

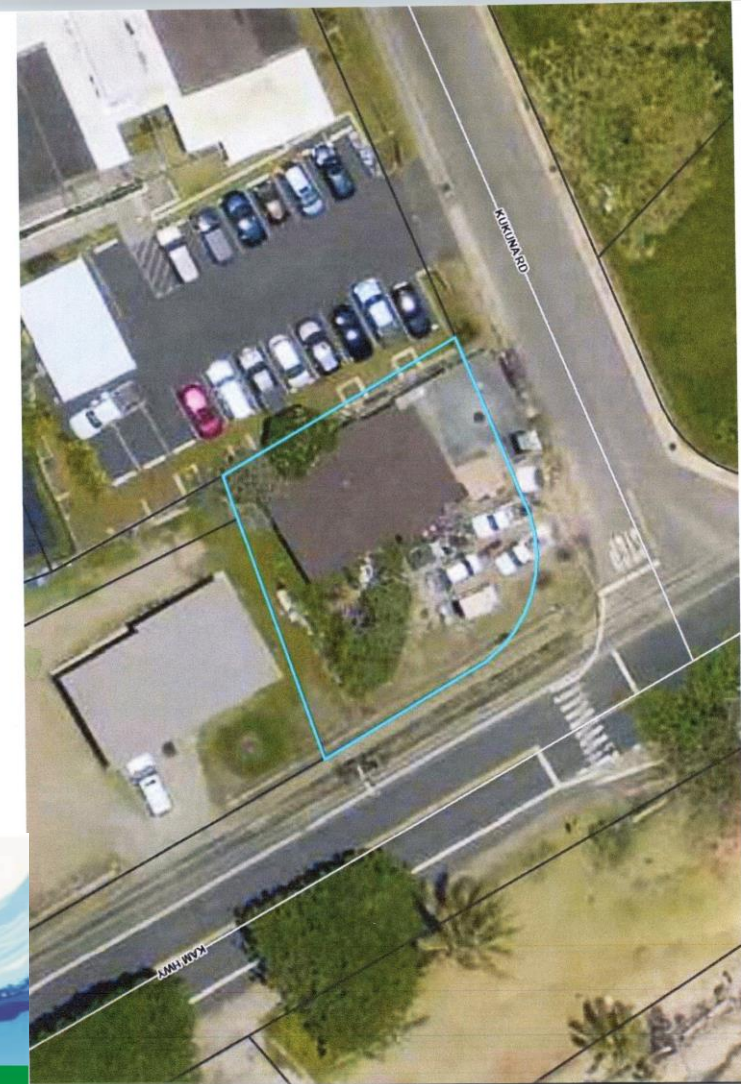
HI Home Buyers Group

Environmental
Disclosure
Document
in support of

Written Statement for
SMA Major Permit
Application
TMK: (1) 5-4-001:048
54-84 Kamehameha
Highway
Hauula, Hawaii

*Speak to the 'aina...
Work with Lokahi*

HARMONY AND BALANCE



WHALE Environmental Services LLC

P.O. Box 455, KAHUKU, HI 96731 808-294-9254

Submitted by WHALE Environmental Services LLC for Resolution 24-208
Committee on Zoning | September 25, 2024

MISC. COM. 420
ZON

COMPLIANCE WITH RULES, REGULATIONS & STATUTES

This SMA Major Land Use Permit has been prepared to comply with:

- Chapter 25 of the Hawaii Revised Statutes (HRS); and
- Title 11, Chapter 200.1 of the revised Hawaii Administrative Rules (HAR) (August 2019).

Proposed Action and Location. Renovation of Existing Single-Family Residence, and Construction of a new single-family residence and an addition of internal ADU on largely the same footprint at 54-84 Kamehameha Highway, Hauula HI 96717. TMK 1-5-4-001:048.

Project Summary. The project is on an occupied non-shoreline lot in the R-5 Residential District and is therefore subject to compliance with the development standards in Chapter 21, Revised Ordinances of Honolulu (ROH), the Land Use Ordinance (LUO). The property is also located within the Special Management Area (SMA). is therefore subject to compliance Chapter 25, ROH, the SMA Ordinance. All project components will be outside the shoreline setback area. Therefore, Chapter 26, ROH, the Shoreline Setback Ordinance does not apply. Regulatory authority in the R-5 Residential District and SMA lies with the City and County of Honolulu (City) Department of Planning and Permitting (DPP).

ACTION LOCATION MAP



54-84 Kamehameha Highway, Hauula, HI
TMK 1-5-4-001:048
0.1163 acres - entire parcel in SMA

Residential Dwelling Renovations with internal ADU on a shoreline lot

Project:	Renovation of Existing Single-Family Residence, and Construction of a new single-family residence and an addition of internal ADU on largely the same footprint on largely the same footprint at 54-84 Kamehameha Highway, Hauula, HI 96717. TMK 1-5-4-001:0418
Applicant:	Name: HI Home Buyers Group Contact: Dogeron Merriman
Approving Agency:	Department of Planning and Permitting City and County of Honolulu 650 South King Street, 7 th Floor Honolulu, HI 96813
Location:	54-84 Kamehameha Highway, Hauula, HI
Proposed Action:	Renovation of Existing Single-Family Residence, and Construction of an addition of internal ADU on largely the same footprint on largely the same footprint at 54-84 Kamehameha Highway, Hauula, HI 96717. TMK 1-5-4-001:048 on an occupied non-shoreline lot.
Triggering Action requiring SMA Land Use permit	Construction within Special Management Area (SMA) and VE Flood Hazard Zone with a cost >\$500,000 SMA Major
Tax Map Key:	1-5-4-001:048
Parcel Area:	0.1163 acres
Project Area:	Approximate work area is the existing house footprint 55'+ from shoreline which is not on the property
Judicial District:	Koolauloa
Community/Development Plan Designation:	Koolauloa Sustainability Communities Plan and Oahu General Plan
State Land Use District:	Urban
County Zoning:	R-5 Residential District
Required Permits and Approvals:	DPP EDD/Written Statement Acceptance and SMA Major Approval DPP - Building Permits
Anticipated Determination:	SMA Major Land Use Permit
Parties Consulted:	See Chapter 7 - Consultation
Consultant:	WHALE Environmental Services LLC PO Box 455, Kakuku, HI 96731 Email: markahowland@hawaii.rr.com Contact: Mark Howland (808-294-9254)

The existing structure was built in the 1960s and needs replacement. The condition of the property may be indicative of the need for replacement in the Proposed Action. The new construction activity will be in the same location on the site and will not intrude into the shoreline setback area and will retain the makai delineation of the shoreline setback that the current residence uses. The footprint for the new work is approximately the same footprint for the new construction.

HHB - ADDITION/ALTERATION TO EXISTING SINGLE FAMILY DWELLING & NEW ADU 54-84 KAMEHAMEHA HWY HAUULA, HI 96717

EXISTING 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:	2,332 SF = 46% OF TOTAL LOT AREA	
MAX FLOOR AREA RATIO (FAR):	1,038.40 SF = 40% OF TOTAL LOT AREA	
SETBACKS:	FRONT 10'-0", SIDES AND REAR 5'-0"	
HEIGHT LIMIT:	35'-0"	
FLOOD ZONE:	VE	
SEA:	N/A	
SLIDE AREA:	NONE	
LOT RESTRICTIONS:	NONE	
STATE LAND USE:	URBAN DISTRICT	
STREET SETBACK:	NONE	

CODES AND REGULATION		
ALL WORKMANSHIP SHALL CONFORM TO CURRENT IRC 2012, WITH AMENDMENTS		

BUILDING AND FLOOR AREA CALCULATIONS		
LOCATION	FLOOR AREA (S.F.)	BUILDING AREA (S.F.)
EXISTING DWELLING ALTERED, REPAIRED & RAISED		
EXISTING FLOOR AREA	792	
ADDITIONAL FLOOR AREA	176	
COVERED ENTRY	147	
CARPORT	432	176
NEW ADDITION/ADU DWELLING		
EXISTING FLOOR AREA	126	126
STAIRCASE	126	330
COVERED ENTRY	330	
COVERED LANAI		
TOTAL	2,168	1,729

GRAND TOTAL	2,168	1,729
-------------	-------	-------

ALLOWED LOT COVERAGE:	1,794 SF = 35% OF LOT AREA (RM)
ALLOWED FAR COVERAGE:	2,332.40 SF = 46% OF LOT AREA (RM)

OFF-STREET PARKING CALCULATIONS		
TOTAL FLOOR LIVING AREA	2,168 SF	
BASE OFF-STREET PARKING REQUIRED:	2	
11,000 SQ. FT. OF LIVING OVER 2,000 SF REQUIRED:	2	
TOTAL PARKING PROVIDED:	2	

BUSINESS NOTES:

- ALL EXISTING PLUMBING FIXTURES TO BE CONVERTED TO LOW FLOW FIXTURES
- ALL NEW PLUMBING FIXTURES SHALL BE OF LOW FLOW TYPE
- THIS PROJECT DOES NOT HAVE AUTOMATIC FIRE SPRINKLER SYSTEM OR IRIGATION SYSTEM



SHEET LIST	
SSB	TITLE PAGE & PLOT PLAN
A100	TOP SURVEY & GRAD PLAN
A101	NEW FLOOR PLAN
A102	ADU REARRANGED PLAN & INTERIOR ELEVATIONS
A103	EXTERIOR ELEVATIONS
A104	SECTIONS
SB00	STRUCTURAL GENERAL NOTES
SB01	FOUNDATION PLAN
GB02	ROOF AND FLOOR FRAMING PLAN
GB03	TYPICAL DETAILS

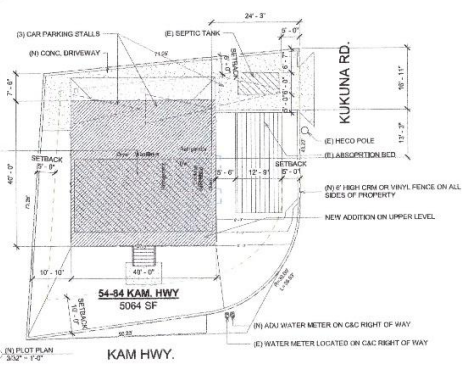


HI HOME BUYERS GROUP
ADDITION/ALTERATION TO EXISTING SINGLE FAMILY DWELLING & NEW ADU

TITLE PAGE & PLOT PLAN

Date:	Sheet No:
Drawn by:	Checked by:
Reviewed by:	Approved by:
000	

BUILDING ENERGY CONSERVATION CODE	
CITY AND COUNTY OF HONOLULU REVENUE ORDINANCE CHAPTER 32, HONOLULU COUNTY CODE 1996, AS AMENDED	
TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:	
BUILDING ENERGY EFFICIENCY	
ELECTRICAL ENERGY EFFICIENCY	
MECHANICAL ENERGY EFFICIENCY	
SIGNATURE:	DATE:
NAME: JONATHAN R. BRANDT, PE	
TITLE: STRUCTURAL ENGINEER	
LICENSE: PE-15553-S	



SPECIAL INSPECTION

(SPECIAL INSPECTION (IRC SECTION 1104 & 1107))

1. SPECIAL INSPECTION SHALL BE PERFORMED PER REQUIREMENTS OF SECTION 1104 & 1107 OF THE INTERNATIONAL BUILDING CODE (2015 EDITION) AS AMENDED BY THE CITY & COUNTY OF HONOLULU.

2. STRUCTURAL ITEMS SHALL RECEIVE SPECIAL INSPECTION

A. COMPLETE FOUNDATION AND UP-PI-TIES

B. TIEBACK PROTECTION

C. SEATED STEEL WALLS & DIAPHRAGMS

3. THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED FINAL REPORT TO THE BUILDING DEPARTMENT AND ARCHITECT.



Parcel ID	540010480000	Situs/Physical Address	54-84 KAMEHAMEHA HWY	Assessed Land Value	\$600,800	Last 2 Sales Date		Price		Reason	Qual
Acreage	0.1163			Assessed Building Value	\$80,300	11/2/2021		\$500000		Valid	Q
Class	RESIDENTIAL			Total Property Assessed Value	\$681,100	n/a		0		n/a	n/a
				Total Property Exemptions Value	\$0						
				Total Net Taxable Value	\$681,100						

Brief Tax Description: GOVT REMNANT 5,064 SF DES (Note: Not to be used on legal documents)

Data contained on this Web page is the property of the City and County of Honolulu, Hawaii (City). The GIS data are proprietary to the City, and title to this information remains in the City. All applicable common law and statutory rights in the GIS data, including, but not limited to, rights in copyright, shall and will remain the property of the City.

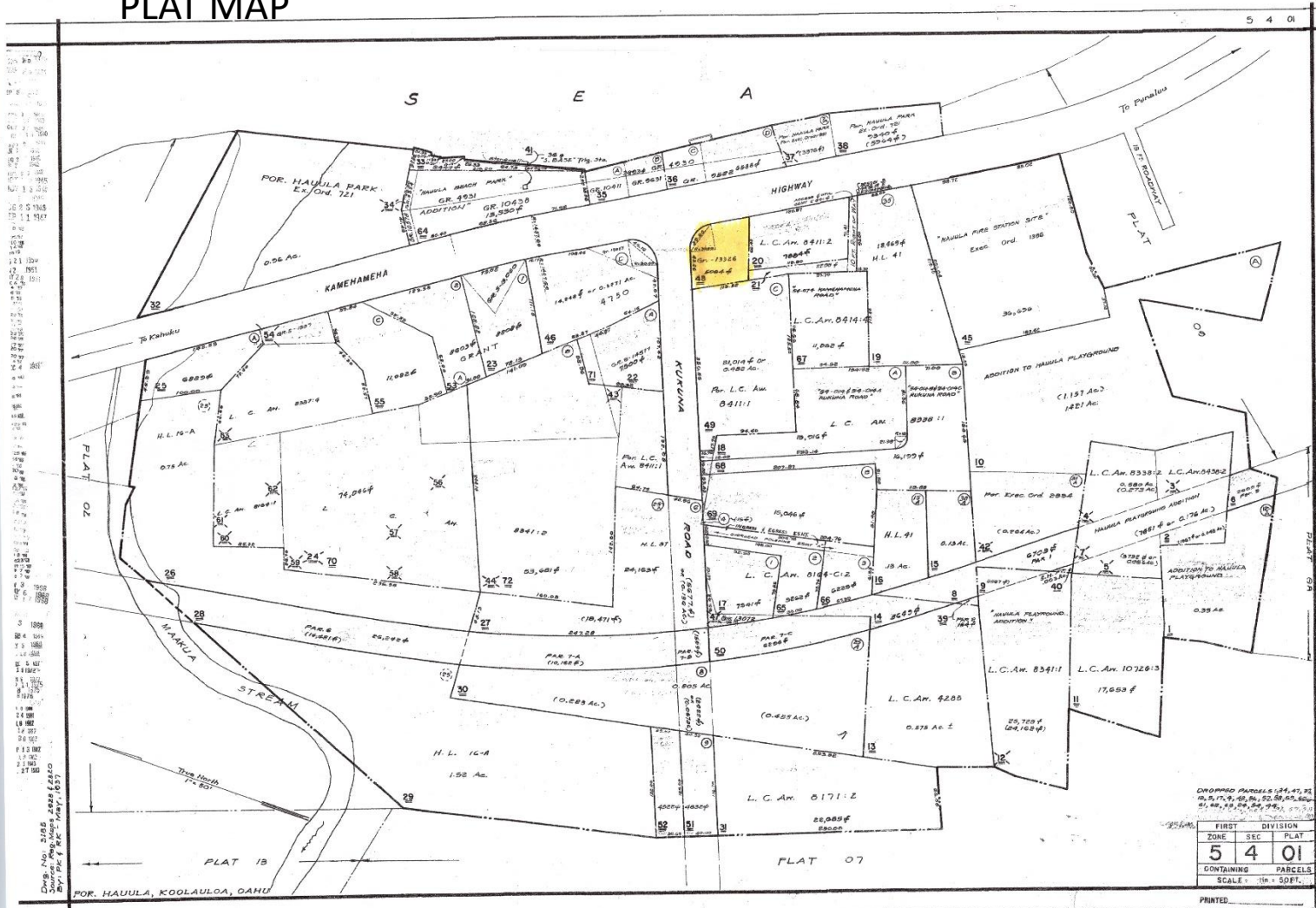
Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy. The City does not guarantee the positional or thematic accuracy of the GIS data. The GIS data or cartographic digital files are not a legal representation of any of the features in which it depicts, and disclaims any assumption of the legal status of which it represents. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

Date created: 10/25/2023
Last Data Uploaded: 10/25/2023 2:05:48 AM

Developed by: Schneider



PLAT MAP



Nearby Uses within ½ mile include Hauula and Kapalaoa Beach, the Hauula Park and Community Center and nearby shopping and amusements.

1.3 Land Ownership

The project site is within the boundaries of TMK 1-5-4-001:048 and is owned by the following fee owner (s):

HI Home Buyers Group

1.4 Project Costs

The estimated project costs are \$700,000.



Environmental Factors

The Kakuku/Laie/Hauula microclimate is usually classified as follows:

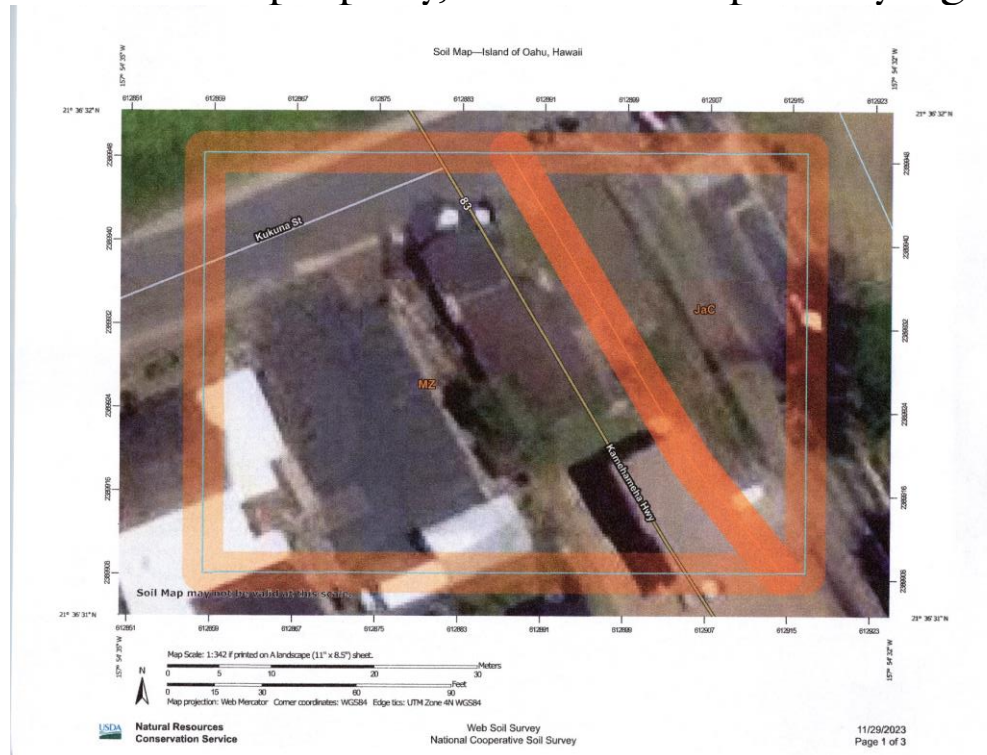
Laie has 0.4% more rainy days than Kahuku. Laie has 2.5% less Sunny Days than Kahuku. The site is in Hauula town, but closer to Laie in the regional microclimate.

The Kahuku/Laie/Hauula microclimate is usually classified as follows: (BWh) WARM DESERT Subcategory of Arid and Semi-Arid Climates (B) Almost all of the lengthy stretches of white sand beach throughout Kahuku to Hauula are found in this warm Hawai'i climate zone. On Oahu, the zone extends along the coast and a scant few miles inland. The area is the one of the driest in the Hawaiian Islands, recording 10-30 inches of rainfall annually and hot days averaging 81°F annually. As opposed to other hot spots around the world, this coastline is among the easiest to tolerate thanks to cool ocean breezes quickly visiting on the land and, especially, the beaches. The actual site lies higher on the scale of this subcategory, getting a bit more rain averaging about 25-30" a year, likely due to the proximity of the downdrafts of the nearby mountains and an average lower temperature of 78 degrees. This site like is more ideal for a pleasant climate since the uplifting mountains are closer that other stretches of this coastline and possesses more downdrafts from ocean winds hitting the mountain range and returning, creating more moisture for the site and cooler environs. Its microclimate can be characterized as semi-arid with moderate moisture impact and stronger winds from both directions due to bounce-back of ocean off-shore winds encountering the nearby Koolau range and returning as low moisture returning lower velocity winds. As such, the makai side of the site gets the strongest trade winds and ocean winds; while the mauka side is sheltered from those winds and mostly gets wind-bounce dew-laden weaker winds from the Koolau Range.

Climate

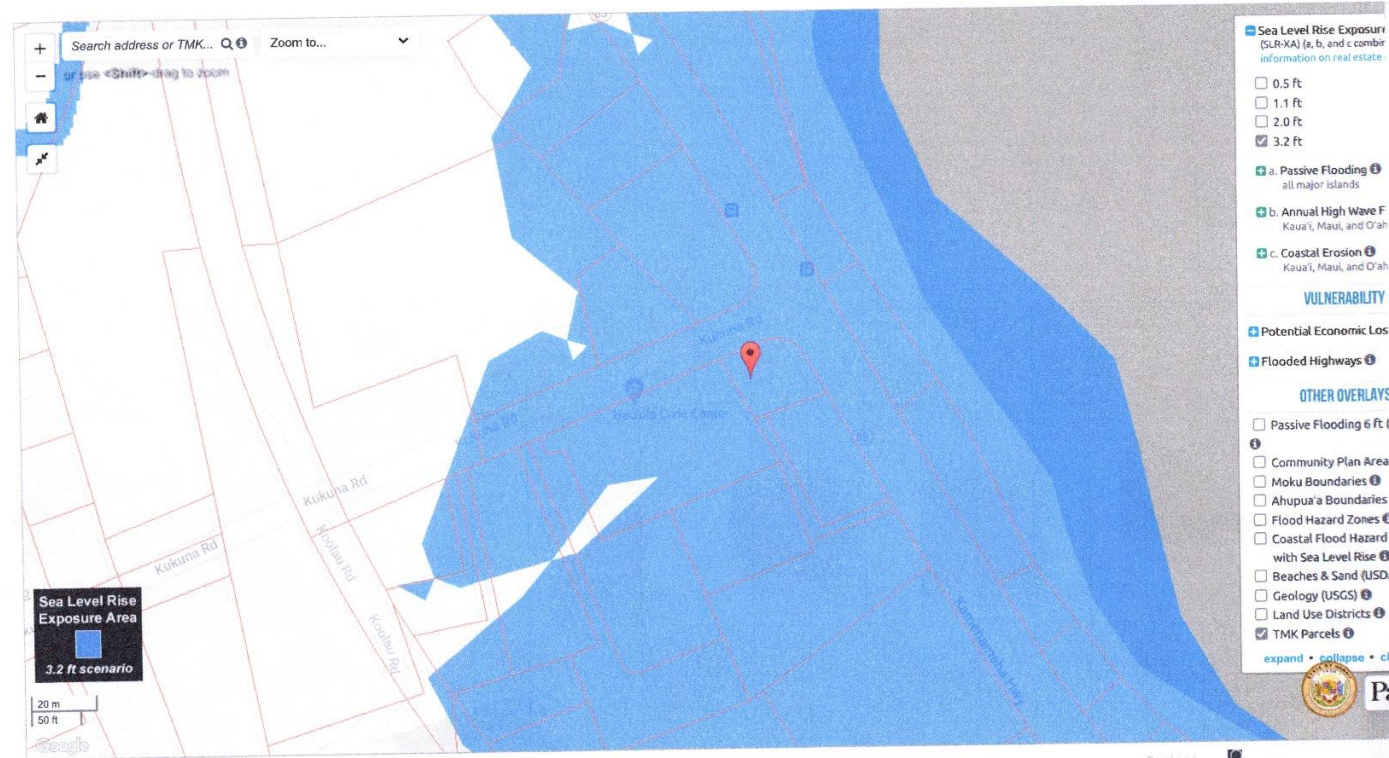
Environmental Factors

The project area is located along the North Windward Coastal Plain of northern east Oahu, Hawaii. The site consists of classified Jaucas sands (JaC) composed of sequences of relatively flat marine sedimentary deposits (calcareous silts, sands and gravels and seashell layers) intercalated with terrestrial alluvium deposits (silts and clays) of artificial loams during past grading activities. The soil profile still showed Jaucas sands, but the soil profile is also disturbed to a degree on the surface by 8" – 12" of past grading. The shoreline is composed of Beach Sands (BS), but is off-site. The site is generally flat and slightly sloping makai. The proposed project will not change the soils composition of the property, nor will it impact any significant geologic features or soil resources



In cultural considerations, any excavation work that encounters cultural artifacts or signs of such, will immediately halt, SHPD called, and asked for advice on how to proceed, which likely would involve the inclusion of an archaeologist for an AIS survey. Construction will not resume until SHPD releases the site.

The Proposed Project Area (construction) is all located within the 3.2 ft. SLR exposure areas, as shown here; on the makai portion of the property site but is confined to the shoreline setback region and the shoreline is not planned for any activity being outside the site.



Data Services | Education Resources

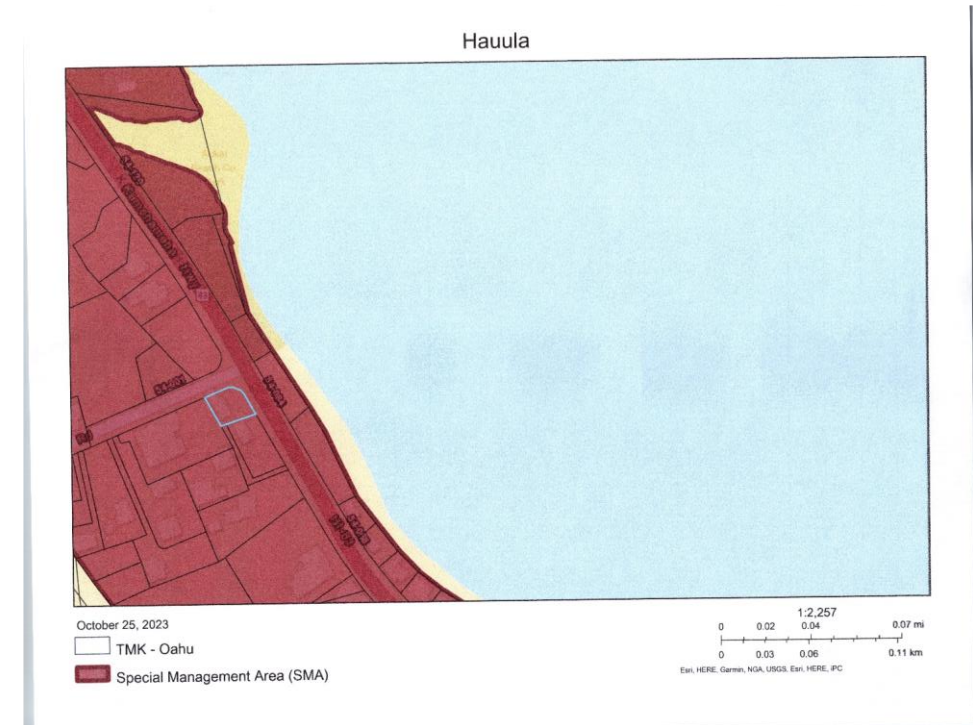
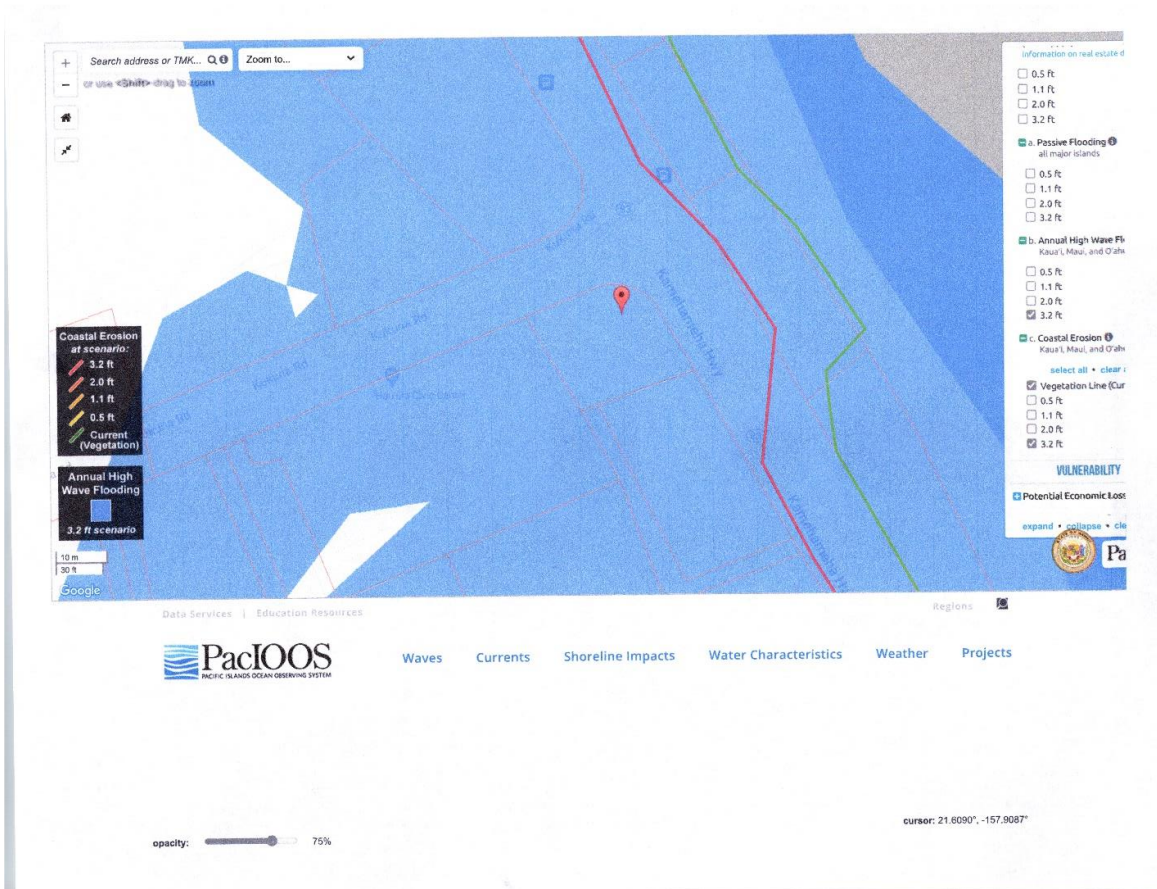


Waves | Currents | Shoreline Impacts | Water Characteristics | Weather | Projects

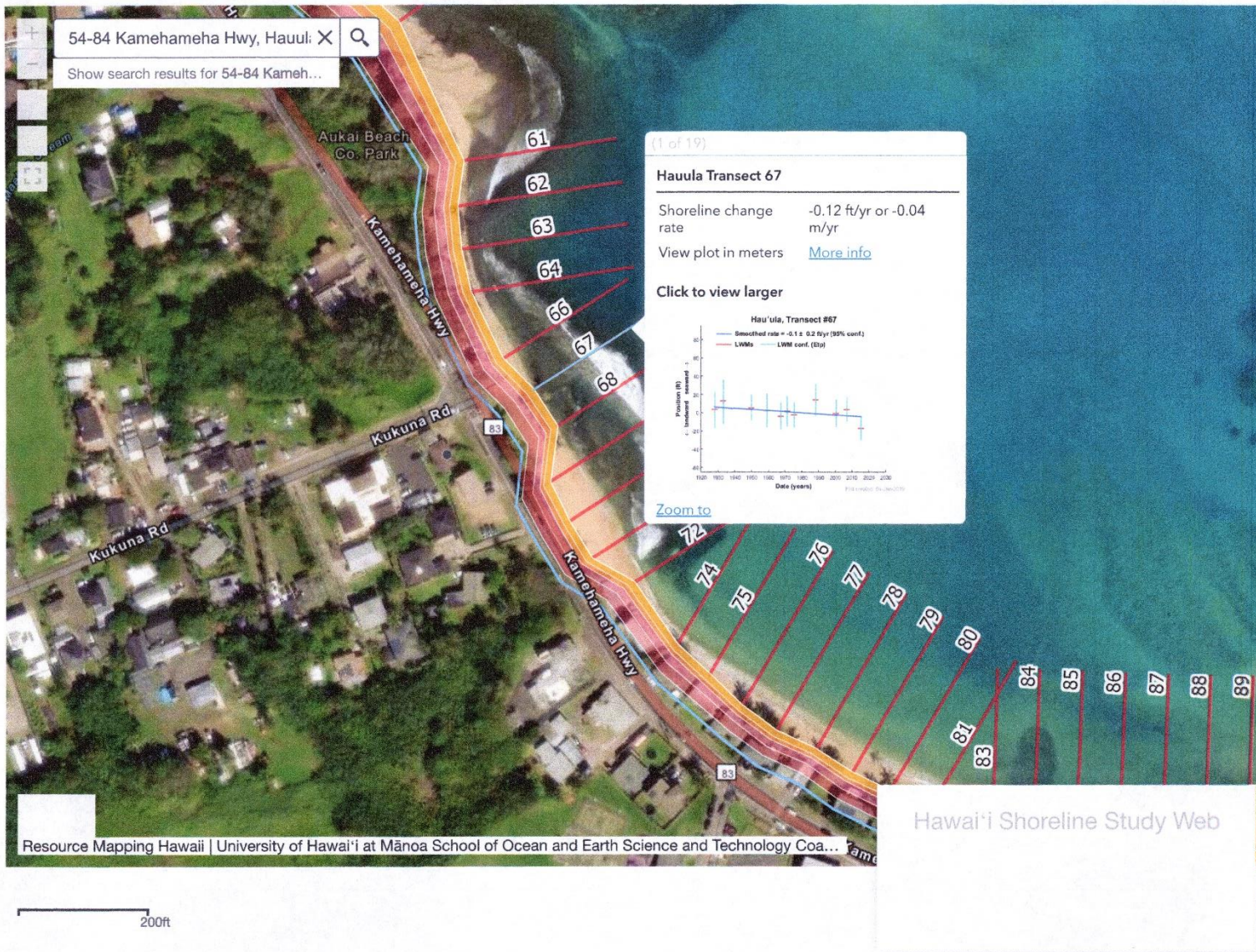
cursor: 21.8091°, -157.9082°

opacity: 75%

More graphics, the SMA regional map showing the site in common with neighboring properties



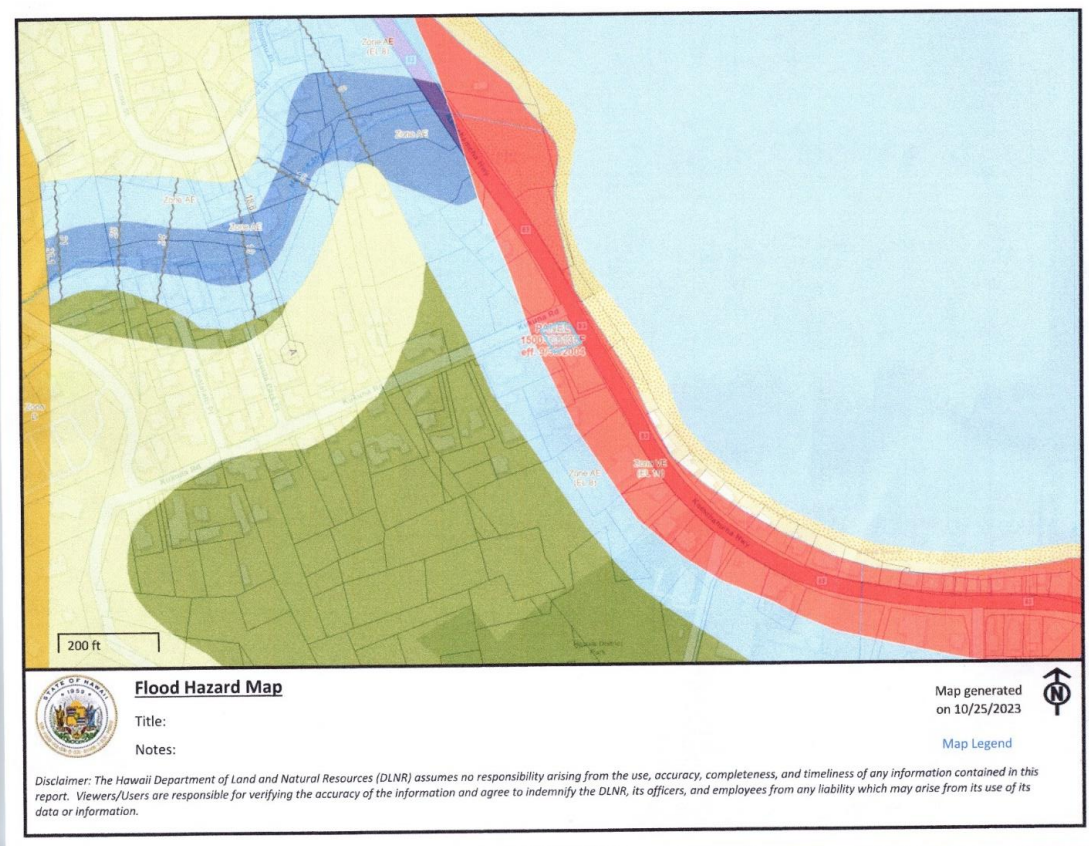
As can be seen by the erosion map, the 3.2' erosion line (red) and the shoreline vegetation line (green) do not reach the subject property.



In the erosion rate loss/gain projections, the shoreline change rate is a small loss of 0.12'/year or about 8.5' by 2100 - not even reaching the Kamehameha Highway

According to the Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA), the project work area is situated within one flood zone designation, Zone VE: Area.

All of the Project Site itself is situated within Zone VE. Zone VE includes studied areas that are areas that do require mandatory flood insurance and floodplain management regulations or options, and this project applies flood mitigation methods.

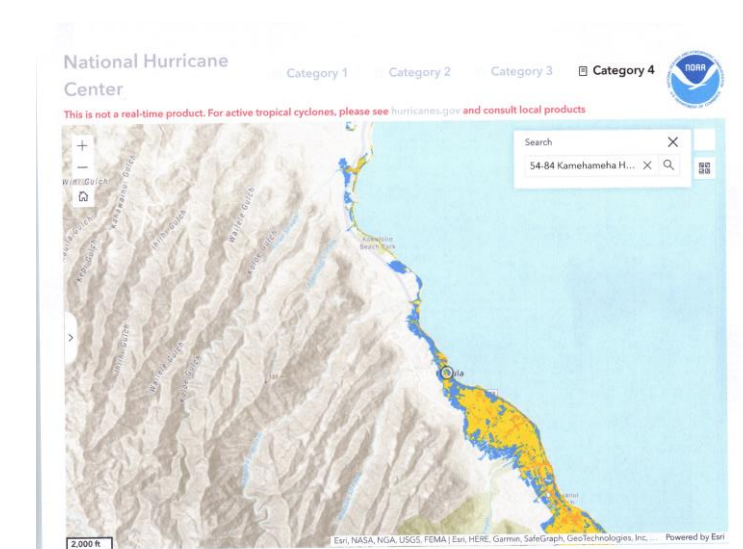
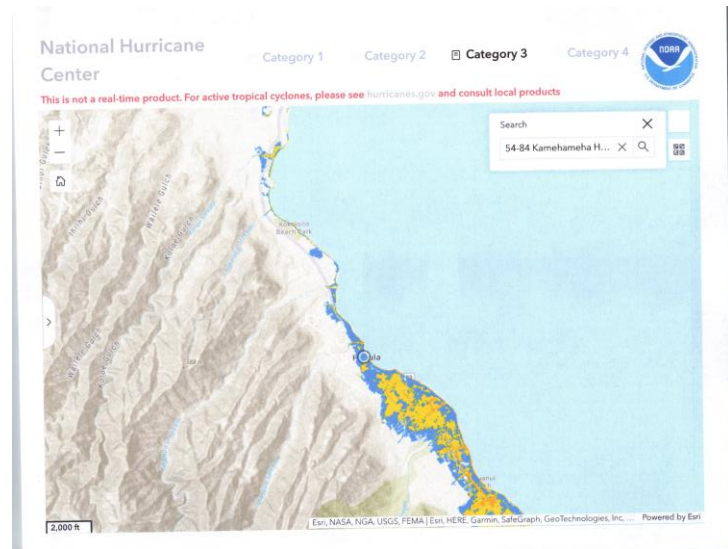
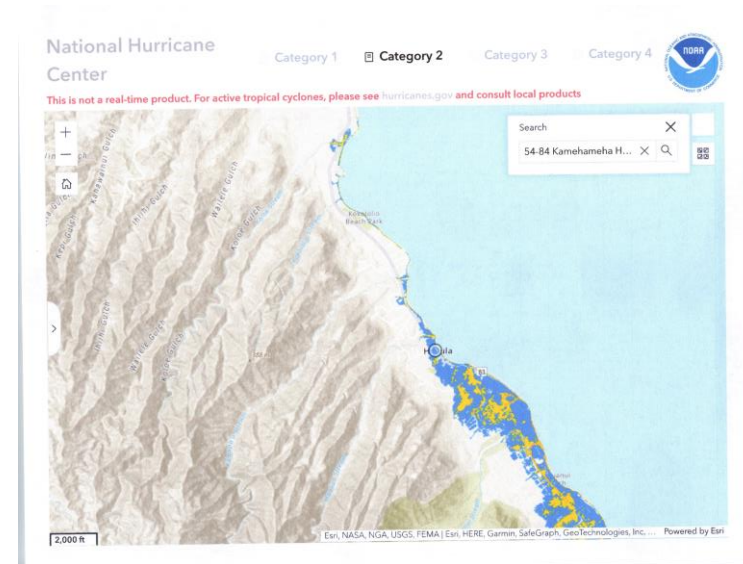
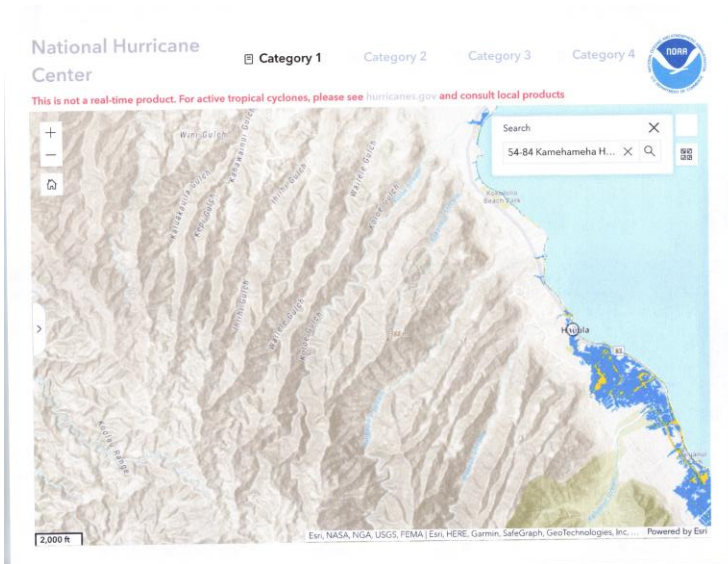


NOAA has predictions for Sea Levels Rise using a 6' scenario. As can be seen, this property is in the lower end of the water depth potential



Under normal passive flooding, the site (red ballon) is not exposed to routine flooding.

As can be seen from the Category 4 (highest for Hawaii) Hurricane Surge Maps from the National Weather Service, the site is not exposed to any severe degree in lower categories, but nearby areas are. However, like many areas of Oahu, Cat 4 is an issue.



To adhere with provisions of the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.), as amended (ESA) and from information received from USFW with pertinent information in their files, as it pertains to federally listed species in accordance with section 7 of the ESA; the applicant is aware that the following federally listed species *may* occur or *transit* through the vicinity of the proposed project area:

The endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*); endangered Hawaiian petrel (*Pterodroma sandwichensis*), threatened Newell's shearwater (*Puffinus auricularis newelli*), and endangered Hawaii DPS band-rumped storm-petrel (*Oceanodroma castro*) (hereafter collectively referred to as Hawaiian seabirds); the endangered Hawaiian stilt (*Himantopus mexicanus knudseni*), Hawaiian coot, (*Fulica alai*) Hawaiian gallinule (*Gallinula galeata sandvicensis*), and Hawaiian duck (*Anas wyvilliana*) (hereafter collectively referred to as Hawaiian waterbirds).

Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest). If a nest or active brood is found:

1. Contact the USFW Service within 48 hours for further guidance.
2. Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.

Ko'olaupoko is the northeastern district of O'ahu, from Waimea Bay on the North Shore to Ka'a'awa on the windward coast. ("Ko'olau" means "windward"; "loa" means "long"). The valleys from La'ie to Kahana are well-watered and fertile. The most famous god of this land was Kamapua'a, "Pig-Child," whose home was in the valley of Kaliuwa'a (Sacred Falls) in Kaluanui. The gods Kane and Kanaloa wandered through this district, creating springs and fishing. Fish is abundant; the coastline is also noted for its shark gods and shark men (mano kanaka). According to legend, during the Makahiki festival several Akua (Gods) appeared. Akua Loa traveled in a right circle around the island and Akua Poko journeyed to the left. Eventually, they met at the ahupua'a division between Kualoa and Ka'a'awa.

As a result, the names Koolauloa and Koolaupoko were given to the moku to represent the meeting of the Akua. The ahupua'a from west to east are Waimea, Keahuohapu'u, Pupukea, Paumalu, Kaunala (or Peapueo), 'Opana, Kawela, Hanakao'e, Kahuku (or Ahumanu), Keana, Malaekahana, Lā'iewai, Laniloa, Lā'iemalo'o, Kaipapa'u, Hau'ula (or Lanakila), Mākoa, Kapaka, Kaluanui, Punalu'u (or Moa'e), Kahana (or 'Āhiu), Ka'a'awa (or Holopalo), and Ka'o'io. Hawaii is known for its many rains and winds of the islands in this moku.

It is believed that as a closer to shore lot, this site may have been a staging area for fishing, for which the area was known. Its soils are not partially fertile for farming. No surface historic properties were observed during a field examination within or in the immediate vicinity of the Proposed Action. No intact sinkholes, sand dune deposits, or cultural material were observed within the project area, and none are believed to be present. As a result, the Proposed Action is not anticipated to adversely affect any historic properties. Furthermore, the Proposed Action would have no significant impact on historic properties as none are listed or detected.

Continued consultation with the State Historical Preservation Division (SHPD) will be necessary to determine if archaeological monitoring or other specific measures will be required. **However, in that unlikely event that previously unidentified historical, archaeological, or cultural resources or human remains are encountered, work in the immediate area would cease and notification of the proper authorities, including the State Historic Preservation Division, would occur immediately according to applicable law.**

The Environmental Disclosure Document (EDD) was distributed to many agencies and stakeholders. Mahalo nui loa for being part of this consulting process. As you know, board presentations are mainly a forum to answer questions arising from the project. This PowerPoint just highlights some of the information, but we gladly will answer any questions that may have developed from your reviews.

QUESTION and ANSWER PERIOD