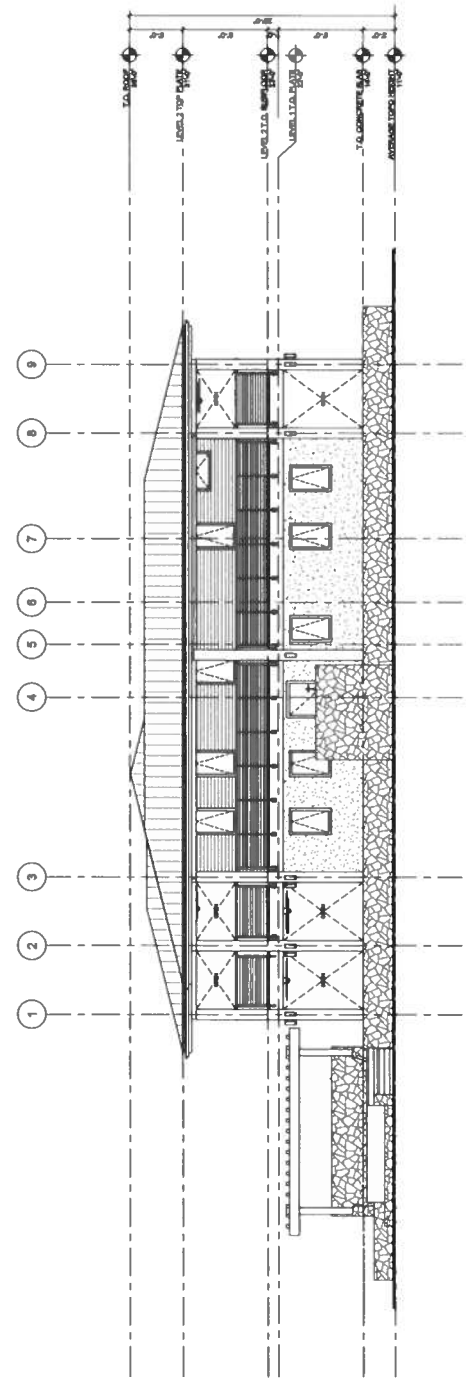
PROJECT NO. 2009
DATE: AUGUST 14, 2020
SCALE: 3/8" = 1'-0"

EAST AND WEST
ELEVATIONS

SHEET NO. A-302



1 EAST ELEVATION
3/8" = 1'-0"



2 WEST ELEVATION
3/8" = 1'-0"

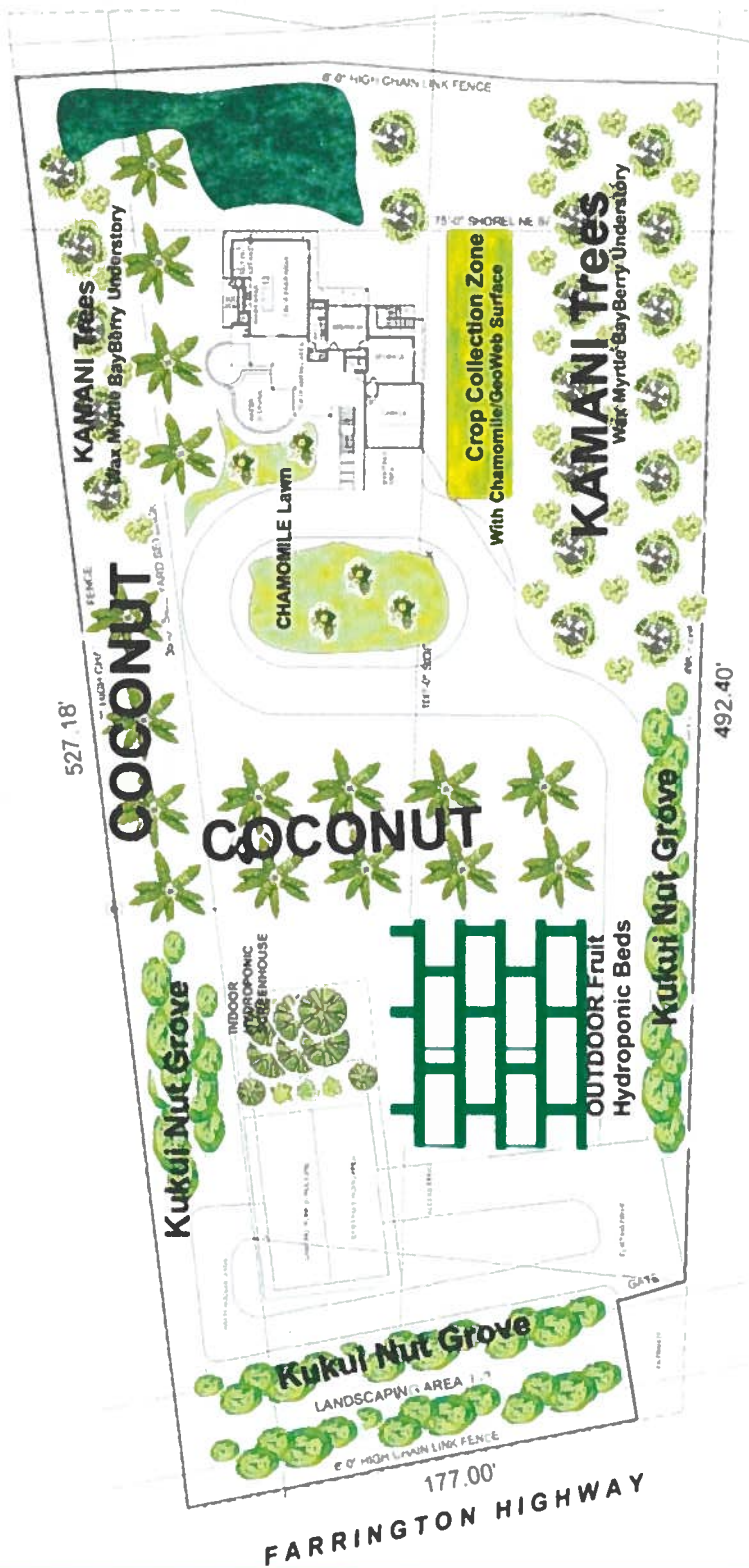
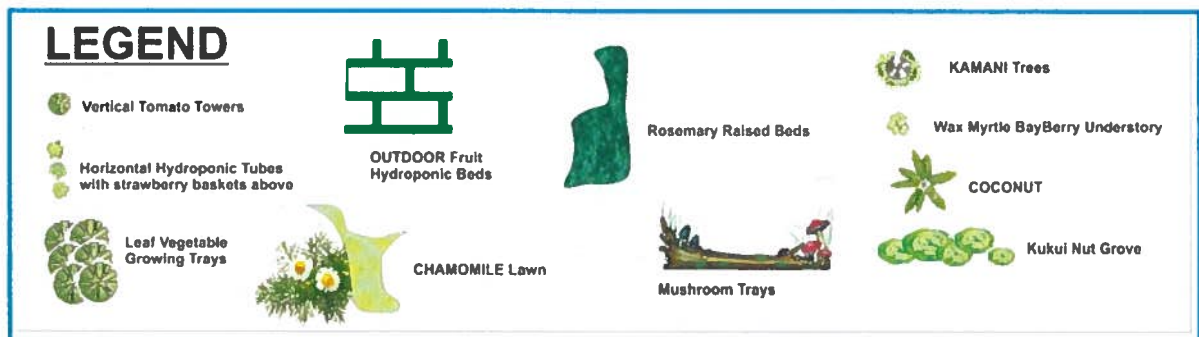
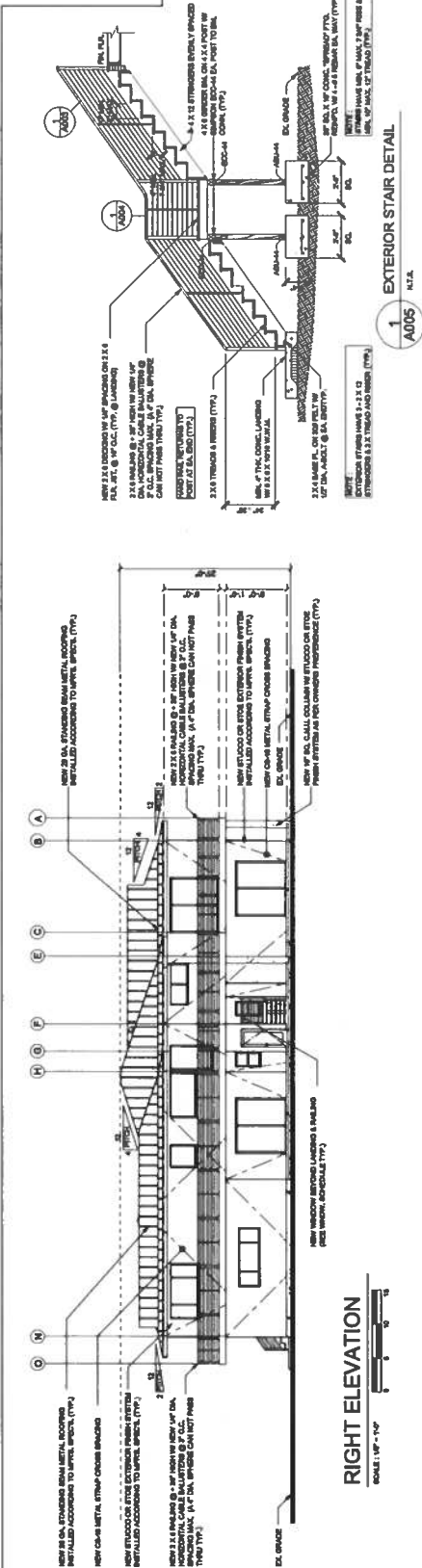


**EXHIBIT C-7
CPR UNIT 3**





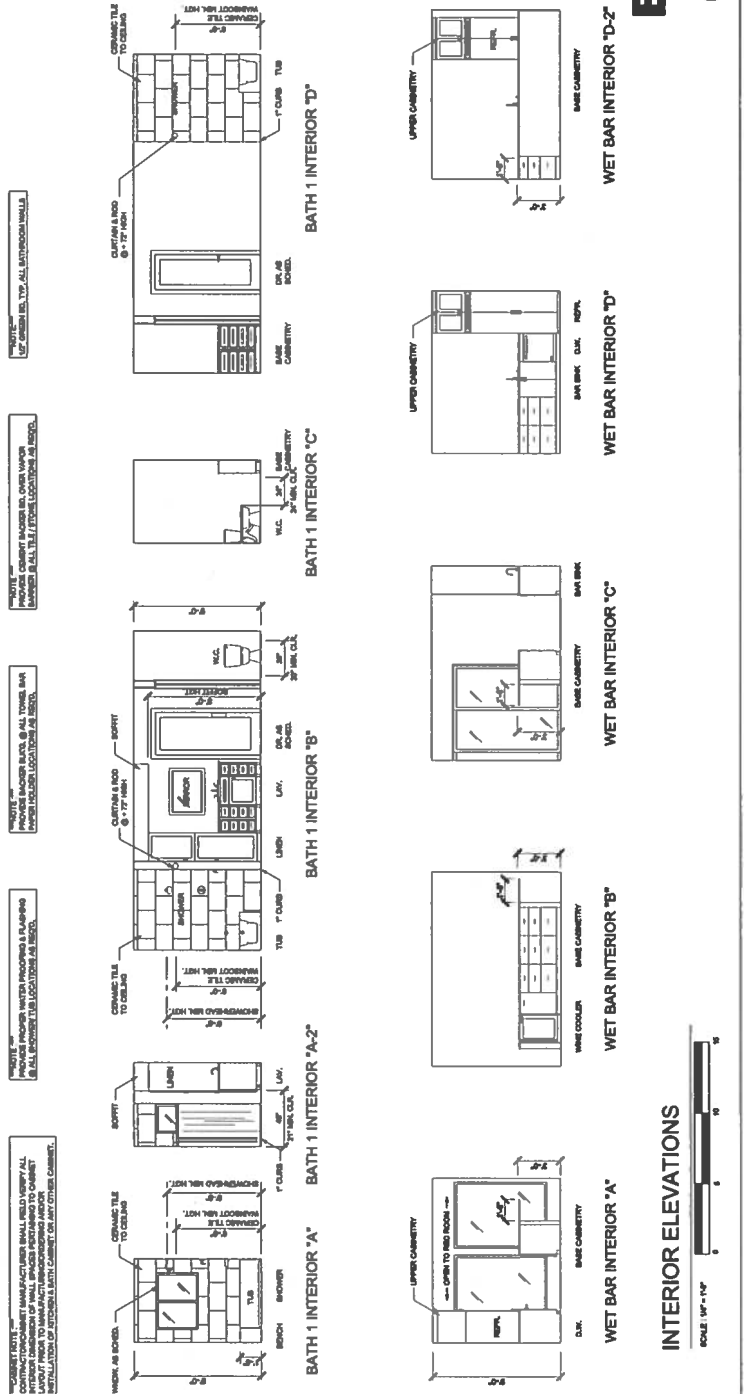
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

1 EXTERIOR STAIR DETAIL
A005
N.T.S.

MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WALALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010

Blue Hawaii
Drafting Services
DATE
4/14/2022
SHEET NO.
A005
OF 19 SHEETS

EXHIBIT C-10
CPR Unit 3



INTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCIES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE SCHEDULING INFORMATION TO THE ARCHITECT ON A WEEKLY BASIS.

- [illegible]

[illegible]

FACED TYPE	FACED SPACING	
	PANEL SPAN 5' 0" FEET	6 FEET 4 PANEL SPAN 5' 0" FEET
BLANKS & VOID SPACING	12" 12" 12"	12" 12" 12"

- 1.) CONCRETE
- 2.) BOLTS INSTALLED IN CONCRETE
- 4.) REINFORCING STEEL AND PRESTRESSING TENDONS
- 14.) FIRE PROTECTION SYSTEM
- 18.) SHEATHED SHEAR WALLS AND DIAPHRAGMS
- 17.) COMPLETE LOAD PATH AND UPLIFT TIES
- 18.) THERMAL PROTECTION

CITY and COUNTY of HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

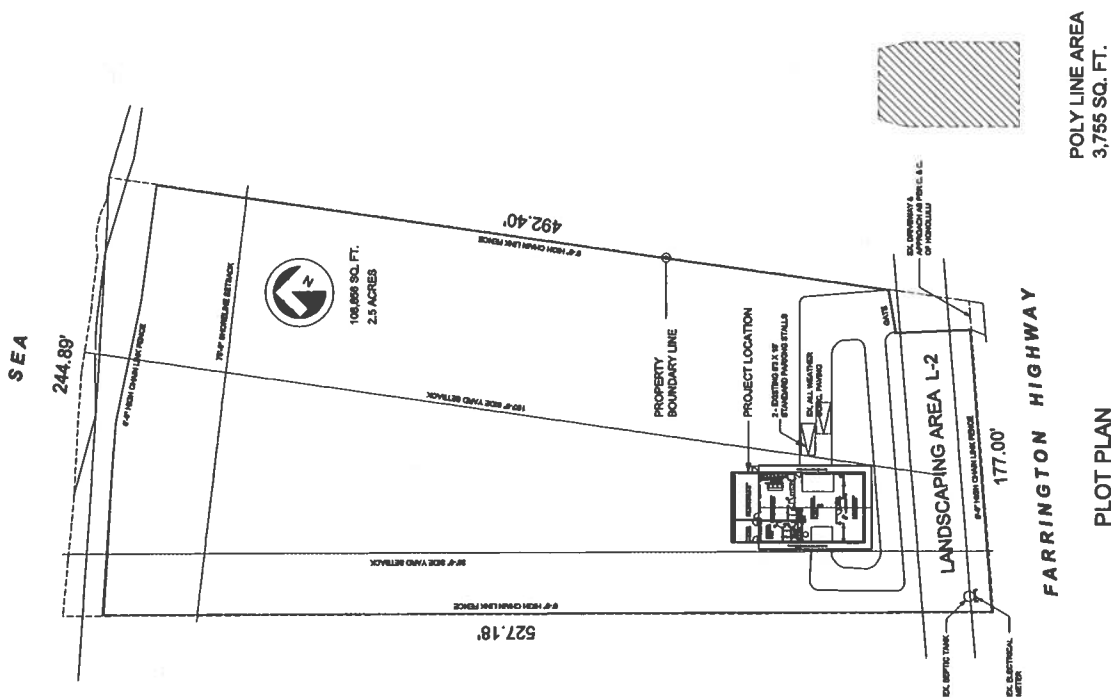
In the last of my handwritten, the applicant's design substantially conforms to the Building Energy Conservation Code for:

☒ Existing Component Systems
☐ Existing Component Systems
☐ Existing Component Systems
☐ Existing Component Systems

Date: April 18, 2000

Signature: *Bj Ng*
Name: Barry Ng
Title: Architect
License No.: 4000

OCCUPANCY LOAD			LOAD PER AREA
AREA CLASSIFICATION	AMOUNT PER SQ. FT.		
OFFICE (BUSINESS)	1 PER 100 SQ. FT.	320 SQ. FT. = 4	
PRODUCTION (BUSINESS)	1 PER 100 SQ. FT.	1,600 SQ. FT. = 12	
STORAGE (AGRICULTURAL)	1 PER 500 SQ. FT.	970 SQ. FT. = 4	
GREENHOUSE (AGRICULTURAL)	1 PER 300 SQ. FT.	500 SQ. FT. = 2	



POLY LINE AREA
3,755 SQ. FT.

PLOT PLAN

SCALE = 1000 = 1" = 1000'

1
2
3

OF 4 SHEETS

A PROPOSED ALTERATION FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WALUAA, HI 96791
T M K 6-8-002-010-0003



JOB NO. _____

2021/IBP-1171

DATE _____

1/5/2022

SHEET NO.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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A

1
2
3
4

OF 4 SHEETS

EXHIBIT C-11 - Original Farm dwelling to be Converted to Agricultural CPR Unit 3 Structure.

ADDRESS: 68-1031 FARRING
T.M.K. 6-8-002: 010: 0003



2021/IBP-11711

1/5/2022

A-3

OF 4 SHEETS

EXHIBIT C-13
CPR Unit 3

1992-1993

**PRODUCE WASHING
AREA INTERIOR "B"**

[illegible]

And = AND, STOR

[illegible][illegible]

SCALE: 100 = 4.57

[illegible]



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 6-8-002:010
 WATERSHED: KAWAIHAPAI
 PARCEL ADDRESS: ADDRESS NOT DETERMINED
 WAIALUA, HI 96791

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0085F
 PANEL EFFECTIVE DATE: SEPTEMBER 30, 2004

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

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



0 400 800 ft

EXHIBIT D

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

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

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

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

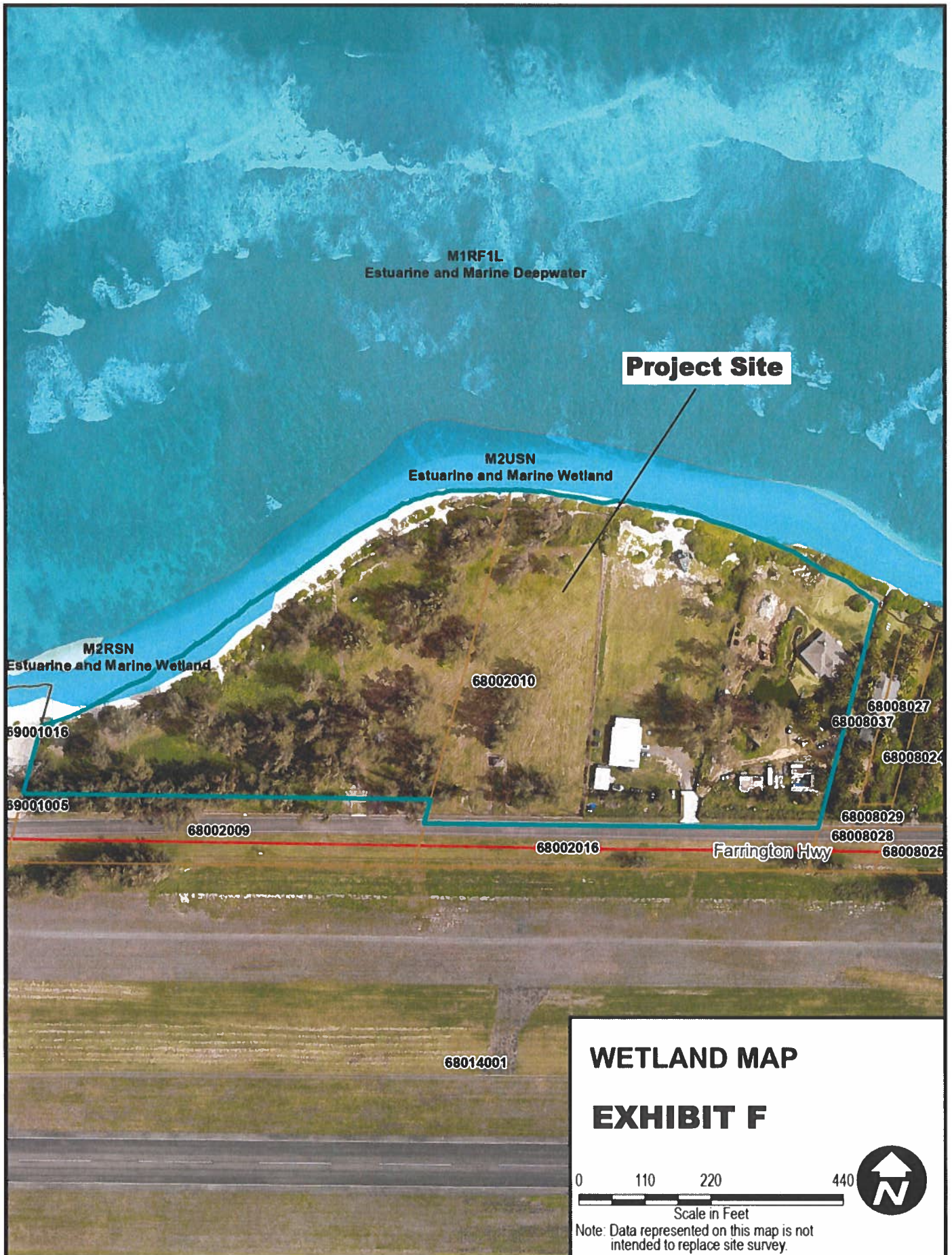
	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action);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

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

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

OTHER FLOOD AREAS

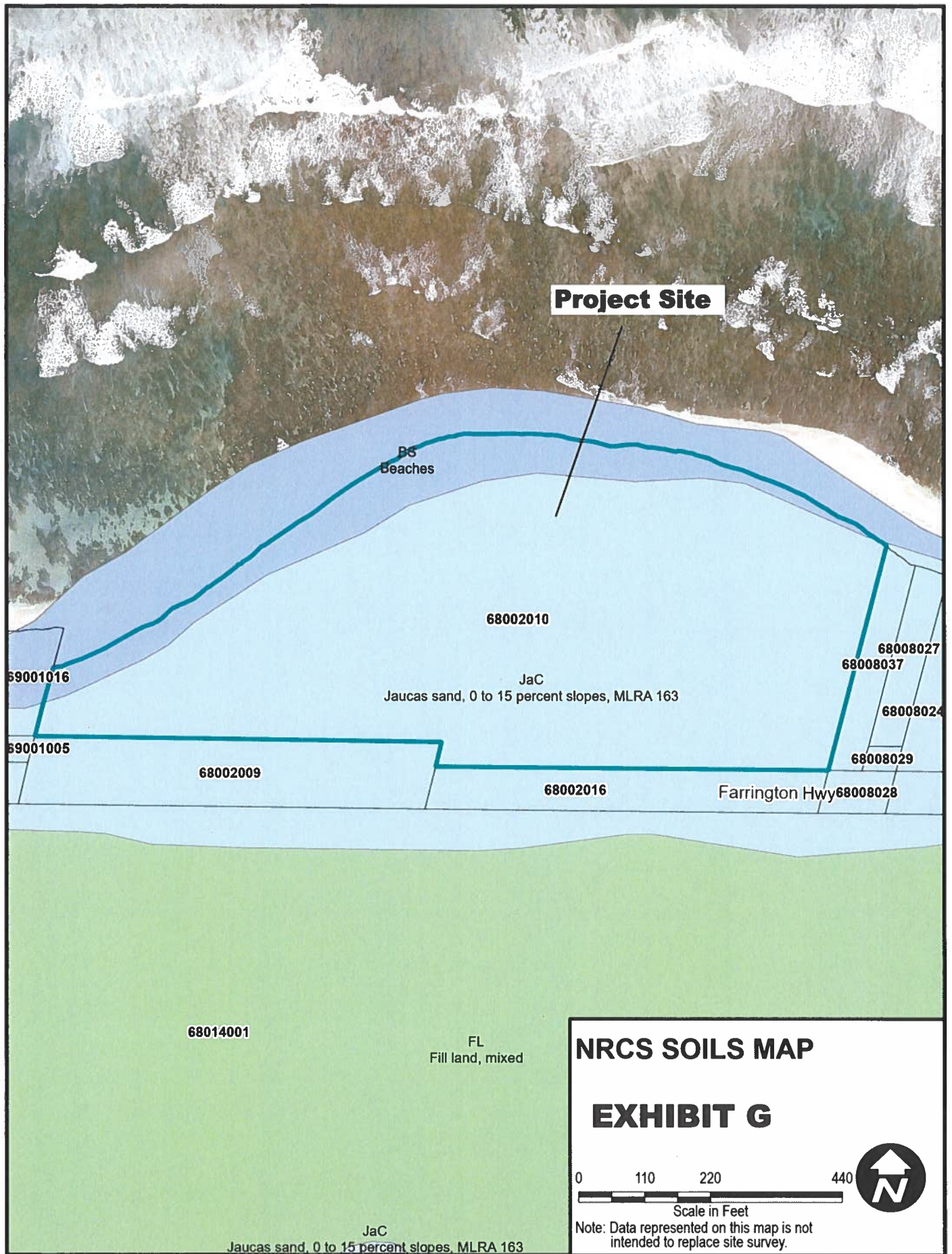
	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
--	--



Prepared by

Date Prepared

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NRCS SOILS MAP

EXHIBIT G

0 110 220 440

Scale in Feet

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



Prepared by:

Date Prepared:

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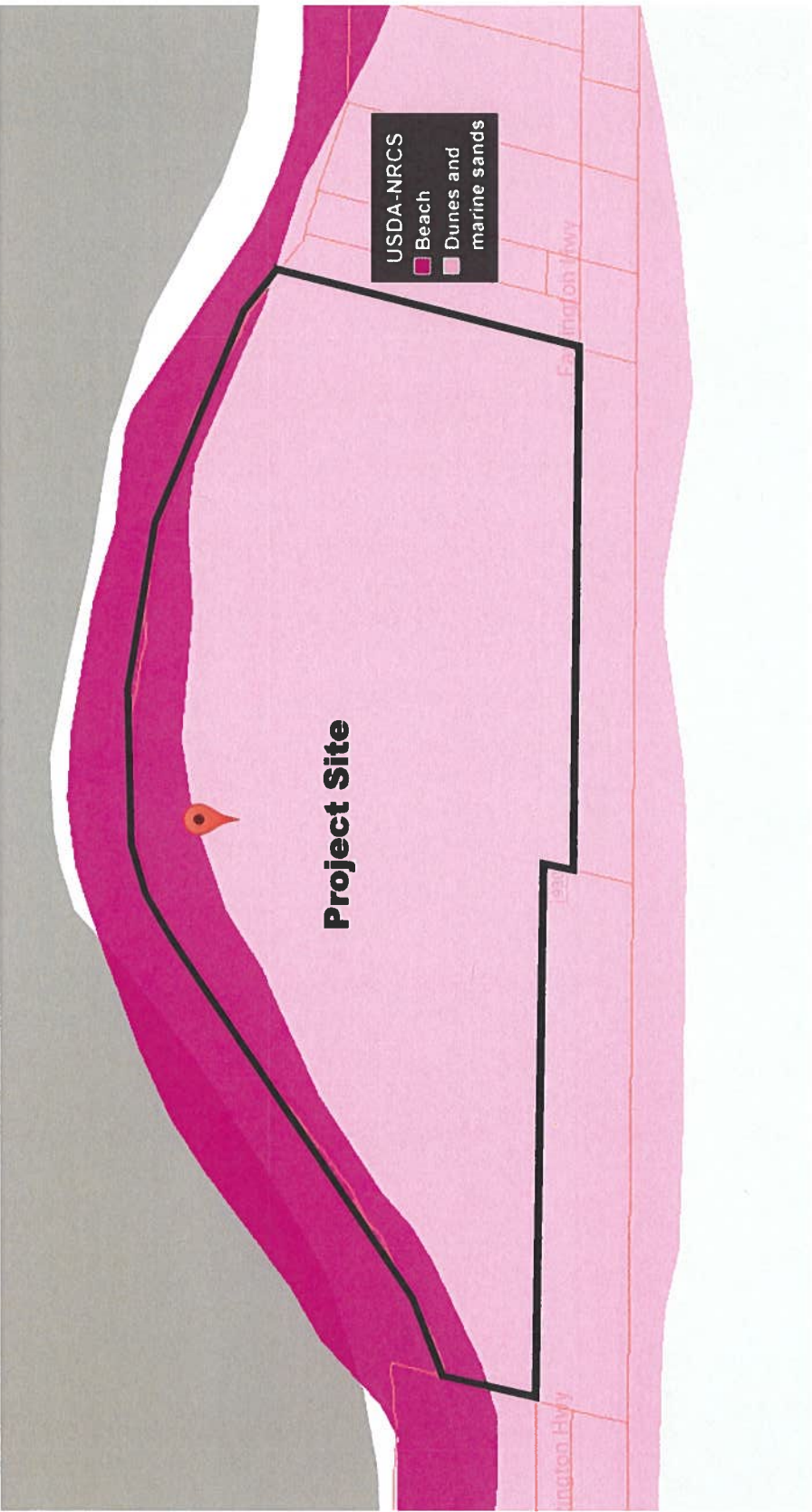


EXHIBIT H - DUNES AND MARINE SANDS

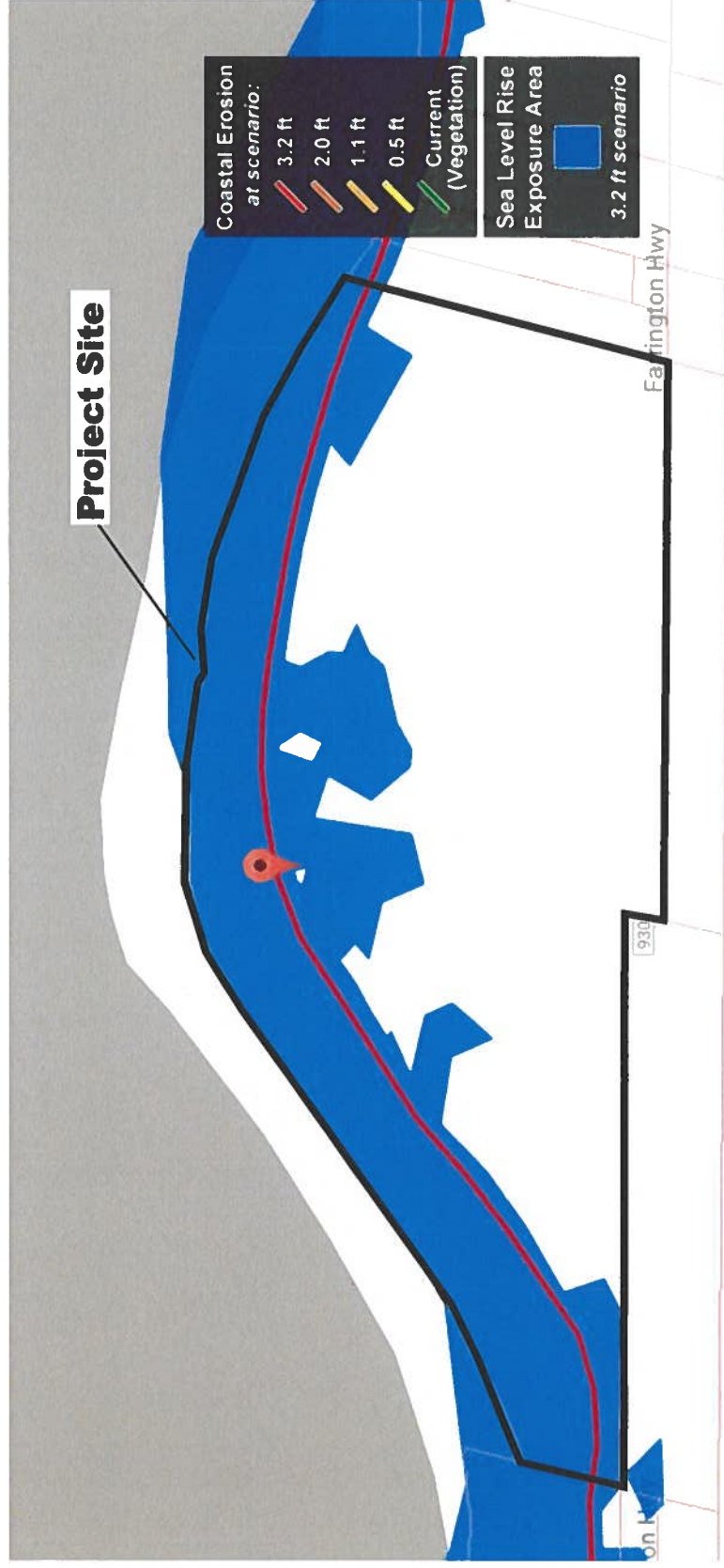
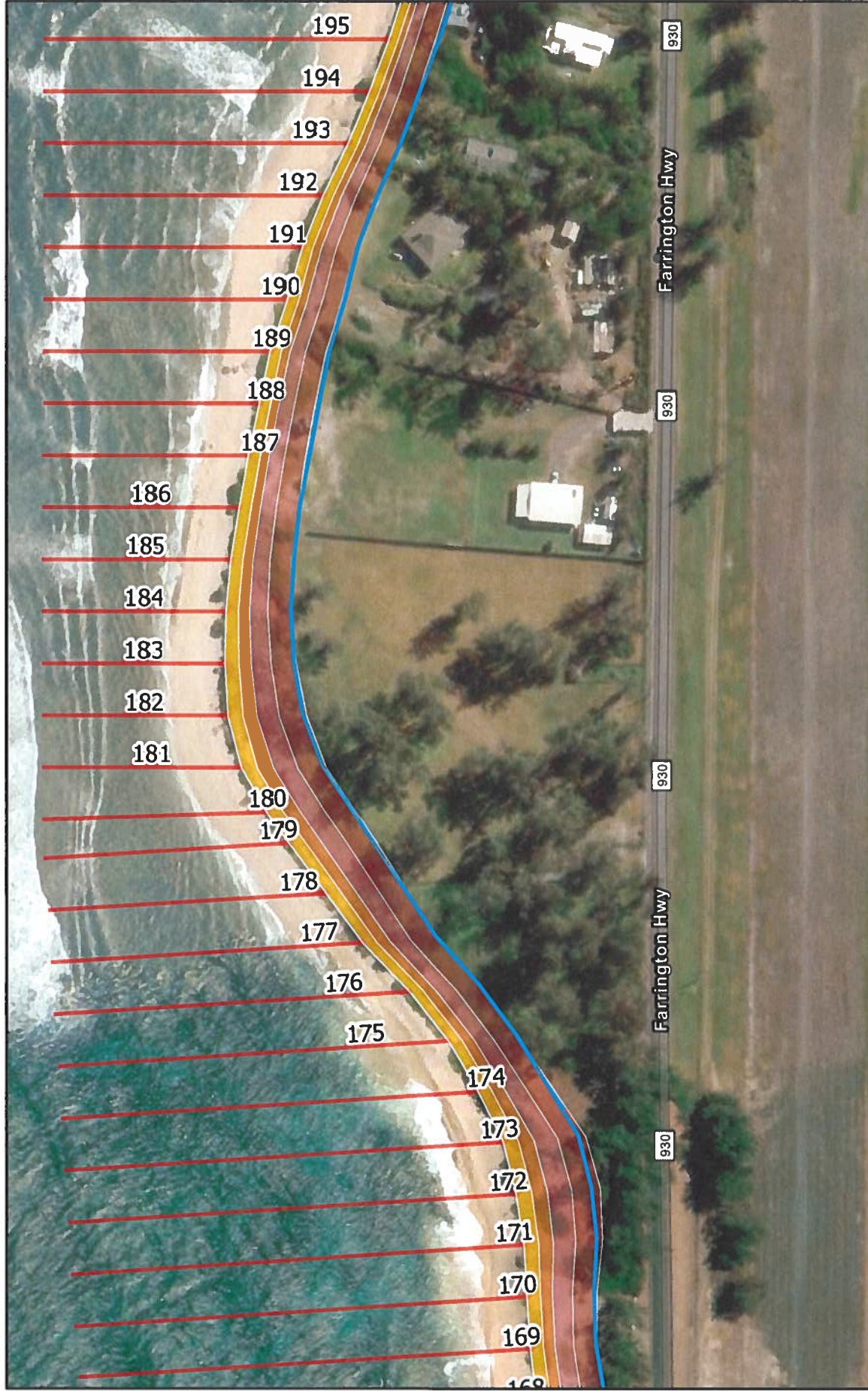


**EXHIBIT I - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH
COASTAL EROSION PROJECTION**

Shoreline Erosion Rate



2/15/2024, 12:29:25 PM

Mosaic Footprint

70 yr Erosion Rate + 60 ft

Hawaii'i Future Erosion Hazard Zone 0.5 ft, 2030

Hawaii'i Future Erosion Hazard Zone 1.1 ft, 2050

Hawaii'i Future Erosion Hazard Zone 2.0 ft, 2075

Hawaii'i Future Erosion Hazard Zone 3.2 ft, 2100

Hawaii'i Historical Transects

-4.863116 - 0.000000

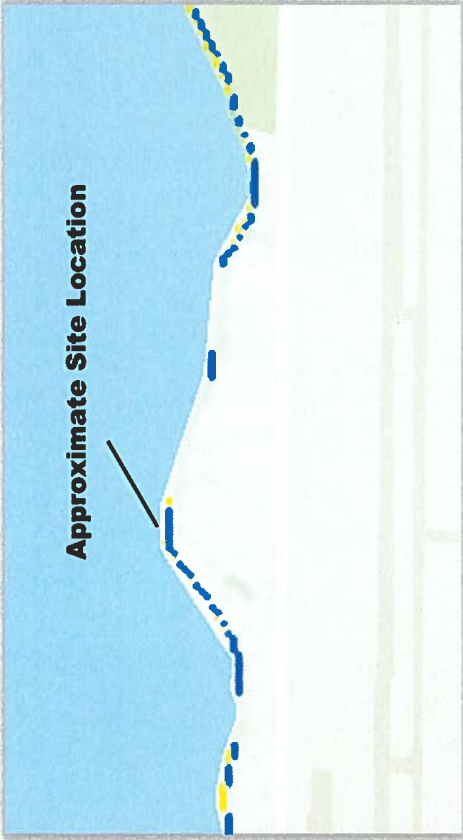
1:2,257

0 0.02 0.04 0.06 0.07 mi

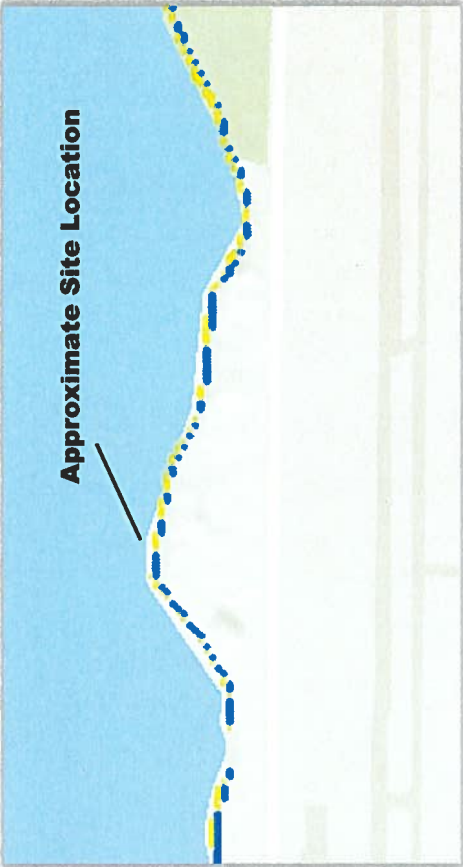
0 0.03 0.06 0.11 km

Esri, Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, ArcGIS Web AppBuilder
Resource Mapping Hawaii | University of Hawai'i at Mānoa

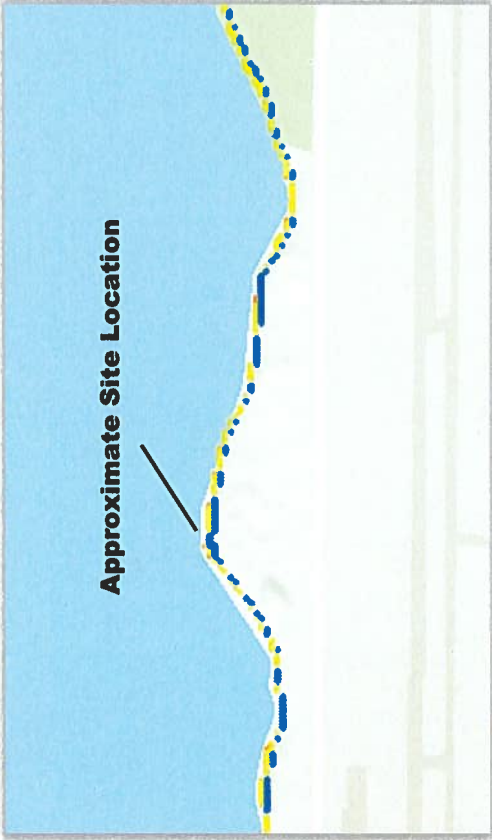
EXHIBIT J



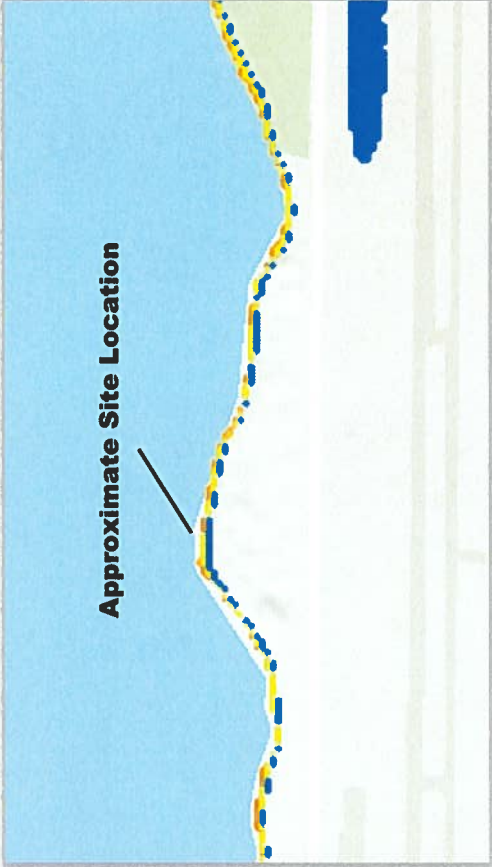
Category 1 Hurricane



Category 2 Hurricane



Category 3 Hurricane



Category 4 Hurricane

EXHIBIT K - NATIONAL HURRICANE CENTER STORM SURGE

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground
- Leveed area
- Consult local officials for flood risk



Project Site

Farrington Hwy

**TSUNAMI EVACUATION ZONE
EXHIBIT L**

0 170 340 680

Scale in Feet

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



Prepared by:

Date Prepared:

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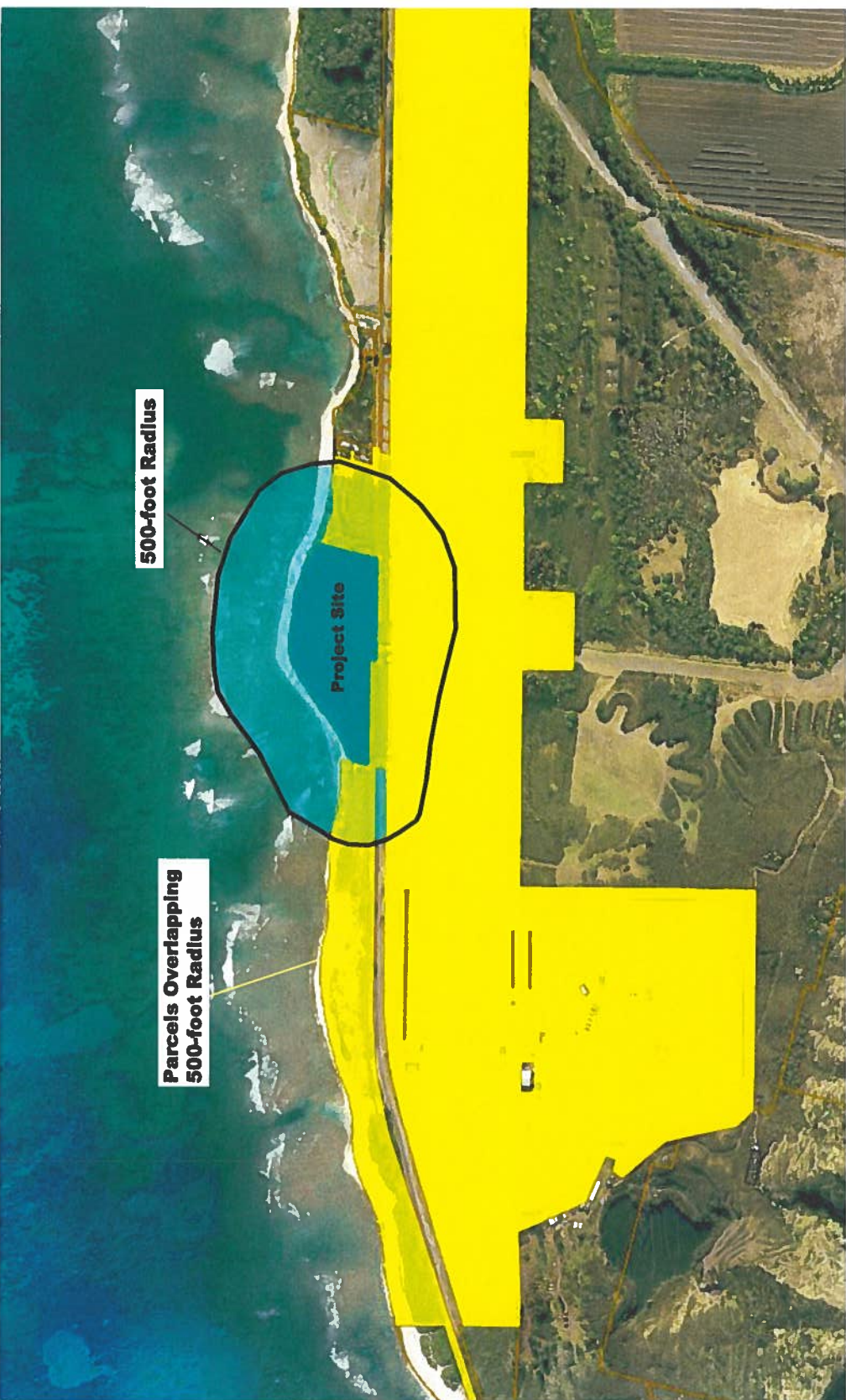


EXHIBIT M - 500-FOOT CUMULATIVE RADIUS IMPACT