

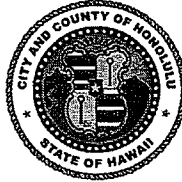
DEPARTMENT OF PLANNING AND PERMITTING

KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE

CITY AND COUNTY OF HONOLULU

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August 12, 2024

2024/SMA-25 (LP)

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
New Single-Family Dwelling and Accessory Dwelling Unit
54-84 Kamehameha Highway – Hau'ula
Tax Map Key 5-4-001: 048

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application for a new two-story structure consisting of an accessory dwelling unit and carport on the first floor and a single-family detached dwelling on the second floor on a lot in Flood Zone VE (Project) in Hau'ula.

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, coastal hazards, coastal dune protection, and the prohibition of short-term rentals.

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
August 12 , 2024
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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-8, and D through J

APPROVED BY:



Michael D. Formby
Managing Director

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION

BY

WHALE ENVIRONMENTAL SERVICES
LLC

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File No. 2024/SMA-25(LP)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	HI Home Buyers Group Property
LANDOWNER/ APPLICANT:	HI Home Buyers Group
AGENT:	WHALE Environmental Services LLC (Mark Howland)
LOCATION:	54-84 Kamehameha Highway – Hau‘ula (Exhibit A)
TAX MAP KEY:	5-4-001: 048
ZONING:	R-5 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Ko‘olau Loa Sustainable Communities Plan (KLSCP)

- B. Proposal: The Applicant requests approval of an SMA Major Permit to allow the construction of a new two-story, single-family detached dwelling and accessory dwelling unit (ADU) with lānai and carport on a 5,064 square (sq.) foot (ft.) shoreline lot (Project) located in the R-5 Residential District and SMA in Hau‘ula (see Exhibits A, B, and C-1 through C-8). According to the application, the

Project floor area ratio will be 0.41, the total building area will be 32 percent, and the site will have approximately 68 percent impervious surface area. The Project consists of the following components:

- Construction of a new two-story dwelling structure:
 - On the first floor, a 760 sq. ft. ADU with two bedrooms, one bathroom, a kitchen, living room, dining room, and;
 - On the second floor, a 1,600 sq. ft. single-family dwelling with three bedrooms, two baths, living room, kitchen, and covered lānai ;
- Construction of a new 569 sq. ft. two-car carport on the ground floor;
- Construction of a six-ft. high perimeter wall made up of a combination of concrete rubble mason and vinyl fencing;
- Construction of a 300 sq. ft. permeable absorption bed;
- Construction of new walkway areas, consisting of landings and stairs at ingress and egress points from the residence; and
- Connection to existing water, wastewater, and electrical lines.

The Project design proposes the use of concrete foundation piles to elevate the dwelling above ground level which will allow for the percolation of waters into the ground and mitigate any flooding related issues. Limited excavations will also be necessary for building and wall foundations, and utility trenches (e.g., water, sewer, and irrigation). In total, construction of these features will require on-site excavation and backfill of up to 300 cubic yards of soils. All excavated material will be reused on-site to fill trenches or used to generate level ground for the parking area and other portions of the site. No import or export of fill soils will be required.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations.

The Project is anticipated to cost approximately \$700,000 and take approximately 18 months from receipt of all required permits to complete.

- C. Background: The subject property is a corner lot, bound by Kukuna Road to the north and Kamehameha Highway to the east. The site has an existing

single-family dwelling in disrepair. Building Permit No. 25350 was issued to repair an existing single-family dwelling on May 5, 1966. This establishes that the structure is legal. However, Notice of Violation No. 2022/NOV-06-161 was issued for raising (lifting) the existing single-family dwelling without a building permit on June 24, 2022.

II. FINDINGS OF FACT

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

Lot Area	5,064 sq. ft. (see Exhibit C-1)
Lot Shape	Irregular
Topography	Relatively flat
Current Development	Single-family dwelling and chain link perimeter fence.
Surrounding Uses	To the north – Vacant lots and single-family dwellings To the east – Hau‘ula Beach Park and Pacific Ocean To the west – Single family dwellings and Hau‘ula Community Center To the south – Single-family dwellings
Flood Zone	<u>Flood Zone VE</u> – Areas subject to inundation by the one-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action with a base flood elevation (BFE) of 10 ft. above mean sea level (MSL) (Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0135F, revised September 30, 2004; see Exhibit D).
Nearest Body of Water	<u>Hau‘ula Beach Park</u> - Estuarine and Marine Wetland <u>Hau‘ula Community Park</u> - Freshwater Emergent Wetland <u>Ma‘akua Stream</u> - Estuarine and Marine Deepwater <u>Pacific Ocean</u> - Estuarine and Marine Deepwater (see Exhibit E).
Soil Classifications (mauka to makai)	<u>Marsh</u> – Consists of moderately deep, well drained soils on uplands. <u>Jaucas Sand</u> – Zero to 15 slope, very deep, excessively drained, very rapidly permeable soil. (United States Department of Agriculture, Natural Resources Conservation Service [NRCS]; see Exhibit F).

Vegetation	Grass lawn.
Sea Level Rise (SLR) Exposure Area (SLR-XA)	The Project site is projected to be impacted by 3.2-ft. of SLR (Hawai'i SLR Viewer; see Exhibit G).
Hurricane Storm Surge	The Project site is projected to be subject to three ft. or greater of flooding during Category 1 and 2 hurricane events, and six ft. or greater during Category 3 and 4 hurricane events (National Hurricane Center, <i>Storm Surge Risk Maps</i> ; see Exhibit H).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit I).
Environmental Compliance	The proposed Project does not meet any of the triggers under Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Other City Permits and Approvals	Construction and building permits.
Agency Comments	During the SMA review processes, 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 (NB)/ Community Association Presentation	The Project was presented before the Ko'olauloa NB No. 28 on February 8, 2024.
Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on May 6, 2024, at the Fasi Municipal Building, 6 th Floor Conference Room. No testimony was received. The public hearing is discussed in Section G, below.

III. ANALYSIS

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

A.

Recreational Resources

<i>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.</i>

The closest recreational facility to the Project site is Hau'ula Beach Park, located east of the site. Project implementation will not result in adverse impacts to coastal recreational opportunities for the public, because no change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur. Implementation of the Project will also not result in any change to lateral public access along the 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 nearest public beach access is located approximately 50 ft. east of the Project site along Kamehameha Highway. Therefore, no condition of approval relating to recreational resources is necessary or recommended.

B.

Historic and Cultural Resources
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<i>Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.</i>
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The soil type is Marsh and Jaucas Sand. Jaucas Sand has been documented for likely containing archeological deposits. The site is also mapped as "beach deposits." However, based on the NRCS soil map, only a very small portion of the site is within Jaucas Sand (see Exhibit F). The perimeter wall facing Kamehameha Highway will be located within this portion of the lot. The Applicant will coordinate with the State Historic Preservation Division (SHPD) to mitigate any impacts relating to construction within this area and the site as a whole. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

Additionally, 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 will have to stop work and contact the SHPD. This is recommended as a condition of approval.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site, and the extent to which these rights may be affected or impaired by Project implementation. The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. According to the application, during the Project scoping process and in informal contacts with adjacent landowners, no party has indicated that they are aware of any archaeological sites, historic properties, cultural resources, or practices within, or in the immediate vicinity of, the proposed Project. In site visits and photographs undertaken during preliminary planning for the Project, no customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. Further, no related critical resources are known to be present on the site. During a site visit by DPP staff, no customarily and traditionally exercised Native Hawaiian practices were observed on the Project site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard 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 scenic and open space resources because the Project proposes the development of single-family dwellings in an area zoned for residential use. The Project will be consistent with the ROH Chapter 21 development standards for the R-5 Residential District, which will be confirmed during the building permit review process. The KLSCP Open Space Map identifies continuous views across Hau'ula Beach Park to the east of the Project site. However, the Project site does not intrude into the sightline of this viewshed. From the water, the proposed dwelling will appear similar to the other residential development along the shoreline. The City's 1987 Coastal View Study identifies Kamehameha Highway as a coastal roadway, but the Project is mauka of the highway. Given all of this, no adverse impacts to scenic and open space resources are anticipated, and therefore, no related conditions of approval are recommended.

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.

The Project proposes residential uses on a residentially zoned lot, and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to avian, mammalian, and reptile species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

- a. Wetlands and Streams: Although the soil type is identified as “Marsh”, the Project site does not contain any areas designated as wetlands or streams on the National Wetlands Inventory of Surface Waters and Wetlands. Hau’ula Beach Park is 50 ft. east of the site and is identified as Estuarine and Marine Wetland. Hau’ula Community Park is 396 ft. southwest of the site and is identified as a Freshwater Emergent Wetland. Ma’akua Stream is 1,970 ft. north of the site and is identified as Estuarine and Marine Deepwater (see Exhibit E). The Project design proposes the use of concrete foundation piles to elevate the dwelling above ground level as a mitigative measure and will allow for the percolation of waters into the ground and to limit water from leaving the site. The Project is not anticipated to result in adverse impacts to these wetlands and streams. Further, the Project is required to comply with the City’s *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City’s Rules will be confirmed during the building permit review process. Therefore, no conditions related to the protection of wetlands and streams are recommended.
- b. Flora: Existing vegetation at the site consists of grass. No rare, threatened, or endangered flora species are known to be present on the site, and no critical habitat for flora species overlaps the Project site. Therefore, no impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.
- c. Fauna: A review of the U.S. Fish and Wildlife Service *Information for Planning and Consultation* database revealed there are a

number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may occur include the Hawaiian hoary bat.

Sensitive avian species which may occur include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, Newell's Shearwater, and Short-tailed Albatross), and the State-threatened White Tern. These species may be impacted by Project implementation, particularly during construction activities.

Artificial lighting can be disruptive to many avifauna and marine life species in their navigation, nesting, and reproductive cycles. Therefore, 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 should be 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 (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats. These measures should be conditions of approval.

- d. Invasive Species: The Applicant proposes native flora or noninvasive plants for landscaping with import of soil for landscaping loam around the foundation. According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coqui frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. Adverse impacts related to

the proposed landscaping will be mitigated if the Applicant adopts these protocols. The Project does not propose the importation of fill, therefore no conditions related to imported materials and invasive species are recommended.

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 and stormwater or irrigation runoff. Potable water, fire suppression water, and wastewater service for the Project will come from the existing municipal systems which already serve the Project site. Therefore, no impacts related to solid and liquid waste treatment and disposition are anticipated, and no related conditions of approval are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

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. Otherwise, the proposed dwelling is anticipated to result in minimal changes to the State's economy. 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 entirety of the Project site is located within Flood Zone VE, (the Coastal High Hazard Area, an area subject to inundation by a one percent annual chance of flood due to coastal processes, with additional

hazards associated with storm waves) with a BFE of 10 ft. above MSL (see Exhibit D). Development within Flood Zone VE is subject to compliance with ROH Chapter 21A, the Flood Hazard Areas Ordinance. The Project design proposes the use of concrete foundation piles to elevate the dwelling above ground level as a mitigative measure and will allow for the percolation of waters into the ground. According to the Applicant's submittal, the new dwelling will have a finished floor elevation of 11.9 ft. above MSL (see Exhibit X).

The Project will result in approximately 68 percent impervious surface area, which is below the maximum allowable impervious surface coverage of 75 percent, pursuant to ROH Chapter 21. To minimize impacts of flooding, the Applicant must use pervious surface materials for the driveway, and any other proposed paved unroofed areas such as, but not limited to, grasscrete or grass block pavers. The pervious material used for the driveway maybe used under the elevated structure. As a condition of approval, plans should be revised to show these areas paved with grass pavers, other pervious pavers, or pervious pavement. This will improve percolation during flood events.

Construction work will be performed in compliance with the State and County-approved standards and BMPs. Compliance with ROH Chapter 21A will be confirmed during the building and construction permit review. Therefore, no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, the entire site will be impacted by the 3.2-ft. SLR-XA (see Exhibits G). As a mitigative measure, the Project design proposes the use of concrete foundation piles to elevate the dwelling above ground level. Although the site is not currently a shoreline lot, future projections show coastal erosion of Hau'ula Beach with the shoreline moving farther mauka. This will result in the site likely becoming a shoreline lot in the future. The Applicant and successor owners must be aware of the potential for coastal hazards at the subject property, and be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. Further, the Applicant and successor owners must be aware that as SLR or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. Lastly, the Applicant and successor owners should be responsible to clear debris originating from the Project site in the event of a coastal hazards related loss or damage. These are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is projected to be subject to up to three ft. of flooding during a Category 2 hurricane event, and greater than three ft. of flooding during Category 3 and 4 hurricane events (see Exhibit H). The Project is mauka of Kamehameha Highway and approximately 50 ft. away from the shoreline. The Project design will mitigate the impacts of storm surge flooding by elevating the dwelling using concrete foundation piles. Implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. State and County procedures are in place in the event of a hurricane. Therefore, no conditions of approval specific to storm surge are recommended.
4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit I). 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 the processing of the SMA Use Permit application. The application materials were also posted on the DPP website.

Prior to submittal of the SMA application to the DPP, on January 2, 2024, the Agent sent written notification to all adjoining and nearby property owners that the Project would be presented before the Ko'olauloa NB No. 28 on February 8, 2024. The Agent presented the Project at this Ko'olauloa NB meeting.

Upon acceptance of the application, the application materials were posted on the DPP website for public review. During the SMA review processes, 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.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:30 a.m. on Friday, June 28, 2024, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the June 7, 2024, 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. The hearing was attended in person by the Agent and

DPP staff. No members of the public were present in person. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. 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.

The Project site is underlain by soils identified as Marsh Soil and Jaucus Sand, and mapped as beach deposits on the Hawai'i SLR Viewer (see Exhibits F and G). A sliver of the site shows Jaucas Sand but the entire site shows beach deposits. No impacts to beaches and coastal dunes are anticipated as a result of the Project, because the single-family dwelling and ADU will be located within a previously developed residential lot, will not involve the importation of fill materials, and will be located mauka of Kamehameha Highway, well outside of the shoreline setback area. Stormwater management measures will be in place and impervious surface will not exceed 75 percent. BMPs will be implemented. Therefore, no condition of approval is recommended.

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 not located on a shoreline lot and does not involve the use or management of marine resources. As previously discussed, the closest surface and marine waters to the subject property is Hau'ula Beach Park which is 50 ft. east of the site and is identified as Estuarine and Marine Wetland. Hau'ula Community Park is 396 ft. southwest of the site and is identified as a Freshwater Emergent Wetland. Ma'akua Stream is 1,970 ft. north of the site and is identified as Estuarine and Marine Deepwater (see Exhibit E). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands. The Project is also subject to the City's *Rules Relating to Water Quality, Rules*

Relating to Storm Drainage Standards, and other applicable regulations, compliance with which will be confirmed during the building permit review process.

The Project will result in approximately 68 percent impervious surface area, which is below the maximum allowable impervious surface coverage of 75 percent, pursuant to ROH Chapter 21. The Project design proposes the use of concrete foundation piles to elevate the dwelling above ground level which will allow for the percolation of waters into the ground. As previously stated in Section F, Flooding, to minimize impacts of flooding, the Applicant must use pervious surface materials for the driveway and any unroofed paved areas such as, but not limited to, grasscrete or grass block pavers. Plans should be revised to show these areas paved with grass pavers, other pervious pavers, or pervious pavement. This will improve percolation of water on site. Therefore, no conditions of approval are recommended in relation to protection of marine and coastal resources.

J.

Cumulative Impact or Significant Effect and Compelling Public Interest
<i>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.</i>

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, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential use and preservation use and are limited based on the residential development standards of ROH Chapter 21. The Project site is within a previously-established subdivision area to which existing electricity, water, wastewater, and municipal fire suppression water are already available. No other SMA Permits were identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit J). Therefore, we have concluded that implementation of the Project is unlikely to result in a substantial contribution to cumulative environmental impacts in the area, considering both spatial and temporal factors, so no additional conditions of approval are recommended.

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, Land Use Ordinance (LUO): According to the application, the Project has been designed to comply with the development standards of the LUO. The 5,064 sq. ft. site is located within the R-5 Residential District, which allows development of one single-family detached dwelling. The Project proposes one single-family dwelling and an ADU. The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-5 Residential District (see Exhibits C-1 through C-8). The site has two frontages on Kukuna Road and Kamehameha Highway. The definition of front yard allows a single yard to be designated as a front yard by the owner of a single-family dwelling bounded by more than one street in Residential Districts. The Project calls out the frontage along Kamehameha Highway as the front yard. Plans submitted for land use permits, such as an SMA permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking plans are not uncommon prior to the submittal of final building permit plans. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the building permit review process.

Pursuant to LUO Table 21-3, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in any Residential District. In order to ensure the Applicant and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval. Based on a review of the plans, the Project will be consistent with the ROH Chapter 21, and no additional conditions of approval will be required.

2. KLSCP: The Project is generally consistent with the KLSCP. The KLSCP Land Use Map identifies the Project area as “rural residential” within the Community Growth Boundary. The most applicable KLSCP policies for the preservation of open space and the natural environment (i.e. SMA resources) are as follows:

- Maintain the region's rural character, protect and preserve scenic views and natural resources, provide recreational resources, and promote accessibility to shoreline and mauka areas;
- Provide adequate shoreline setbacks that consider shoreline changes resulting from erosion hazards and rising sea levels, based on adopted projections of shoreline erosion rates and SLR;
- Encourage all activities within the Ko'olau Loa area to respect traditional and customary rights of Native Hawaiian practitioners in respective ahupua'a;
- Apply appropriate management policies and practices in the treatment of historic and cultural resources. Such practices may range from total preservation to integration with contemporary uses; and
- Respect and help to preserve the natural setting of the Ko'olau Loa region by requiring development in residential areas to be sensitive to physical constraints and have minimal impact on the area's rural character.

The Project site is not within any identified sensitive scenic viewshed, open space recreational area, wetland, or historic site on KLSCP resource maps, as also discussed above. Project implementation would not result in any change to shoreline or recreational access. Standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. Further, as discussed above, the Agent has submitted the Project to the SHPD for review and direction on mitigation requirements in case any unknown historic or archaeological resources are encountered. Given this, provided the conditions of approval recommended herein are implemented, the proposed construction of a new single-family dwelling and ADU is generally consistent with the KLSCP. Therefore, no additional conditions of approval related to KLSCP compliance are recommended.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

- Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

- Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property; and
- Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

Each of these resource areas as discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of a new two-story dwelling structure on a lot previously developed with a single-family dwelling is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. 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 Major Permit be **APPROVED**, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-8, and D through J, 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. The building permits plans must include revised plans showing grasscrete, grass block pavers, or other pervious pavement used for the driveway and any other proposed paved unroofed areas. The pervious material used for the driveway may be used under the elevated structure.

- C. To account for the potential shift of land from the State Land Use Urban 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 5-4-001: 048, 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 shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise (SLR) and coastal erosion."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction permit plans 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, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Key 5-4-001: 048, the landowner hereby acknowledges that no claim of hardship due to erosion, SLR, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

- E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, 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 5-4-001: 048 is susceptible to coastal hazards, which may result in harm to or loss of life and property."

The statement enumerated in Condition D must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- F. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-4-001: 048."

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

- G. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- H. 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 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 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 must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats;
6. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and

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

I. Permits.

1. The Project's building permit application was accepted as complete on November 28, 2023, and the Project's building permit must be issued no later than June 30, 2025. If the Project's building permit is not issued by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.
2. The Applicant must obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void, provided that this period may be extended as follows:
 - a. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by the Council.

- b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
- c. If the Council fails to take final action on the proposed extension within the first to occur of:
 - i. 60 days after receipt of the DPP Director's report; or
 - ii. The Applicant's 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 the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

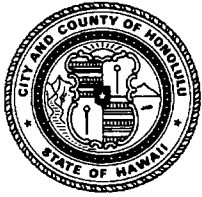
Dated at Honolulu, Hawai'i, this 12th day of August, 2024.

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

By 

Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-8, and D through J



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

No. _____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, ACCESSORY DWELLING UNIT, CARPORT, AND FENCE IN HAU'ULA, O'AHU.

WHEREAS, on April 29, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-25) of HI Home Buyer Group (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story, single-family detached dwelling and accessory dwelling unit, carport, and perimeter fence on approximately 5,064 square feet of land zoned R-5 Residential District, located at 54-84 Kamehameha Highway in Hau'ula, and identified as Tax Map Key 5-4-001: 048 (the "Project"); and

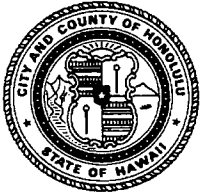
WHEREAS, on June 28, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, at which there were two agenda items, and which was attended in person by the Applicant's Agent and DPP staff, and which there was no attendance by the public and no testimony was received regarding the Project; and

WHEREAS, on August 12, 2024, within 45 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 Revised Ordinances of Honolulu 2021("ROH"), §§ 25-3.1 and 25-4.1 and Hawai'i Revised Statutes ("HRS"), §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication _____ (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to 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. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-8, and D through J, 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



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

No. _____

RESOLUTION

be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

- B. The building permit plans must include revised plans showing grasscrete, grass block pavers, or other pervious pavement used for the driveway and any other proposed paved unroofed areas. The pervious material used for the driveway may be used under the elevated structure.
- C. To account for the potential shift of land from the State Land Use Urban 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 5-4-001: 048, 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 shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise (SLR) and coastal erosion."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction permit plans 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, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Key 5-4-001: 048, the landowner hereby acknowledges that no claim of hardship due to erosion, SLR, or any other coastal hazard may be



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

No. _____

RESOLUTION

*asserted in order to obtain approval for a Shoreline Setback Variance
for a new shoreline protection structure."*

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

- E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, 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
5-4-001: 048 is susceptible to coastal hazards, which may result in
harm to or loss of life and property."*

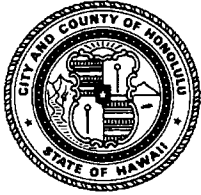
The statement enumerated in Condition D must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- F. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

*"The landowner hereby acknowledges that bed and breakfast homes
and transient vacation units, as those terms are defined in ROH
Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key
5-4-001: 048."*

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

- G. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:
1. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the



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KE KANIHELA O KE KALANA O HONOLULU
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No. _____

RESOLUTION

immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

H. 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 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 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 must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats;
6. Woody plants greater than 15 feet in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and

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



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

No. _____

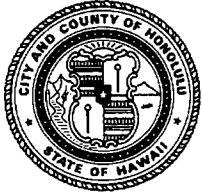
RESOLUTION

I. Permits.

1. The Project's building permit application was accepted as complete on November 28, 2023, and the Project's building permit must be issued no later than June 30, 2025. If the Project's building permit is not issued by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.
2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
 - a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 - b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 - c. If the Council fails to take final action on the proposed extension within the first to occur of:
 - i. 60 days after receipt of the DPP Director's report; or
 - ii. The Applicant's 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 the Land Use Ordinance (LUO) and building



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

No. _____

RESOLUTION

and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to the HI Home Buyers Group and Mark Howland, WHALE Environmental Services, PO 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

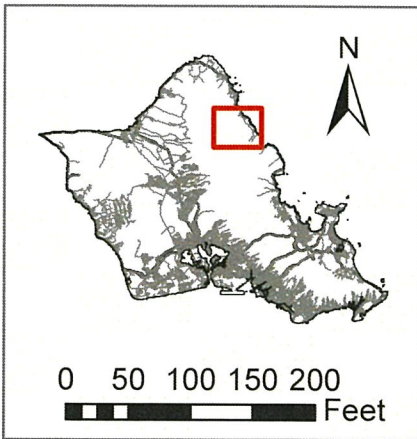
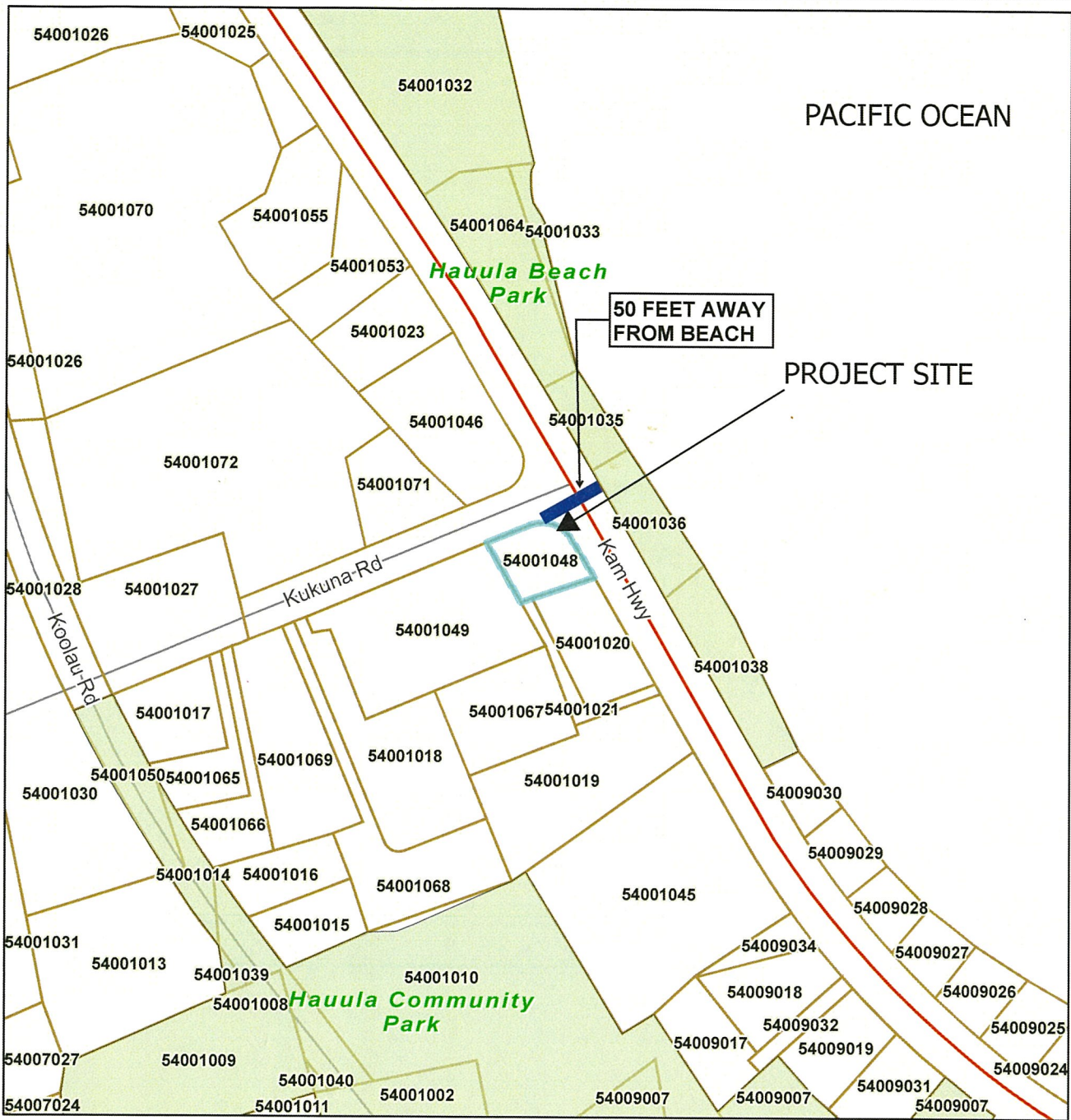


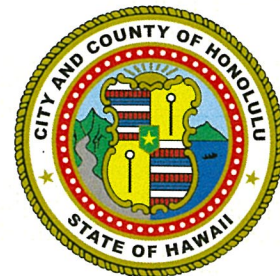
EXHIBIT A LOCATION MAP

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

July 2024



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

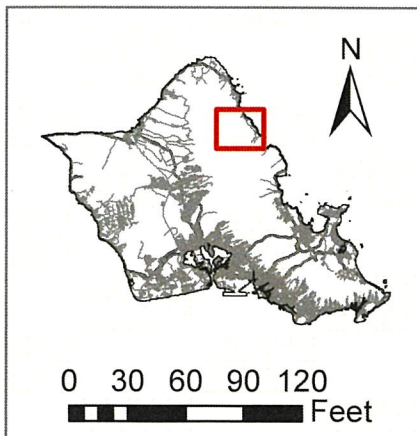
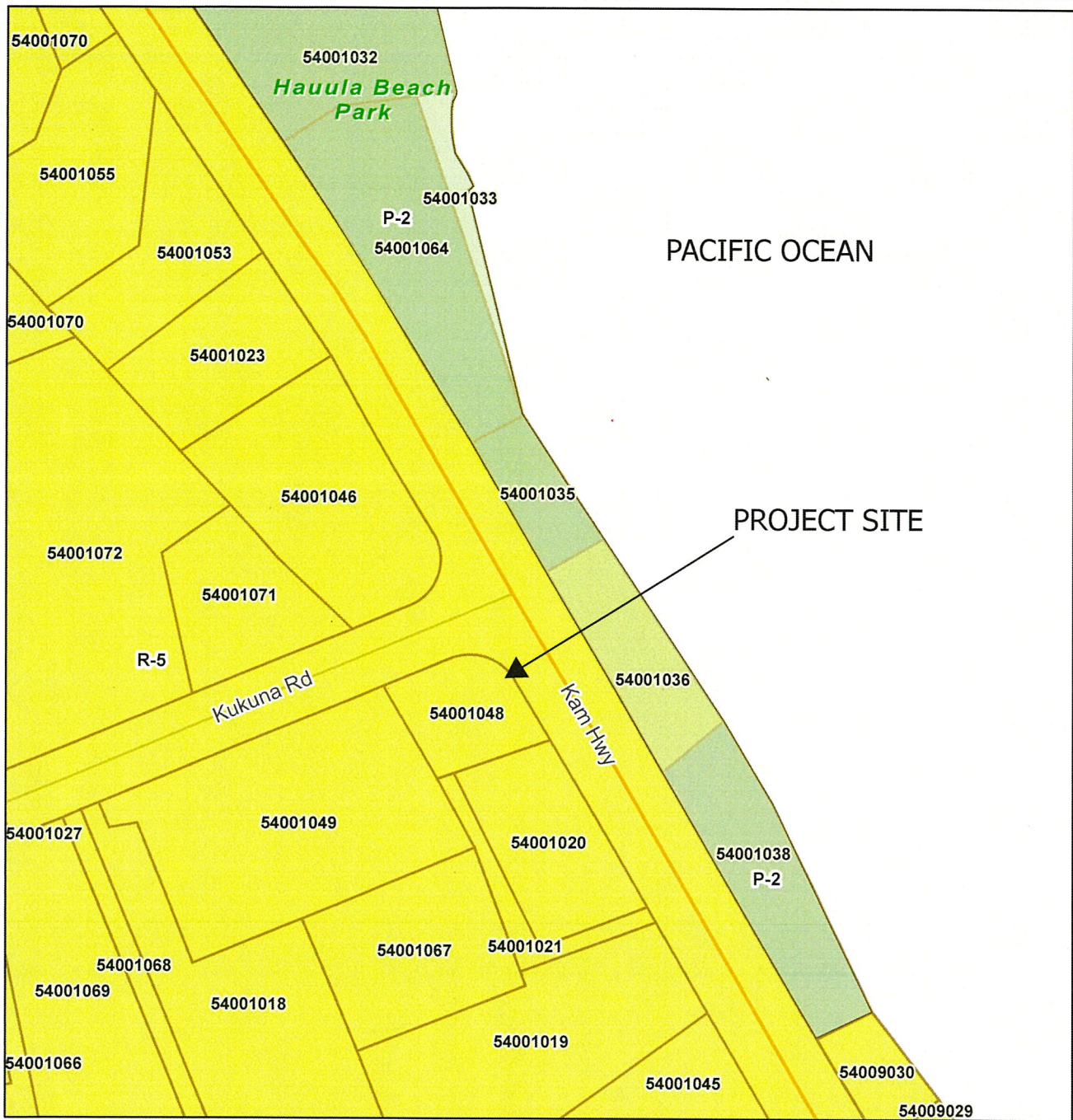


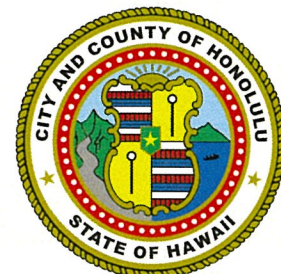
EXHIBIT B ZONING MAP

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

July 2024



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

HHB - DEMO EXISTING SF DWELLING FOR NEW ADU & NEW SF DWELLING ABOVE

54-84 KAMEHAMEHA HWY HAUULA, HI 96717

EXHIBIT C-1

LUO/BUILDING CODE PROJECT DATA

TMK: 5-4-001:048
 NUMBER OF FLOORS: 2
 ZONING: R-5 Residential District
 LOT AREA: 5,064 SF
 MAX LOT COVERAGE: 2,532 SF = 50% OF TOTAL LOT AREA
 MAX FLOOR AREA RATIO (FAR): 3,038.40 SF = 60% OF TOTAL LOT AREA
 SETBACKS: FRONT 10'-0", SIDES AND REAR 5'-0"
 HEIGHT LIMIT: 25'-0"
 FLOOD ZONE: VE
 SMA: NONE
 SLIDE AREA: NONE
 LOT RESTRICTION: NONE
 STATE LAND USE: URBAN DISTRICT
 STREET SETBACK: NONE

CODES AND REGULATION
 ALL WORKMANSHIP SHALL CONFORM TO CURRENT IRC 2018, WITH AMENDMENTS

BUILDING AND FLOOR AREA CALCULATIONS:

LOCATION	FLOOR AREA (S.F.)	BLDG AREA (S.F.)
NEW ADU		
ADU LIVING FLOOR AREA	760	(37)
ADU COVERED ENTRY		(17)
UPPER LEVEL COVERED ENTRY		(53)
UPPER LEVEL COVERED LAUNDRY		(569)
CARPORT		
NEW ADDITION UPPER DWELLING		
UPPER LEVEL		
STAIRCASE	60	
LIVING FLOOR AREA	1280	1280
COVERED LANAI		320
TOTAL	2,100	1,600

GRAND TOTAL 2,100 1,600

ALLOWED LOT COVERAGE: 1,600 SF = 32% OF LOT AREA (OK)
 ALLOWED F.A.R. COVERAGE: 2,100 SF = 41% OF LOT AREA (OK)

OFF-STREET PARKING CALCULATIONS

TOTAL FLOOR LIVING AREA: 2,100 SF
 BASE OFF-STREET PARKING REQUIRED: 2
 1/1,000 SQ. FT. OF LIVING OVER 2,500 SF REQUIRED: 0
 TOTAL PARKING PROVIDED: 3

B.W.S. NOTES

1. ALL NEW PLUMBING FIXTURES SHALL BE OF LOW FLOW TYPE
 THIS PROJECT DOES NOT HAVE AUTOMATIC FIRE SPRINKLER SYSTEM OR IRRIGATION SYSTEM

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS, AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

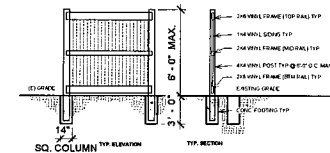
ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
 2. AFTER INSTALLING THE CONSTRUCTION BMPs AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
- THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPM@HONOLULU.GOV) CONFIRMING THE BMPs AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.

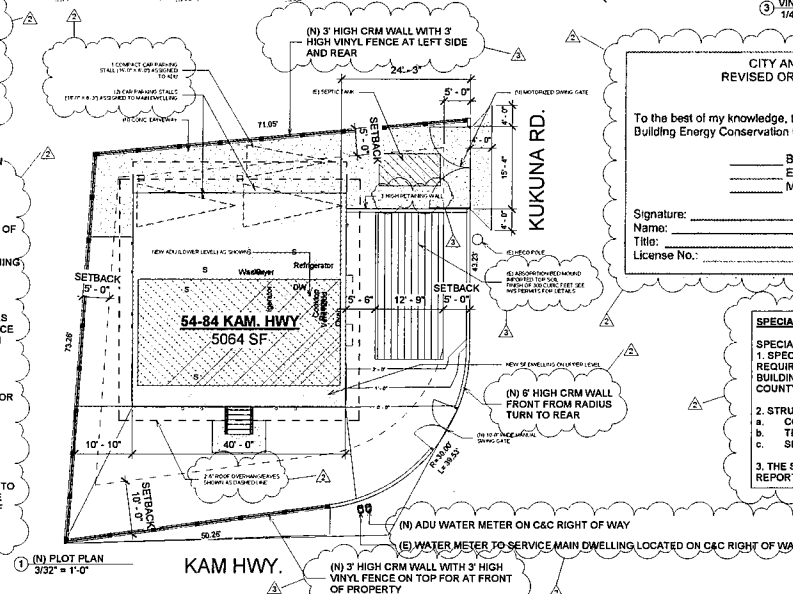


SHEET LIST

000	TITLE PAGE & PLOT PLAN
A000	EROSION CONTROL NOTES, ESCP
A100	TOPO SURVEY & DEMO PLAN
A101	NEW FLOOR PLANS
A102	REFLECTED CEILING PLAN
A103	ENLARGED PLANS & INTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS
A105	SECTIONS
S000	STRUCTURAL GENERAL NOTES
S001	FOUNDATION PLAN
S002	ROOF AND FLOOR FRAMING PLAN
S003	CONSTRUCTION DETAILS
S004	TYPICAL DETAILS



3 VINYL FENCE DETAIL
 14" = 1'-0"



CITY AND COUNTY OF HONOLULU
 REVISED ORDINANCES OF HONOLULU 2021
 CHAPTER 16B

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

Building Component Systems
 Electrical Component Systems
 Mechanical Component Systems

Signature: _____ Date: _____
 Title: _____
 License No.: _____

SPECIAL INSPECTION

- SPECIAL INSPECTION (IBC SECTION 1704 & 1707)
 1. SPECIAL INSPECTION SHALL BE PERFORMED PER REQUIREMENTS OF SECTION 1704 & 1707 OF THE INTERNATIONAL BUILDING CODE (2018) EDITION AS AMENDED BY THE CITY & COUNTY OF HONOLULU.
2. STRUCTURAL ITEMS SHALL RECEIVE SPECIAL INSPECTION:
 - a. COMPLETE LOAD PATH AND UPLIFT TIES
 - b. TERMITE PROTECTION
 - c. SHEATHED SHEAR WALLS & DIAPHRAGMS
3. THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED FINAL REPORT TO THE BUILDING DEPARTMENT AND ARCHITECT.



No.	Description	Date
2	Revision 2	06/22/2024
3	Revision 3	07/16/2024

HI HOME BUYERS GROUP
 DEMO EXISTING SF DWELLING FOR NEW ADU & NEW SF DWELLING ABOVE

54-84 KAM HWY, HAUULA, HI 96717
 5-4-001:048

TITLE PAGE & PLOT PLAN

Date	Issue Date
Documentation Phase	Construction Documents
Checked by	Checker
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Scale	As Indicated

7/16/2024 10:25:14 AM

EXHIBIT C-2



(808) 626-5111
Kahuku, HI 96731

No.	Description	Date
1	Revision 1	01/10/2024
2	Revision 2	01/10/2024
3	Revision 3	01/10/2024

HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

54-54 KAHU HWY, HAUULA, HI 96717
54-401-048

EXTERIOR
ELEVATIONS

Date	Issue Date
Documentation Phase	Construction Documents
Checked by	Checker

A104

Scale 3/16" = 1'-0"

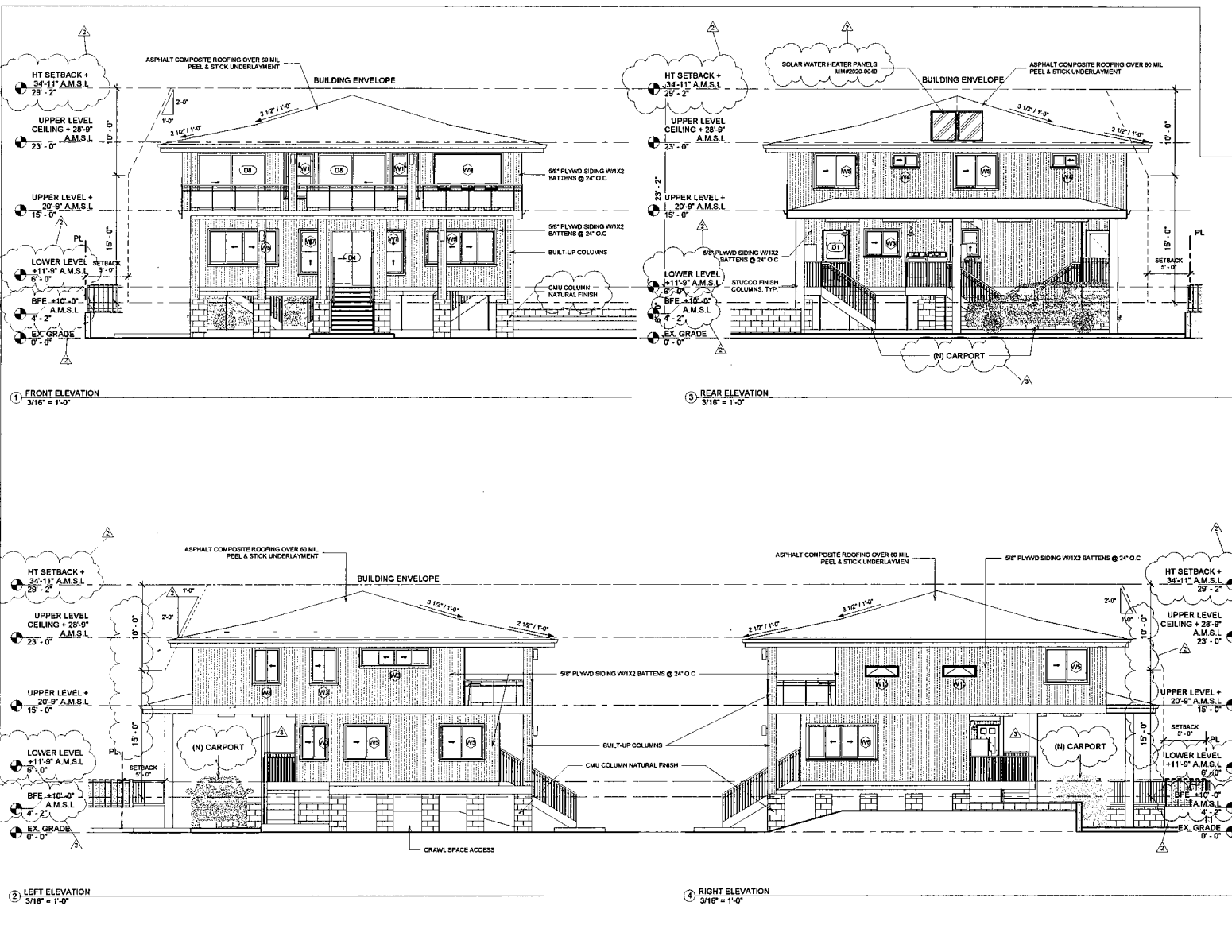


EXHIBIT C-3



(808) 626-5111
Kahuku, HI 96731

No.	Description	Date
1	Revision 1	01/19/2024
2	Revision 2	01/19/2024
3	Revision 3	01/19/2024

HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

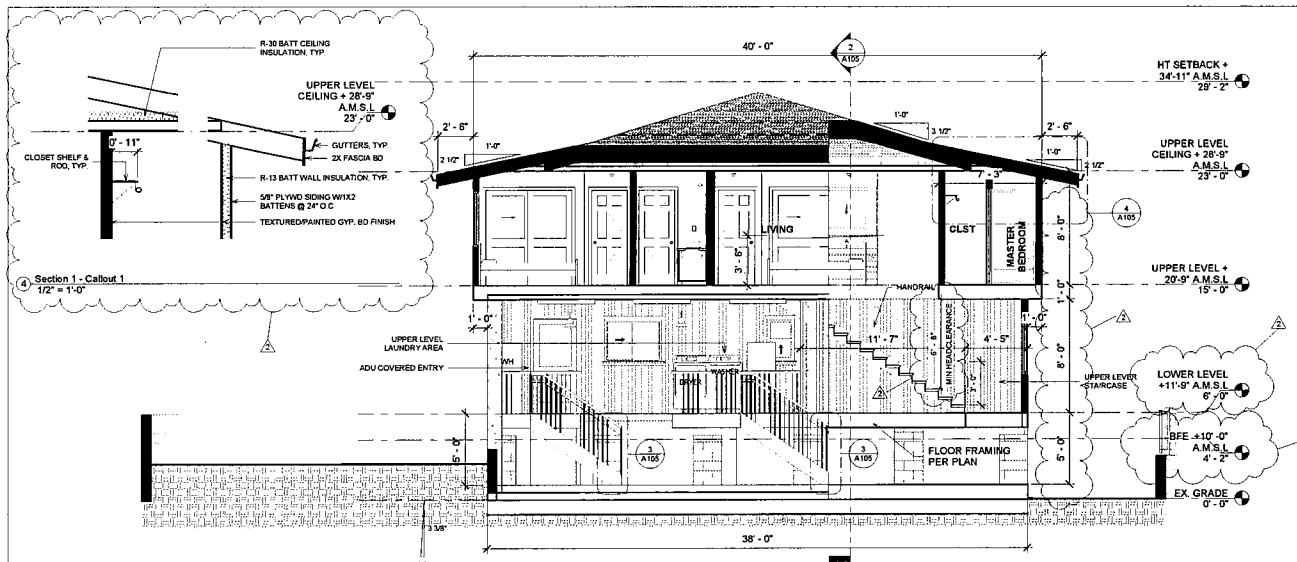
54-54 KAHU HWY, HAUULA, HI 96717

5-4-001-048

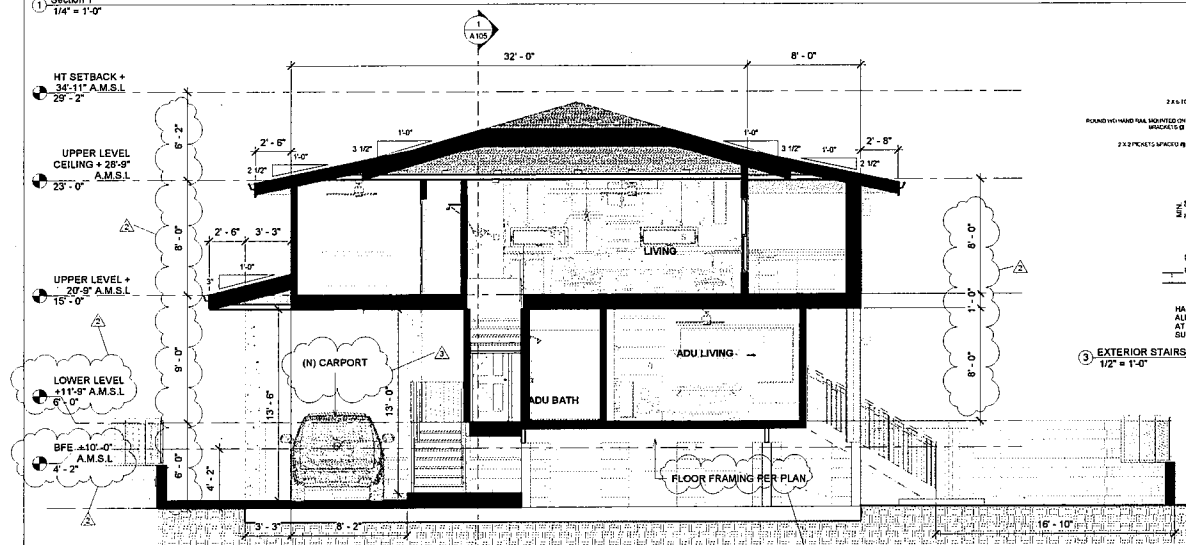
SECTIONS

Date	Issue Date
Documentation Phase	Construction Documents
Checked by	Checker
A105	
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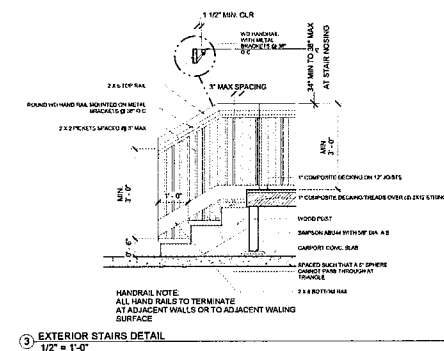
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Section 1
1/4" = 1'-0"



Section 2
1/4" = 1'-0"



Section 3
1/2" = 1'-0"

EXHIBIT C-4



(808) 626-6111
Kahuku, HI 96731



No.	Description	Date
2	Revision 2	Date 2

HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

54-64 KAM HWY, HAUULA, HI 96717
S-4-001-048

NEW FLOOR PLANS

Date	Issue Date
Documentation Phase	Construction Documents
Checked by	Checker

A101

Scale 1/4" = 1'-0"

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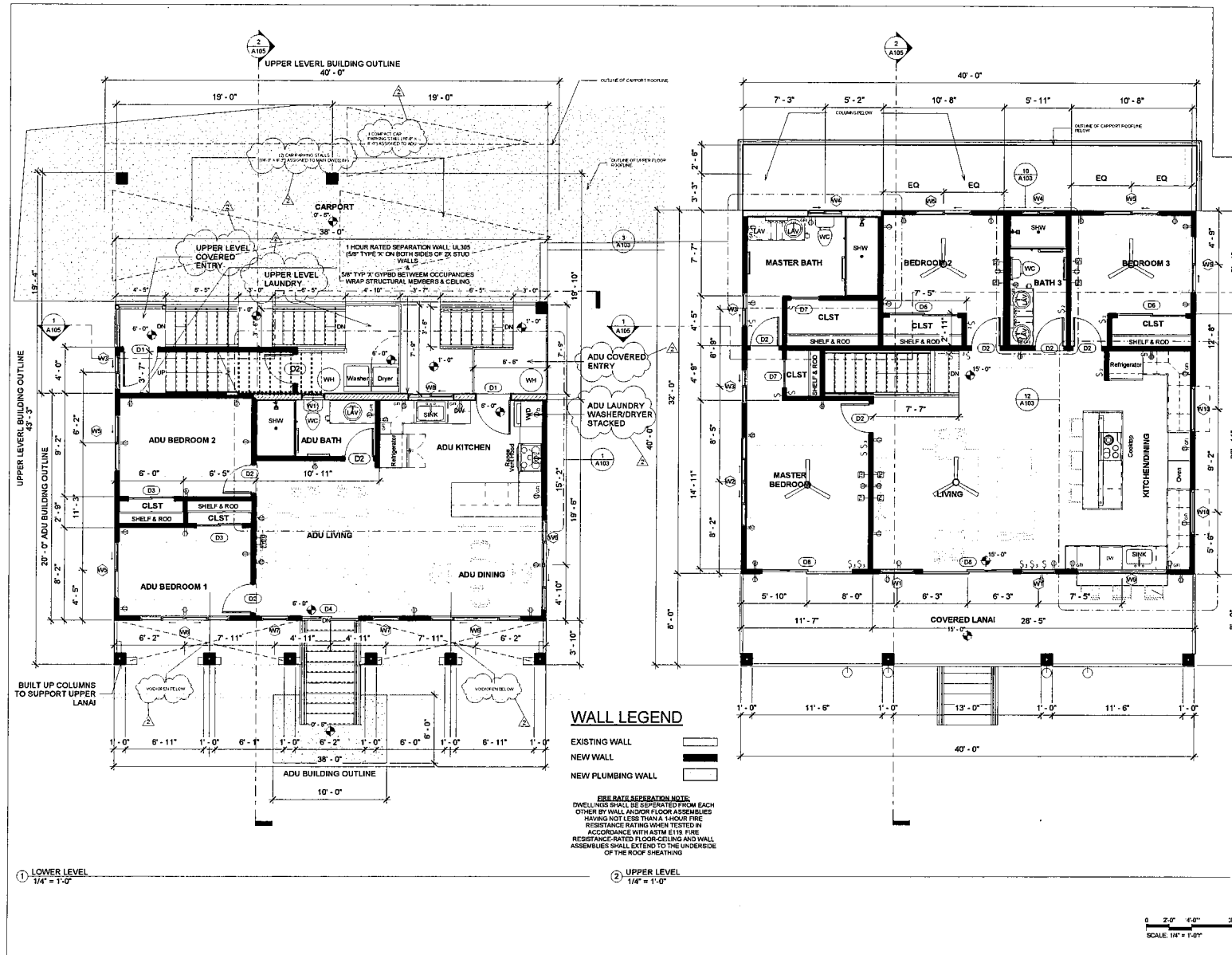
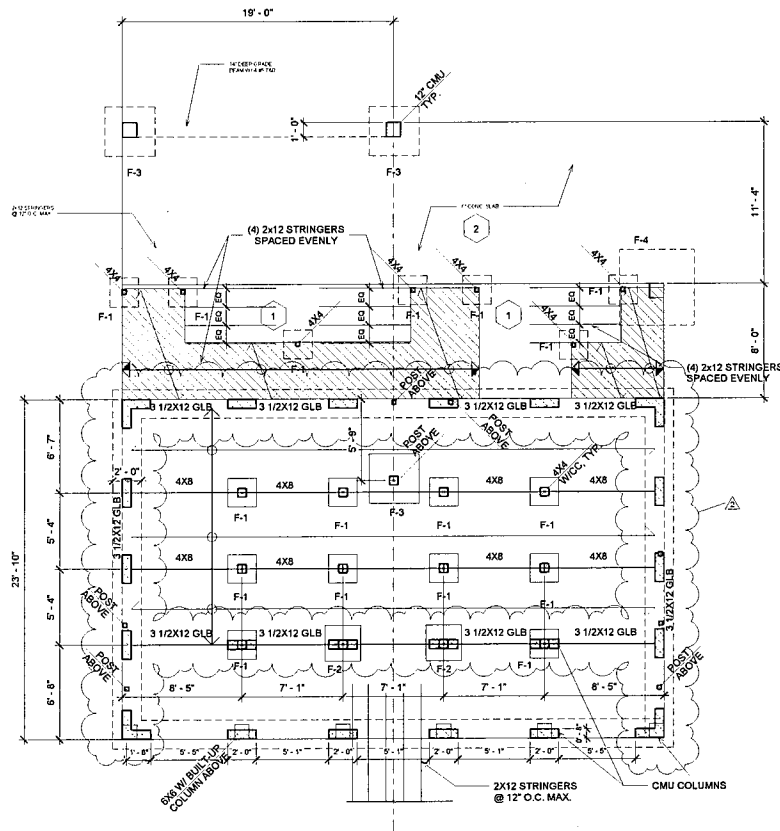


EXHIBIT C-5



1 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION LEGEND

- F-1 2'-0" X 2'-0" X 1'-0" FOOTING W/ 3-#4 EA. WAY
- F-2 2'-6" X 2'-6" X 1'-0" FOOTING W/ 4-#4 EA. WAY
- F-3 3'-6" X 3'-6" X 1'-2" FOOTING W/ 6-#4 EA. WAY
- F-4 5'-3" X 5'-3" X 1'-0" FOOTING W/ 7-#4 EA. WAY

- EXTENT OF FRAMING
- (E) FRAMING
- 2X8 @ 16" O.C. JOISTS

1
4" THICK S.O.G W/ 6X8-
W/ 4XW/ 4 WWM AT
SLAB MID-DEPTH OVER
6 MIL VAPOR BARRIER
OVER 4" GRAVEL FILL

2
6" THICK S.O.G W/ 6X8-
W/ 4XW/ 4 WWM AT
SLAB MID-DEPTH OVER
6 MIL VAPOR BARRIER
OVER 4" GRAVEL FILL



(808) 626-6111
Kahuku, HI 96731



No.	Description	Date
2	Revision 2	Date 2

HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW
ADU & NEW SF DWELLING ABOVE

54-54 KAH HWY, HAUULA, HI 96717
5-4-001-048

FOUNDATION PLAN

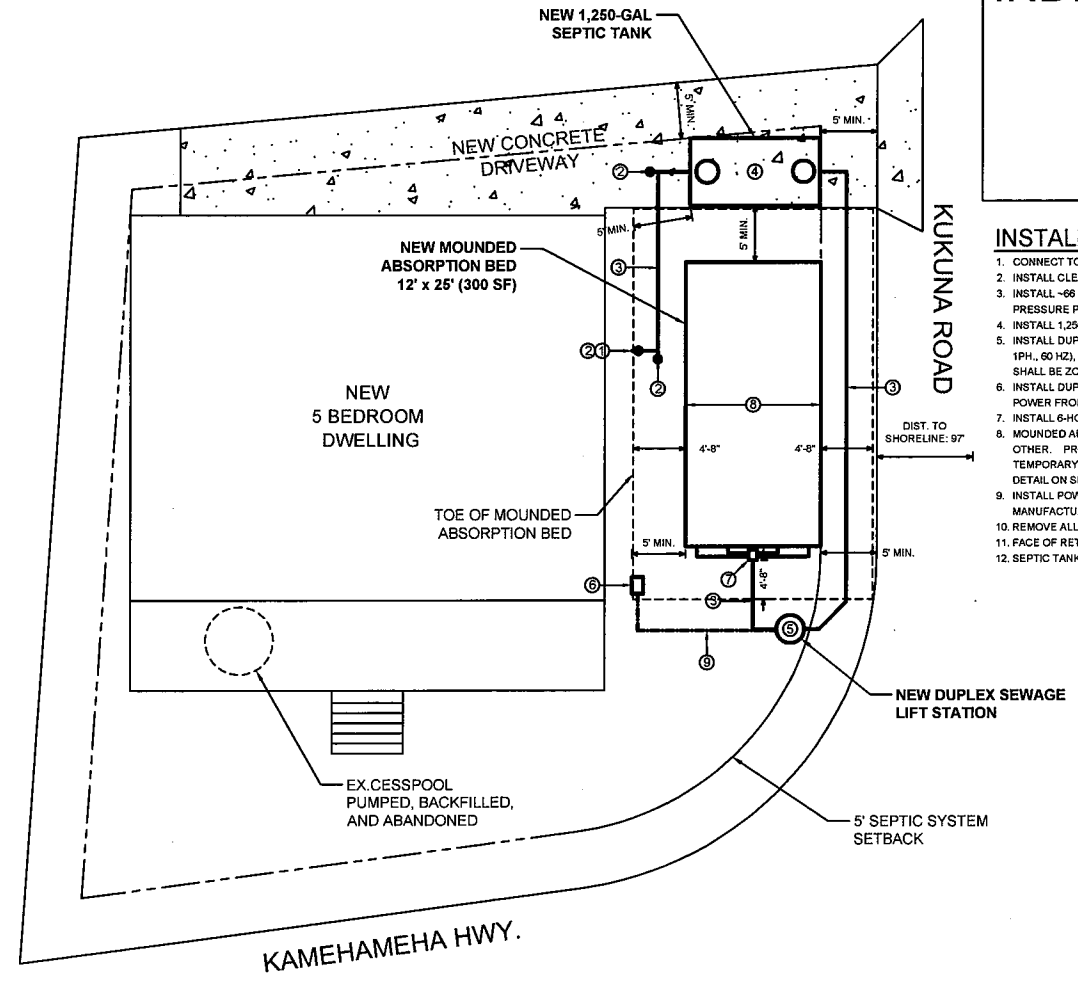
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Documentation Phase	Construction Documents
Checked by	Checker
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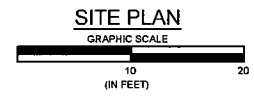
INDIVIDUAL WASTEWATER SYSTEM FOR NEW RESIDENCE 54-84 KAMEHAMEHA HWY. HAUULA, HI 96717 TMK: (1) 5-4-001:048

- ### INSTALLATION NOTES:
1. CONNECT TO SEWER LINE FROM DWELLING. MAINTAIN MIN. 2% SLOPE TO SEPTIC TANK.
 2. INSTALL CLEANOUT TO GRADE, SEE DETAIL ON SHEET C-2.
 3. INSTALL -66 LF 4" SCH. 40 PVC PIPE AND NEC. FITTINGS, MAINTAIN MIN. 2% SLOPE INTO/OUT OF SEPTIC TANK. INSTALL -9 LF 1-1/2" HDPE LOW PRESSURE PIPE AND NEC. FITTINGS FROM SEWAGE LIFT STATION TO DISTRIBUTION BOX, MAINTAIN MIN. 12" COVER. SEE DETAIL ON SHEET C-2.
 4. INSTALL 1,250-GALLON PRECAST CONCRETE DUAL COMPARTMENT SEPTIC TANK, JENSEN PRECAST MODEL HJ1250ST. SEE DETAIL ON SHEET C-3.
 5. INSTALL DUPLEX SEWAGE LIFT STATION WITH CONCRETE BUOYANCY COUNTERWEIGHT: HDPE PUMP BASIN, GRINDER PUMPS (2 EA., 1 HP, 110V, 1PH., 60 HZ), SPLICE BOXES, BALL VALVES, CHECK VALVES, FLOAT TIE, NEC. PIPE/FITTINGS, AND COVER. SEWAGE LIFT STATION COMPONENTS SHALL BE ZOELLER ENGINEERED PRODUCTS OR APPROVED EQUAL. SEE DETAILS ON SHEET C-3 AND C-4.
 6. INSTALL DUPLEX SEWAGE LIFT STATION CONTROL PANEL, 110V, 1 HP, IN NEMA 4X ENCLOSURE. MOUNT TO WALL OF DWELLING. CONNECT 110V POWER FROM DWELLING TO CONTROL PANEL.
 7. INSTALL 6-HOLE DISTRIBUTION BOX, TUF-TITE 6HD2, PLUG ONE OUTLET. SEE DETAIL ON SHEET C-3.
 8. MOUNDED ABSORPTION BED: 12' x 25' (300 SF), INSTALL 4 ROWS OF QUICK 4 INFILTRATOR CHAMBERS, INSTALLED LEVEL, ADJACENT TO EACH OTHER. PROVIDE MIN. 10" TOPSOIL OVER CHAMBERS AND PLANT WITH SEASHORE PAPSALUM GRASS. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO PERMANENTLY ESTABLISH GRASS ON TOP AND SLOPES OF MOUNDED ABSORPTION BED. SEE PROFILE AND SECTION DETAIL ON SHEET C-2.
 9. INSTALL POWER AND CONTROL WIRING IN 1" PVC CONDUIT FROM CONTROL PANEL TO LIFT STATION. PIPE CUSHION SHALL BE NO. 4 MANUFACTURED SAND 6" AROUND ALL SIDES OF CONDUIT. PROVIDE MIN. 12" COVER.
 10. REMOVE ALL LARGE TREES WITHIN 10' OF ABSORPTION BED AND 5' OF SEPTIC TANK.
 11. FACE OF RETAINING WALLS AND COLUMN FOOTINGS SHALL BE 5' SETBACK FROM SEPTIC TANK AND/OR ABSORPTION BED.
 12. SEPTIC TANK AND ABSORPTION BED SIZED TO ACCOMMODATE UP TO 5 BEDROOMS.

DRAWING INDEX		
DRAWING NO.	SHEET NO.	DESCRIPTION
C-1	1	SITE PLAN
C-2	2	ABSORPTION BED PROFILE & SECTION
C-3	3	DETAILS
C-4	4	SEWAGE LIFT STATION DETAIL
	5	FLOOR PLANS



KAMEHAMEHA HWY.



REVISION NO.	DATE	DESCRIPTION	BY	DATE	APPROVED

**INDIVIDUAL WASTEWATER SYSTEM
FOR NEW RESIDENCE
54-84 KAMEHAMEHA HWY.**

SITE PLAN

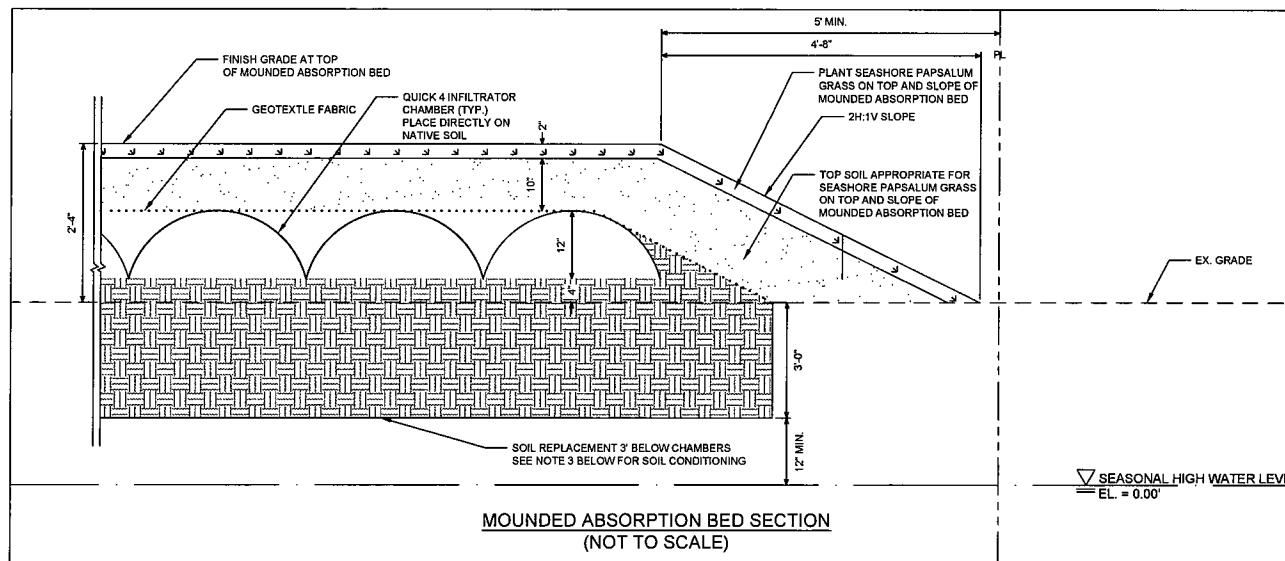
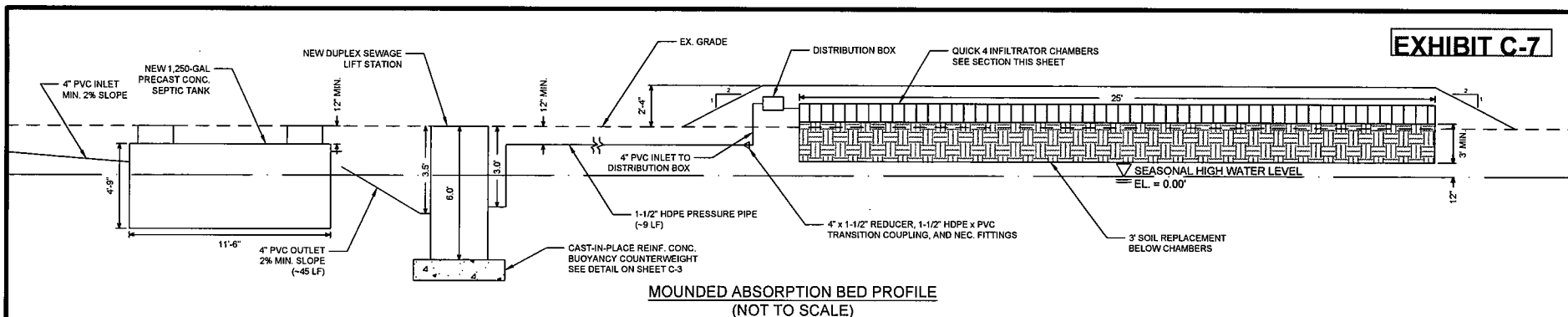
DESIGNED: FM SUBMITTED: DATE: 1/13/22

DRAWN: FM CHECKED: SCALE: DRAWING NO. C-1

THIS WORK WAS DONE BY ME AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE: *[Signature]* EXP. DATE: 4/30/2023

EXHIBIT C-7



MOUNDED ABSORPTION BED AND TRENCH SECTION NOTES:

1. SCARIFY AND REMOVE MIN. TOP 6" OF EXISTING GRADE BELOW ABSORPTION BED, GRADE LEVEL.
2. PROVIDE MIN. 3.0' SUITABLE SOIL W/ A MAX. PERCOLATION RATE OF 60 MIN/IN.
3. PERCOLATION RATE USED FOR SIZING ABSORPTION BED: 1 MIN/IN. (HAR 11-62, APP. D, TABLE III): 70 SF/BEDROOM.
4. NATIVE SANDY SOIL BELOW BOTTOM OF ABSORPTION BED SHALL BE CONDITIONED WITH APPROXIMATELY 1:1 RATIO OF SAND TO IMPORTED SOIL CONTAINING FINES SUFFICIENT TO ACHIEVE A MINIMUM PERCOLATION RATE OF 1 MIN/IN. CONDITIONED SOIL MIX SHALL EXTEND MIN. OF 3' BELOW BOTTOM OF ABSORPTION BED.
5. CHAMBERS SHALL BE PLACED DIRECTLY ON NATIVE SAND/IMPORTED SOIL MIX.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY IRRIGATION SYSTEM TO PERMANENTLY ESTABLISH GROWTH OF SEASHORE PAPSALUM GRASS.
7. THE BOTTOM OF THE ABSORPTION BED SHALL NOT BE COMPACTED.
8. BACKFILL MATERIAL OVER SOLID PVC PIPE MAY BE ON-SITE MATERIAL.
9. PIPE BEDDING MATERIAL SHALL BE 3/4" BASE COURSE.

REVISION NO.	DATE	DESCRIPTION	SHT. #	DATE	APPROVED
INDIVIDUAL WASTEWATER SYSTEM FOR NEW RESIDENCE 54-84 KAMEHAMEHA HWY. ABSORPTION BED PROFILE AND SECTION					
DESIGNED: FM	SUBMITTED:				
DRAWN: FM	DATE: 1/13/22				
CHECKED:	SCALE:				
THIS WORK WAS DONE BY ME AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.					DRAWING NO. C-2
SIGNATURE: <i>Tim B. McCall</i>					EXP. DATE: 4/30/2022

GOOD HOUSEKEEPING BMP'S

- BMP AND SITE MAINTENANCE:**
 - REGULARLY INSPECT AND MAINTAIN BMP'S TO ENSURE CONTINUED PERFORMANCE.
 - DUST FROM THE PROJECT SITE SHALL NOT BE TRANSPORTED OR DISCHARGED TO OFFSITE AREAS.
 - THIS PROJECT WILL USE WATER TO MAINTAIN SOIL MOISTURE TO PREVENT DUST.
- CONCRETE WASTE MANAGEMENT:**
 - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO THE ENVIRONMENT BY PROPERLY HANDLING CONCRETE WASTE.
 - DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE CONTAINMENT OF CONCRETE WASTE.
 - WHEN ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN BE PREVENTED, CONCRETE WASTE SHOULD BE STORED IN DRAINAGE AREAS OR OTHER AREAS OF THE SITE.
 - WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES WASHOUT IS 75% FULL.
 - ONCE CONCRETE WASTE IS WASHED INTO THE DESIGNATED AREA, IT SHALL BE REMOVED OR DISPOSED OF AS SOLID WASTE.
- STOCKPILE MANAGEMENT:**
 - STOCKPILES MUST BE LOCATED IN DRAINAGE AREAS WITHIN 50 FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT-OF-WAY.
 - STOCKPILES SHALL BE COVERED WITH PLASTIC LINING MATERIAL, NOT EXCEED 15 FEET IN HEIGHT, STOCKPILES GREATER THAN 15 FEET IN HEIGHT SHALL REQUIRE 4-FOOT WIDE BENCHING IN STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY A COMPARABLE MATERIAL.
- VEHICLE TRACKING CONTROL:**
 - RESTRICT VEHICLE TRAFFIC TO PROPERLY DESIGNATED TRACKS TO THE PROJECT SITE. ALL SEDIMENTS THAT ARE TRACKED OR DISCHARGED OFFSITE MUST BE SWEEPED OR WASHED AT THE END OF EACH DAY.
- MAINTENANCE OF POTENTIAL POLLUTANT ON-SITE:**
 - STOCK MATERIALS IN A DESIGNATED AREA, AND INSTALL BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS BUTTING THE CITY STORM DRAINAGE SYSTEM, DISCHARGE OFFSITE.
- SOLID WASTE MANAGEMENT:**
 - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE BY PROPERLY HANDLING SOLID WASTE.
 - PROVIDE DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE WASTE DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF PROPERLY.
- PORTABLE TOILETS (SANITATION) WASTE MANAGEMENT:**
 - TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE DISPOSAL AND SERVICING, SOURCES OF SANITARY AND/OR RECREATION WASTE, SHALL NOT BE STORED NEAR THE WASHOUT FACILITIES.
- VEHICLE AND EQUIPMENT CLEANING, DEWAXING AND MAINTENANCE:**
 - PREVENT POLLUTANTS IN STORM WATER FROM VEHICLE AND EQUIPMENT WASHING, DEWAXING, AND MAINTENANCE OFFSITE FACILITIES WHEN FEASIBLE. PERFORMING WORK IN DESIGNATED AREAS ONLY, USING SPILL PADS UNDER VEHICLES, EQUIPMENT, AND TOOLS, AND CLEANING UP SPILLS IMMEDIATELY.
- HAZARDOUS MATERIALS:**
 - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER WASTE MANAGEMENT. HAZARDOUS MATERIALS ARE DISCHARGED TO THE WASHOUT FACILITIES. THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MANAGEMENT BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED TO THE WASHOUT FACILITIES SHALL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE TAKEN TO THE DEPARTMENT OF FACILITIES MANAGEMENT.

HAZARDOUS MATERIALS

- IN THE EVENT THAT NON-HAZARDOUS MATERIALS ARE DISCHARGED TO THE WASHOUT FACILITIES, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MANAGEMENT BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED TO THE WASHOUT FACILITIES SHALL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE TAKEN TO THE DEPARTMENT OF FACILITIES MANAGEMENT.
- SEEDING CONTROL BMP'S**
 - PERIMETER CONTROLS:**
 - SEEDING EXCESS OR OVERSEEDING SHALL BE USED AT THE PERIMETER OF THE PROJECT SITE TO PREVENT POLLUTANTS FROM RINOFF TO FLOW OFF THE PROJECT SITE.
 - BARBERS MAY INCLUDE GRAVEL BARS, SAND BARS, FIBER BARS, OR OTHER DEVICES THAT COULD COMPROMISE THE CONTAINMENT OF SEEDING.
 - SEEDING SHALL BE REMOVED WHEN IT IS GROWING.
 - TEMPORARILY STABILIZED WHILE IT IS GROWING.
 - ALL FENCED AREAS MUST BE CLEAN.
 - SEEDING ACTIVITIES MUST BE COMPLETED.
 - TEMPORARILY STABILIZED:**
 - AREAS WHICH ARE NOT ROLLED EROSION CONTROL, DISCHARGE AREA WILL NOT BE WORKED FOR 14 DAYS AFTER THE SEEDING ACTIVITIES ARE COMPLETED.

EROSION PREVENTION BMP'S

- PERMANENT STABILIZATION:** PRIOR TO CLOSING OF ANY PERMITS, PERMANENT STABILIZATION MUST BE IN PLACE WHICH INCLUDES THE FOLLOWING:
 - ALL EXPOSED DISTURBED AREAS MUST BE PERMANENTLY STABILIZED WITH GRASS COVERING SUCH AS VEGETATION, RAIN GUTTERS, DOWNSPOUTS AND CHANNELLED FLOWS.
 - MUST BE INSTALLED AND FUNCTIONING AS DESIGNED.
 - AT LEAST 10% OF THE DISTURBED SOILS ON WHICH COVER AT TEMPORARILY STABILIZED WHILE IT IS GROWING.
 - TEMPORARILY STABILIZED WHILE IT IS GROWING.
 - SEEDING SHALL BE REMOVED WHEN IT IS GROWING.
 - ALL FENCED AREAS MUST BE CLEAN.
 - SEEDING ACTIVITIES MUST BE COMPLETED.
- TEMPORARILY STABILIZED:**
 - AREAS WHICH ARE NOT ROLLED EROSION CONTROL, DISCHARGE AREA WILL NOT BE WORKED FOR 14 DAYS AFTER THE SEEDING ACTIVITIES ARE COMPLETED.

OMITTED BMP'S

- A COMPREHENSIVE LIST OF BMP'S BASED ON THE DFP RULES RELATING TO WATER QUALITY AND GUIDANCE DOCUMENTS MENTIONED ABOVE, WERE REVIEWED TO COMPLY WITH THE FOLLOWING RULES. THE RULES WERE EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL BASED ON THE SPECIFIC SITE CONDITIONS, AS CONSTRUCTION ACTIVITIES MAY BE NECESSARY AND WILL BE PROVIDED TO THE INSPECTORS.

OMITTED BMP'S

- DEWATERING OPERATIONS:**
 - DEWATERING WILL BE NO.
- LIQUID WASTE MANAGEMENT:**
 - WASTE WILL BE NO LIQUID WASTE ON-SITE.
- SLOPE MANAGEMENT AND PROTECTION:**
 - ALL WORK WILL BE ON SLOPES LESS THAN 15%.
- CONTAMINATED SOIL:**
 - THERE ARE NO CONTAMINATED SOILS ANTICIPATED ON SITE.
- STORM DRAIN INLET PROTECTION:**
 - STORM DRAIN INLETS ARE ANTICIPATED ON SITE.

SCHEDULE NOTES

- AN ESCP COORDINATOR FOR THE PROJECT MUST BE DESIGNATED TO THE PROJECT BEFORE PERMIT ISSUANCE USING APPENDIX A OF THE RULES RELATING TO WATER QUALITY.
- THE PROJECT SHALL BE IN COMPLIANCE WITH THE RULES FROM STARTING WORK BY SHALL.
- DEPARTMENT OF FACILITIES MANAGEMENT SHALL BE NOTIFIED BY TELEPHONE IMMEDIATELY IN THE EVENT THAT NON-HAZARDOUS MATERIALS ARE DISCHARGED TO THE WASHOUT FACILITIES.
- THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MANAGEMENT BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED TO THE WASHOUT FACILITIES SHALL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE TAKEN TO THE DEPARTMENT OF FACILITIES MANAGEMENT.
- STABILIZATION IS COMPLETE.
- PERFORM GOOD HOUSEKEEPING MEASURES THROUGHOUT THE PROJECT.

PROJECT SCALE

THE FOLLOWING IS THE PLANNED SEQUENCE AND TIMELINE OF ACTIVITIES. REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO THE INSPECTORS.

ACTION	NOTIFY DFP OF PROJECT START	TIMELINE OR DAYS
1	NOTIFY DFP OF PROJECT START	2 WEEKS BEFORE STARTING WORK
2	INSTALL PERIMETER CONTROLS	1 DAY
3	PERFORM PRE-CONSTRUCTION INSPECTION	1 DAY
4	SITE CLEANING	1 DAY
5	VERTICAL CONSTRUCTION	3 TO 5 MONTHS
6	DEMOLITION EQUIPMENT AND MATERIALS	2 TO 3 DAYS
7	REMOVE PERIMETER CONTROLS	1 DAY
8	SWEEPING AND WASTE DISPOSAL	DAILY

RAIN RESPONSE PLAN

- THE FOLLOWING WILL BE PERFORMED WHEN SEVERE RAIN IS IMMINENT OR FORECASTED IN THE NEXT 48 HOURS:
 - TEMPORARILY SUSPENDING LAND DISTURBING ACTIVITIES INCLUDING CLEARING, GRUBBING, GRADING AND TRENCHING.
 - INSTALL ALL BMP'S AND MAINTAIN AS NEEDED.
 - IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION COVER OR RELOCATE MATERIAL, STOCKPILES AND LIQUID CONTAINERS TO AVOID CONTACT WITH RAINWATER.
 - CONSTRUCTION VEHICLES TO PREVENT RINOFF FROM CONTACT ANY SHALLOWS PETROLEUM PRODUCT PROPERLY DISPOSE OF ANY RINOFF.
 - REMOVE PERIMETER CONTROLS.
 - REMOVE PERIMETER CONTROLS.
 - REMOVE PERIMETER CONTROLS.

STREET USAGE PERMITS

- IF THE PROPOSED LAND DISTURBING WORK WILL BE PERFORMED IN AN AREA BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT, STREET USAGE PERMITS FROM THE DEPARTMENT OF TRANSPORTATION SERVICES, 860 S. KING STREET, 2ND FLOOR, HONOLULU, HAWAII 96813, MUST BE OBTAINED PRIOR TO STARTING WORK.
- THE OWNER IS RESPONSIBLE FOR INSTALLING APPROPRIATE BARRICADES, FLASHERS, AND SIGNAGE FOR PEDESTRIAN AND VEHICULAR SAFETY, AND REMOVING THE INLET PROTECTION AND BARRICADES AFTER THE PROJECT SITE IS COMPLETELY STABILIZED.

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE FAMILY & TWO-FAMILY DWELLING PROJECTS

- USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL PER LID SECTION 21.3.7.01 (G).
- TOTAL IMPERVIOUS AREA 22.33%

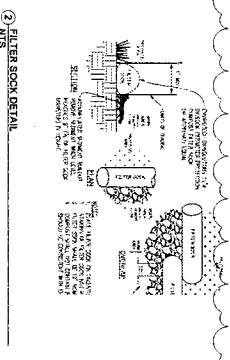
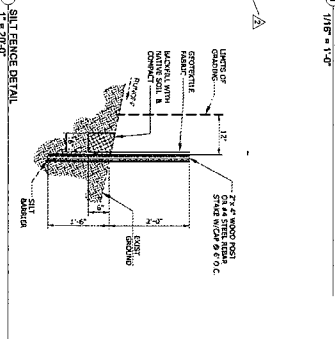
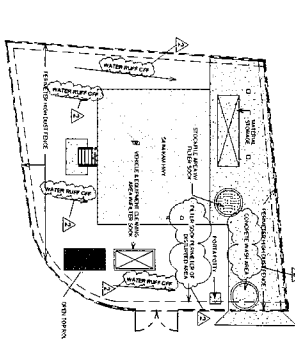
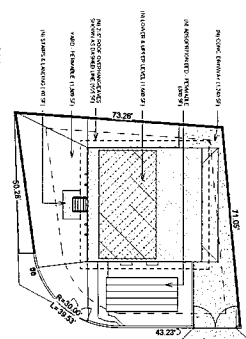


EXHIBIT C-8

PERMITS REQUIRED
 TOTAL IMPERVIOUS AREA 22.33%
 PERMITS REQUIRED 22.33%
 PERMITS REQUIRED 22.33%
 PERMITS REQUIRED 22.33%



HI HOME BUYERS GROUP

DEMO EXISTING SF DWELLING FOR NEW ADU & NEW SF DWELLING ABOVE

54-84 KAM HWY, HAULUA, HI 96717

5-4-001-048

GroundUp

(808) 528-5111

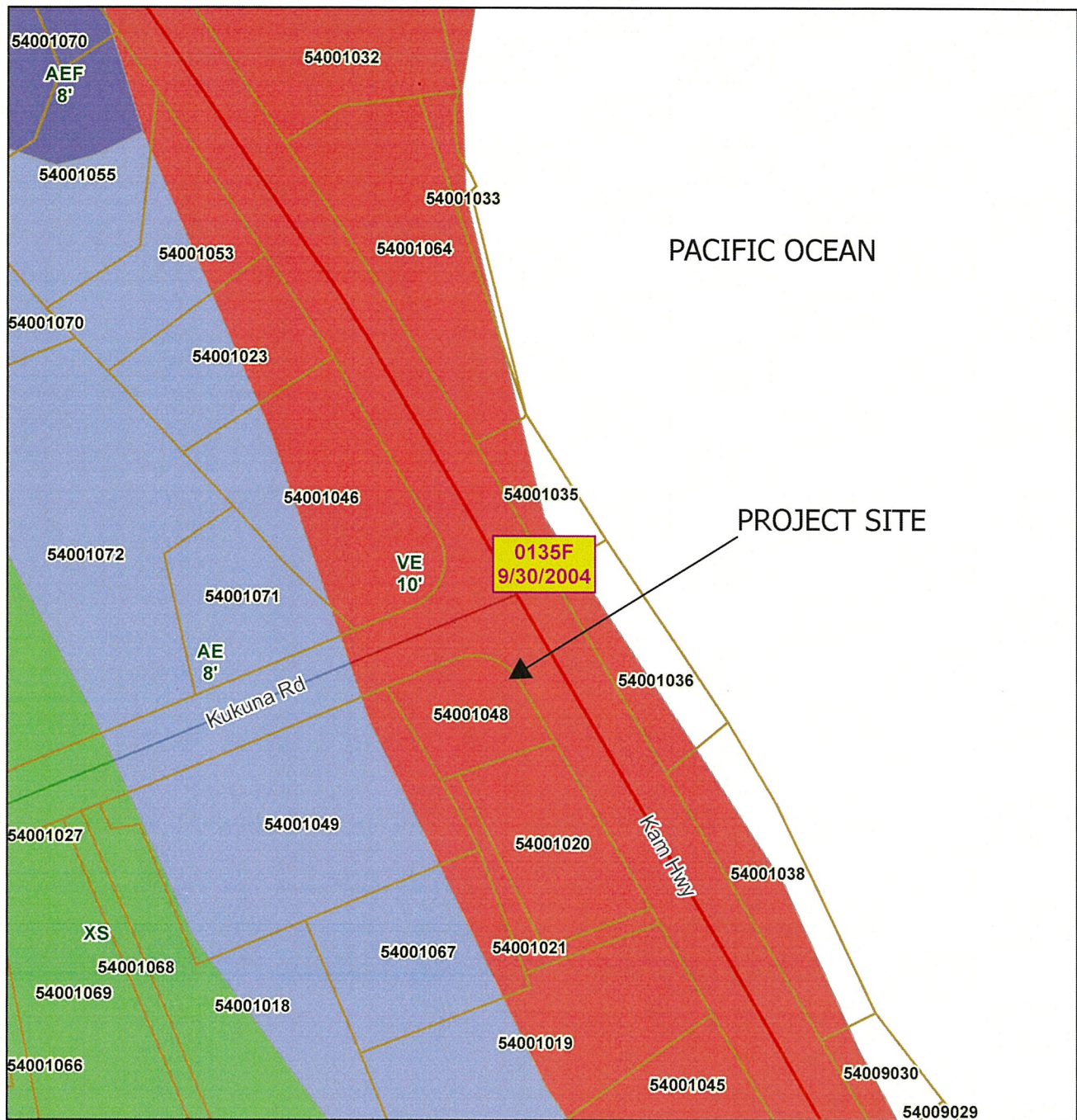
Kaunaloa, HI 96731

EROSION CONTROL NOTES, ESCP

A000

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NO.	DESCRIPTION	DATE
1	REVISION 1	08/27/2024
2	REVISION 2	08/27/2024



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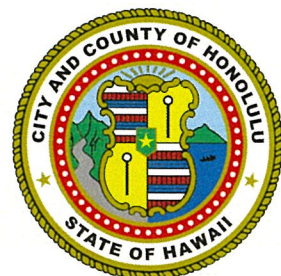
EXHIBIT D FLOOD MAP

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

54-84 KAMEHAMEHA HWY - HAU'ULA

July 2024



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

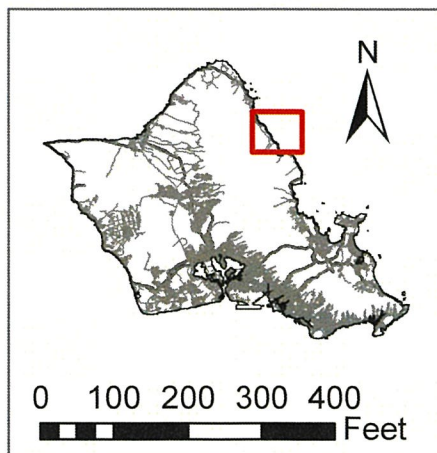
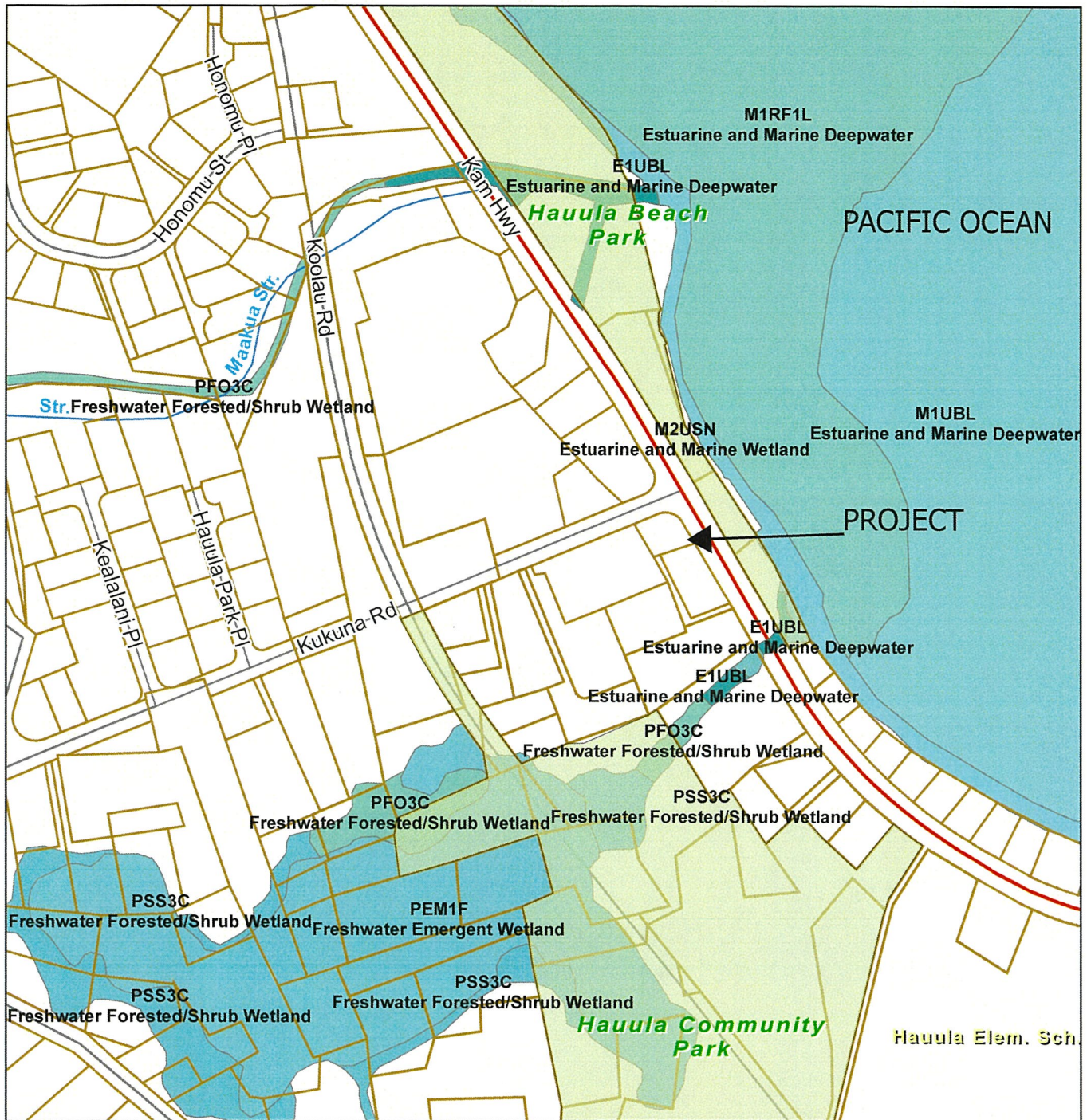


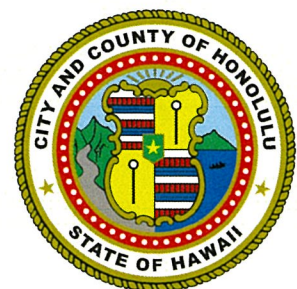
EXHIBIT E WETLAND MAPPER

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TAX MAP KEY 5-4-001: 048

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Land Use Permits Division
City and County of Honolulu

EXHIBIT G
STORM SURGE MAP

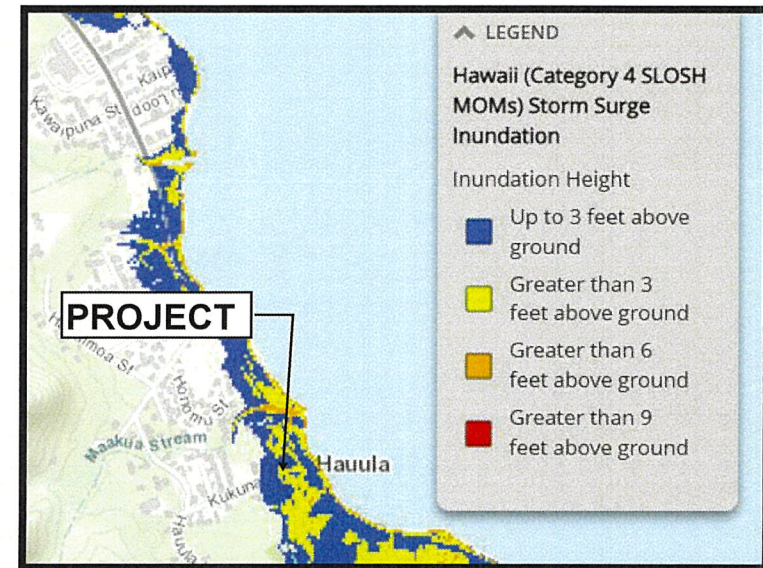
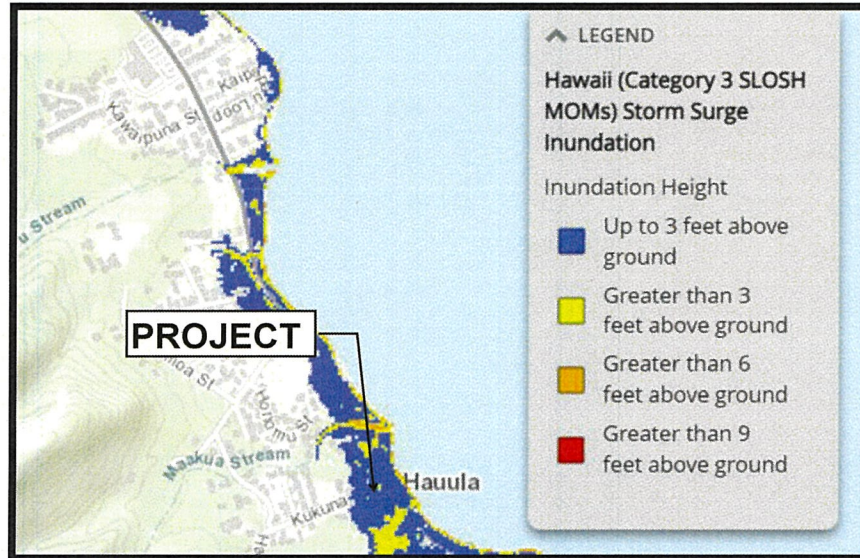
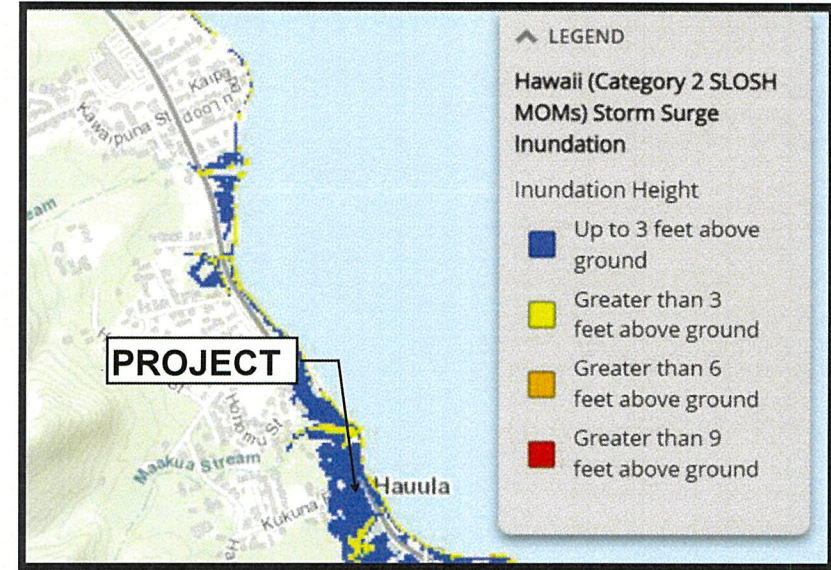
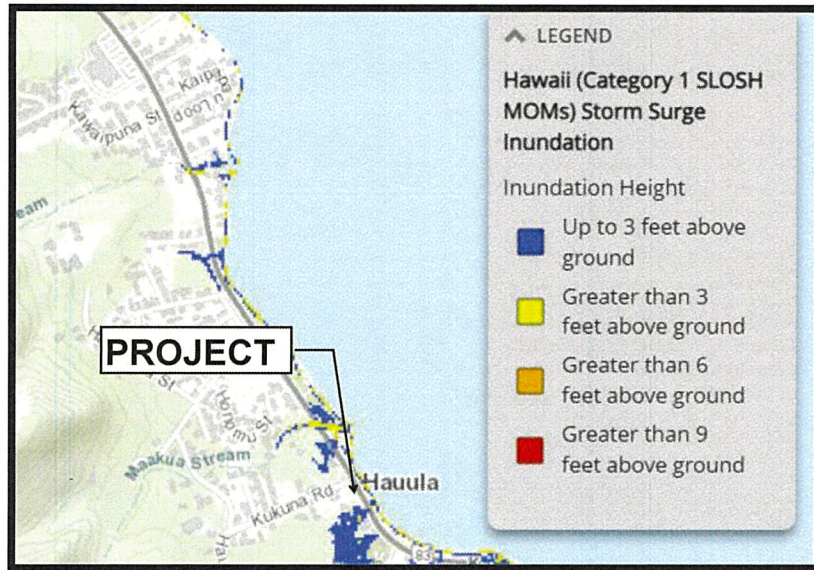
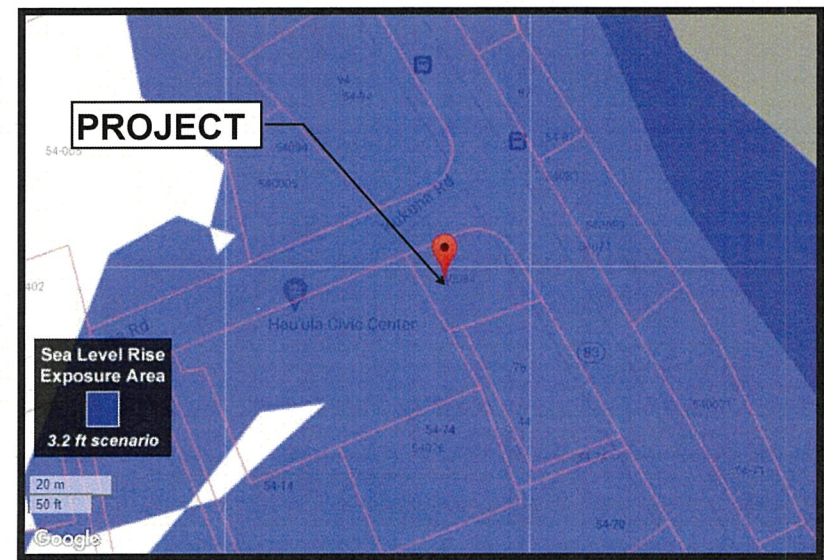
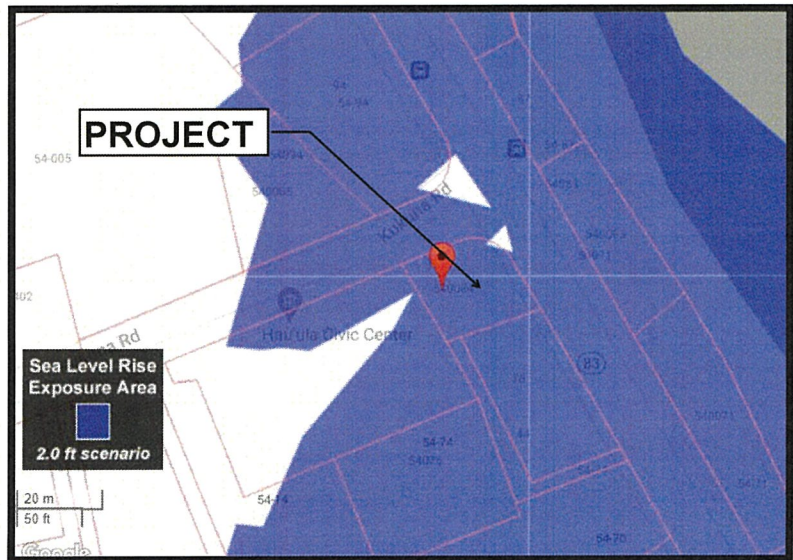
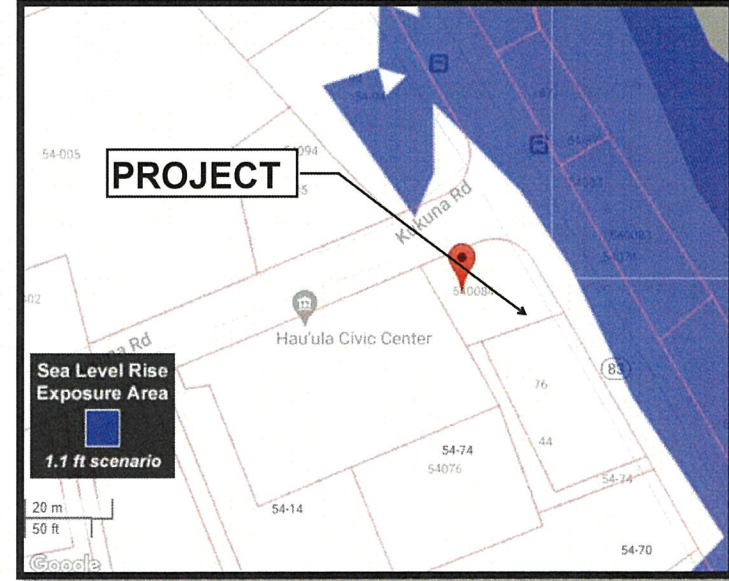
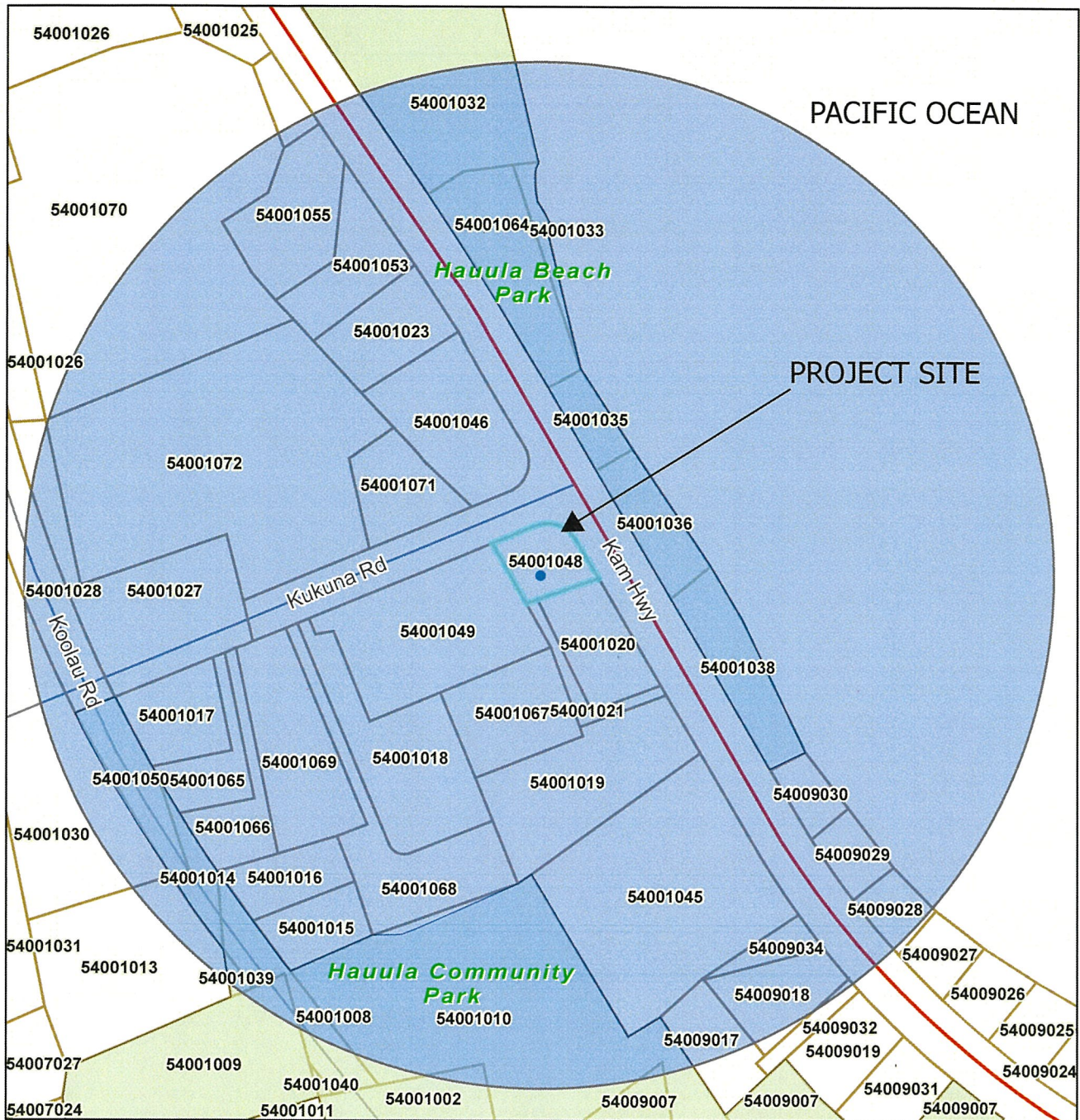


EXHIBIT H SEA LEVEL RISE EXPOSURE MAP





0 50 100 150 200
Feet

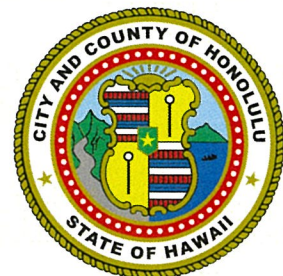
EXHIBIT J CUMULATIVE PROJECT RADIUS MAP (WITHIN 500 FEET)

FILE NO. 2024/SMA-25

TAX MAP KEY 5-4-001: 048

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July 2024



Department of Planning and Permitting
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