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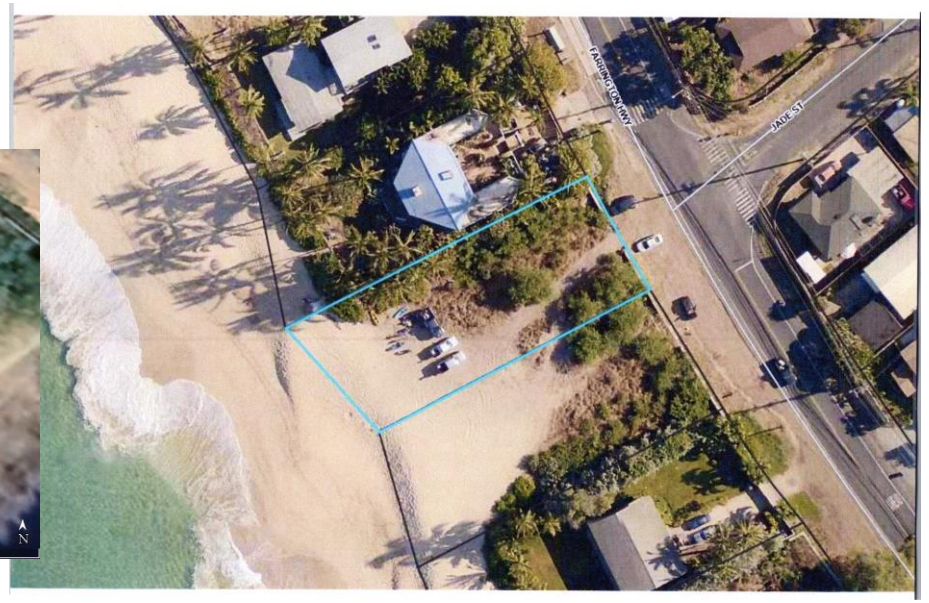
Hu Property

Speak to the 'aina...
Work with Lokahi

HARMONY AND BALANCE

Written Statement for
SMA Major Permit
Application
TMK: (1) 8-4-004:021
84-931 Farrington
Highway
Makaha, Hawaii





WHALE Environmental Services, LLC
P.O. Box 455, Kahuku, HI 96731
www.whalees.com

WHALE Environmental Services LLC
P.O. Box 455. KAHUKU, HI 96731 808-294-9254

MISC. VOM. 474
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. The project proposes the construction of a new single-family residence with internal ADU and garage. This is a two-story dwelling with roof deck, 4 bedroom/3 bath in the SFD and 1 bedroom/ 1 bath in the ADU. There are six parking spaces for the SFD (2 in garage), and one parking space for the ADU – seven in total.

Project Summary. The Proposed Action consists of the construction of a new single-family residence at 84-931 Farrington Highway, HI 96792 on an un-occupied vacant shoreline lot in the R-10 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), and therefore subject to compliance with Chapter 25, ROH, the SMA Ordinance. Regulatory authority in the R-10 Residential District and SMA lies with the City and County of Honolulu (City) Department of Planning and Permitting (DPP).



Hu Property

Project:	**Hu Property - New Single Family Dwelling Construction**
Applicant:	Name: HU Property Contact: Iris Hu
Approving Agency:	Department of Planning and Permitting City and County of Honolulu 650 South King Street, 7th Floor Honolulu, HI 96813
Location:	84-931 Farrington Highway, HI 96792
Proposed Action:	Construction of a new single-family residence on an un-occupied shoreline lot .
SMA Major Land Use Permit Application Trigger(s)	Construction of a new SFD within Special Management Area (SMA) and X and AE Flood Hazard Zone with a cost >$500,000 SMA Major – VE Zone not affected by main structural components.
Tax Map Key:	1-8-4-004:021
Parcel Area:	15,472 SF – Erosion Area 3,116 = Total Area for ISA Calculation = 12,356 SF
Project Area:	Approximate work area = 4,435 SF <50%
Judicial District:	Waianae
Community/Development Plan Designation:	Wai'anae Sustainability Communities Plan and Oahu General Plan
State Land Use District:	Urban
County Zoning:	R-10 Residential District
Required Permits and Approvals:	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 property has been a vacant lot for a long time according to property records. The SFD is a 5B/3Bath SFD dwelling with an internal 1B/1Bath ADU with also an internal first floor garage. Wastewater will use an new tie-in to the municipal sewage system with a sewer lateral near the main gate. The property has existing CMU walls on sidelines that will be extended to the 40’ shoreline setback. New CMU walls will be erected on the eastern side of the lot and also extend to the shoreline setback. There is an CMU existing front wall with driveway gate that is changed from outward facing to inward facing per the Neighborhood Board request.

CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division



Overview



Legend
Roads
Parcels

Parcel ID	840040210000	Situs/Physical Address	84-931 FARRINGTON HWY	Assessed Land Value	$975,500	Last 2 Sales				
				Assessed Building Value	$0	Date	Price	Reason	Qual	
Acreage	0.3552			Total Property Assessed Value	$975,500	n/a	0	n/a	n/a	
Class	RESIDENTIAL					n/a	0	n/a	n/a	
				Total Property Exemptions	$0					
				Total Net Taxable Value	$975,500					

Brief Tax Description 1ST: LOT 200 MAP 6 LCAPP 1052 13,851 SF 2ND: LOT 25 POR LCAW 10,613:5 POR EXCL 1 LCAPP 1052 1,621 SF DES
(Note: Not to be used on legal documents)

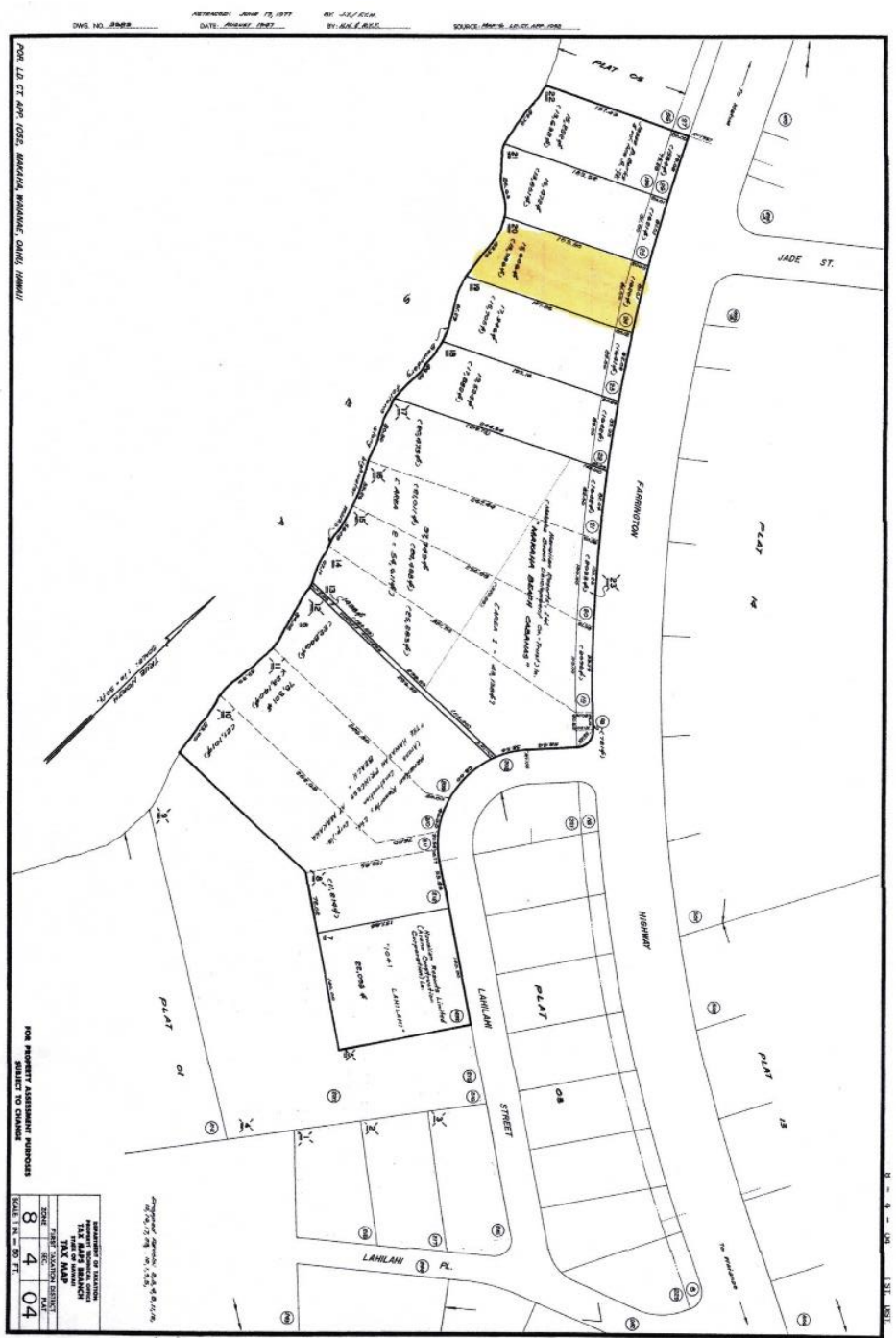
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Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy. The City does not guarantee the positional or thematic accuracy of 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: 3/2/2024
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Developed by Schneider GEOSPATIAL

The subject parcel (hereinafter referred to as the "site") consists of approximately 0.2837 acres (12,356 SF) (corrected to reflect area lost to erosion as shown on the Certified Shoreline Survey) of residentially zoned lands and identified as Tax Map Key Number: (1) 8-4-004:021. The site is a rectangular-shaped parcel that is bounded by the Pacific Ocean to the south, proposed residential development lot to the east, another occupied parcel to the west and Farrington Highway to the north.



Lot Area	15,472 SF minus 3,116 SF = Total Area for ISA Calculation – 12,356 SF
Lot Shape	Rectangular
Topography	Relatively flat – the bulk of the site has an average elevation of 16' above MSL with exception of the decline in grade to the shoreline in the setback area.
Impervious Surface Area (ISA)	Total Lot Area = 15,472 SF Deduct Erosion Area = 3,116 SF Total Area for ISA Calculation = 12,356 SF Concrete Side wall and Front Drive = 4300 SF House, Patio and Roof Deck = 4435 SF Total ISA = 8735 SF ISA Percentage = 70.69% Per LUO 21-3.70.1)G) – Total ISA may not exceed 75% Pervious Area = 3,621 SF Grass: 3,235 SF Landscape: 130 SF Planter with Landscape: 256 This information sourced from sheet A001 of Building Plans
Earthwork Summary	Site Grading — Under Building Fill: 1,400 SF (23CY) — 2,500 SF (30CY) Cut: 300 SF (5CY) — 1935 SF (20CY) Notes: Excavation Activities are anticipated to cover approximately 1,700 SF (site work), 4,435 SF (Building Work) and involve movement of approximately 18 CY of fill soil. Structural Fill (under building) 10 CY – not for grading Exvacated soil material will be spread out to balance the site. The estimated total volume of imported nonstructal fill is 18 CY to be placed around house and street side yard. Clean soil provisions are in the Environmental Notes on Sheet SMA-3 in the Building Plans.
Current Development	Vacant site with existing CMU wall and gate streetside.
Flood Zone	VE, AE, X – Forepart of the site is Flood Zone X and contain the existing CMU front wall and gate, and will include some of the external parking spaces. The AE Flood Zone has the majority of the house construction in it. The VE zone has some of the rear construction of the home and contains the shoreline setback area. Source: Flood Hazard Assessment Report

Shoreline Survey	The most recent Certified Shoreline Survey (CSS), dated August 18th 2023 is being utilized for the purpose of this SMA Major Permit. The CSS shows that the shoreline follows along the upper reaches of wash of waves. See CSS in Attachment 1.
Nearest Body of Water	Pacific Ocean – Estaurine and Marine Wetland and Estaurine and Marine Deep Water
Soil Classifications (listed mauka to makai)	WkA – Waialua silty clay – slower drained soils usually over coral limestone – nearly level BS – Beach sands – Deep, well-drained to excessively drained on coastal plains, low runoff potential when wet.
Vegetation	Grass and remnant ornamental vegetation
Shoreline Erosion Rate	UH shoreline erosion rate maps show a Maile Erosion Transect 57 with a rate studies of projected loss in shoreline property of 1.26'/year or 88.2' over 70 years.
SLA – Exposure Area	Most of the entire parcel is in the 3.2' SLR -XA and projected to be impacted by coastal erosion by 2100. The 3.2' SLR Coastal Erosion line is seaward of the 40' shoreline setback and has no work proposed inside it.
Hurricane Storm Surge	Not impacted by Hurricane Storm Surge – Cat 1-4
Tsunami	The entirety of the subject property is in the tsunami excavation zone
Environmental Compliance	The proposed project does not meet any of the triggers under HRS Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Other City Permits and Approvals	Construction and Building Permits DOH Municipal Sewage Tie-in Permit
Agency Comments	Federal, State, and County/City agencies as well as other stakeholders have been forward review copies. All correspondance may be found in Attachment 2 of the Written Statement.
Neighborhood Board Presentation	A presentation was made before the Waianae Neighborhood Board in December 2023, and January and February 2024.
Public Hearing	Conducted

Nearby Uses within ½ mile include Hawaiian Princess Resort, Makaha Elementary School and nearby shopping and amusements.



1.3 Land Ownership

The project site is within the boundaries of TMK 1-8-4-004:021 and is owned by the following fee owner (s): Yang Gao – Fee Owner, Zhenghong Hu, Fee Owner

1.4 Project Costs

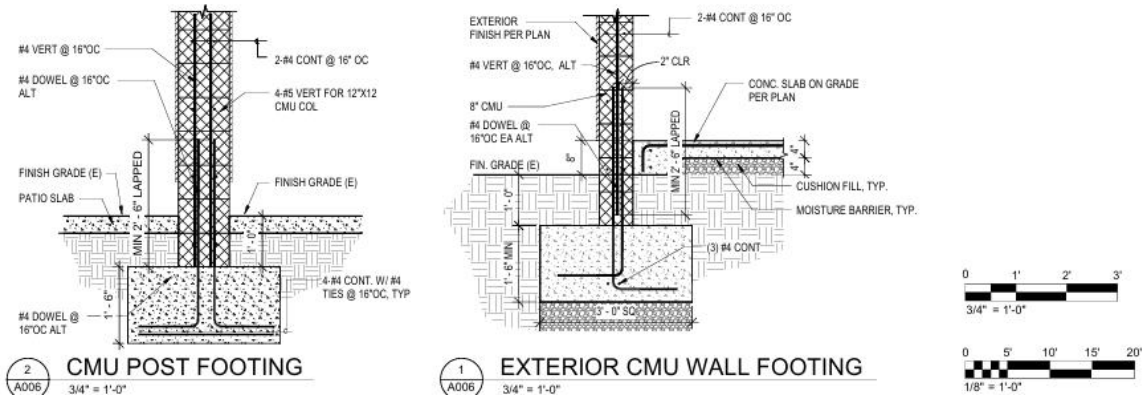
The estimated project costs are $900,000 - $1.2 million and is expected to be 18-24 months of construction duration once approved.

Environmental Factors

The Waianae microclimate is usually classified as follows:
(BSh) Hot Semi-Arid Climate

Hot semi-arid climates (type "BSh") tend to be located in the 20s and 30s latitudes of the tropics and subtropics, typically in proximity to regions with a tropical savanna or a humid subtropical climate. These climates tend to have hot, sometimes extremely hot, summers and warm to cool winters, with some to minimal precipitation. Hot semi-arid climates are most commonly found around the fringes of subtropical deserts.

The site is on one of the driest sides of the island, with higher average temperatures Leeward compared to the rainier areas on the Windward Side. The site itself is located directly on the beach, fronting Farrington Highway, so it will benefit from some cooler ocean breezes.

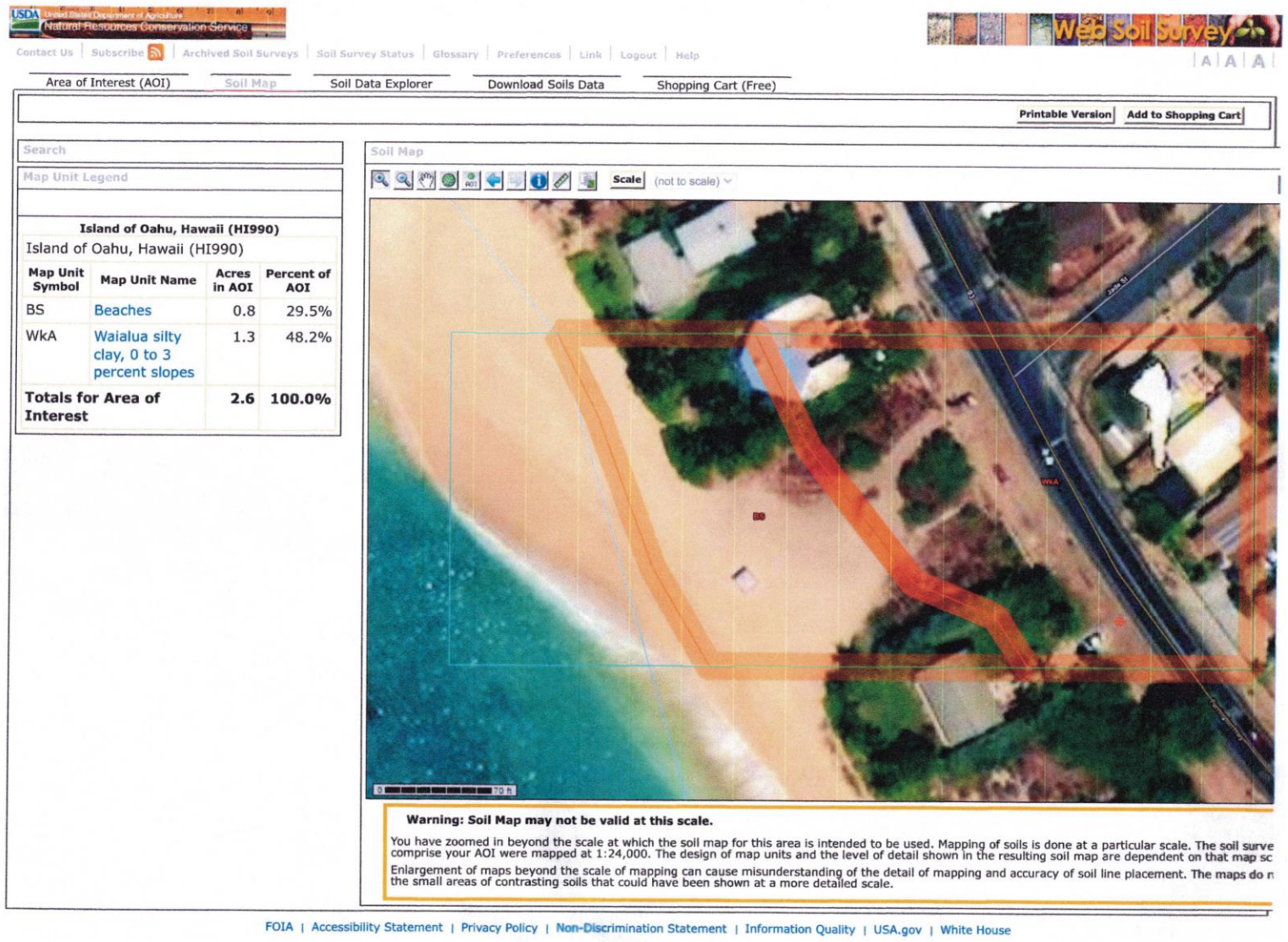


Sample Detail of foundation supports

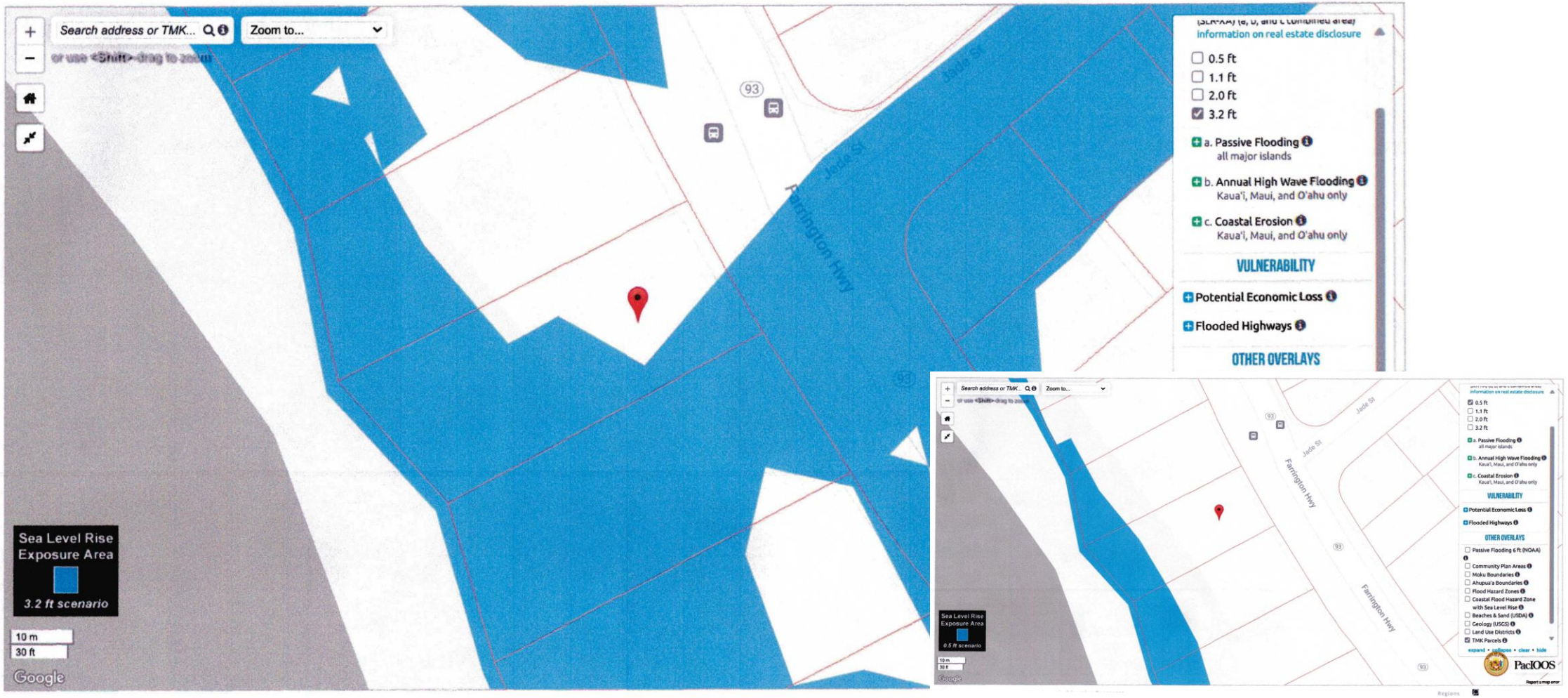
In cultural considerations, any excavation work that encounters cultural artifacts or signs of such, will immediately halt, SHPD called, and asked for advice on how to proceed, which likely would involve the inclusion of an archaeologist for an AIS survey. Construction will not resume until SHPD releases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

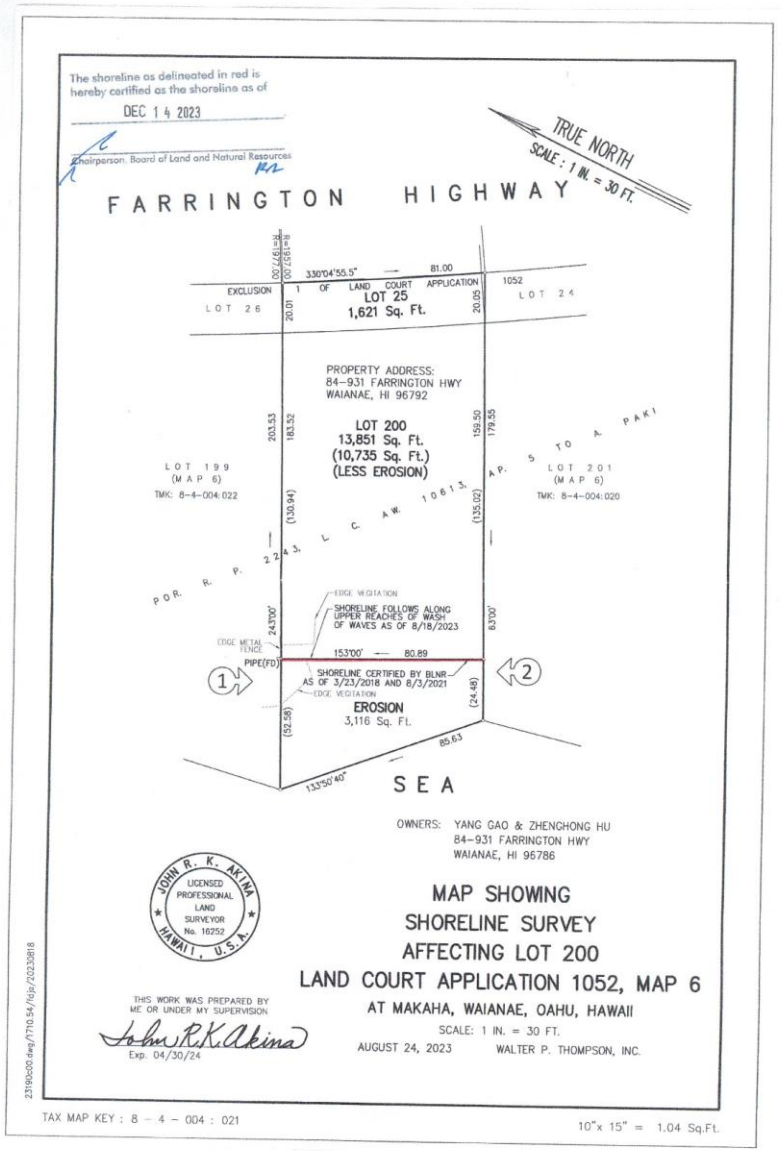
Environmental Factors

The site has an official classification of Waialua clays, Beach Sands and scattered Artificial Soils introduced by past grading work.



The Proposed Project Area (construction) is mostly located within the 3.2 ft. SLR exposure areas, as shown here…. Conversely, the project area is outside the 0.5’ SLR

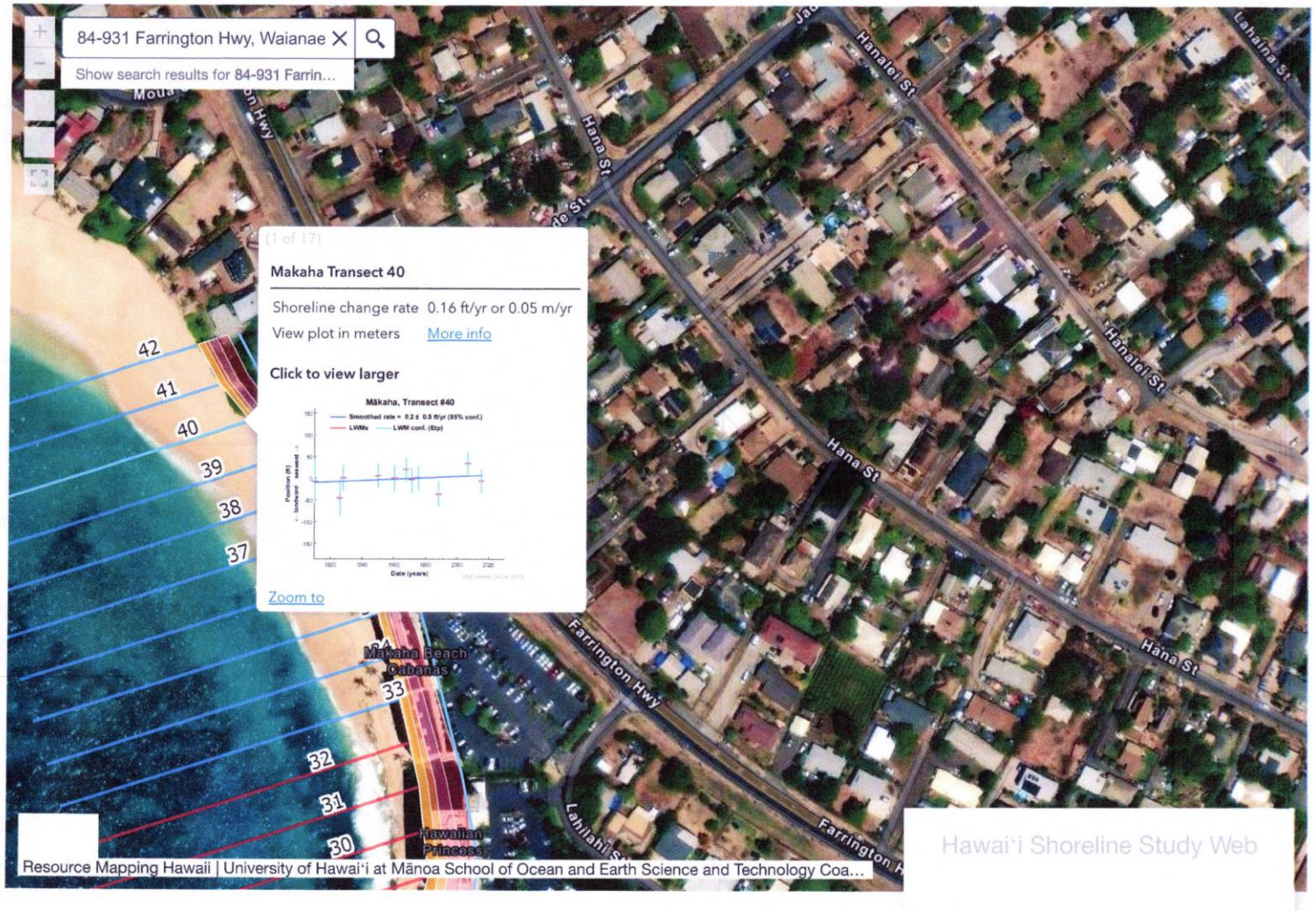




The shoreline survey has been certified in December 2023….



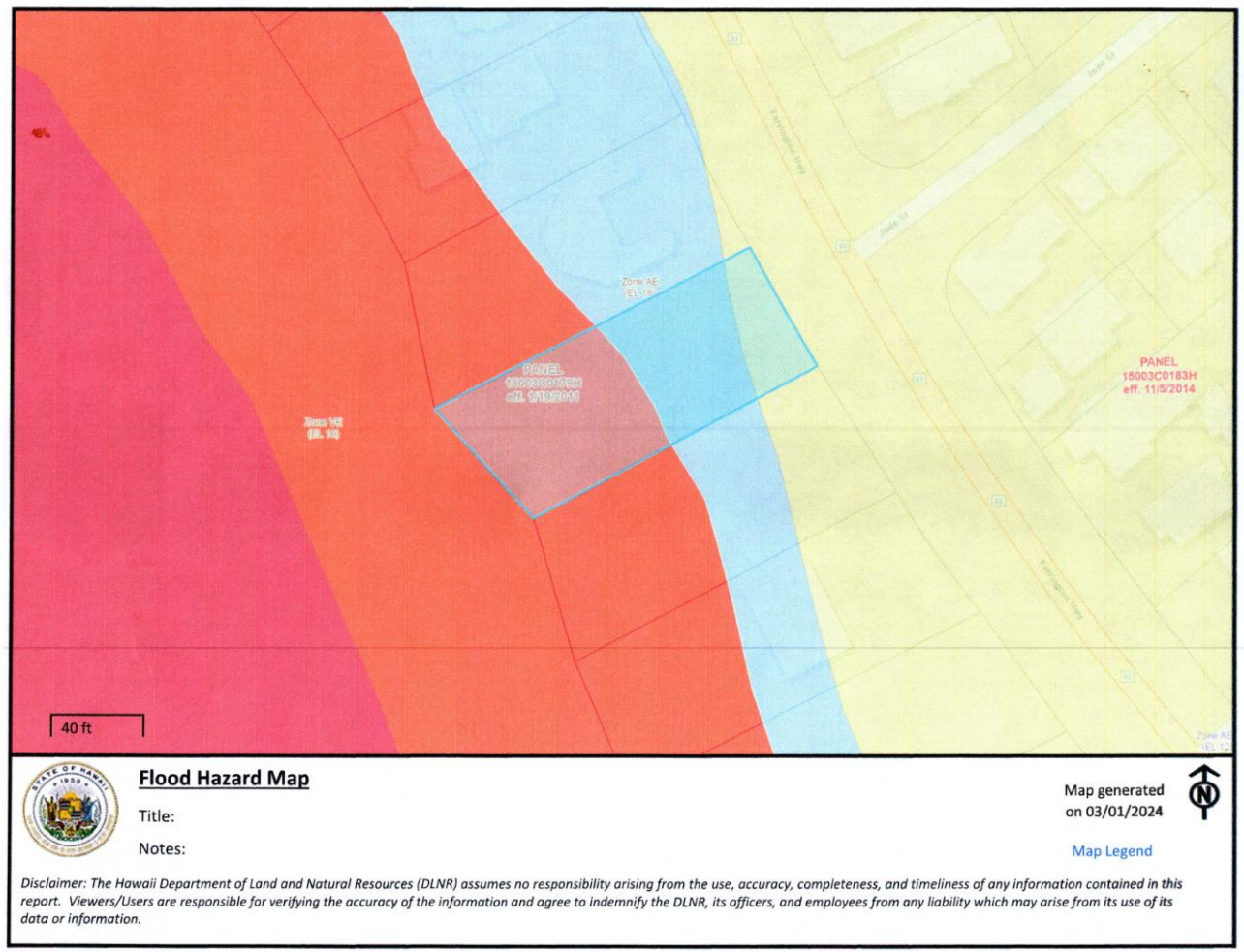
As can be seen by the erosion map, the 3.2’ erosion line (red) and the shoreline vegetation line (green) do not reach the proposed work area of the subject property.



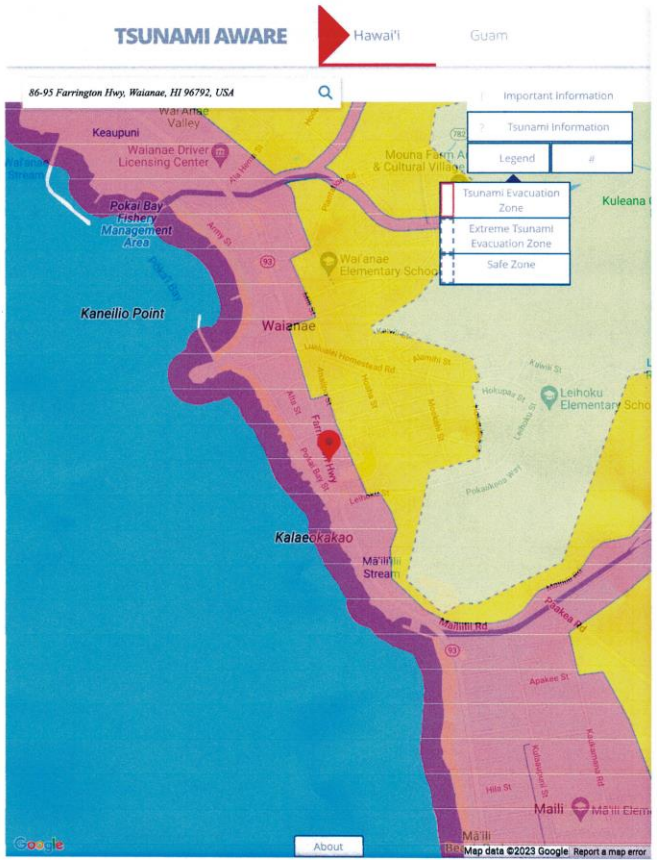
In the erosion rate loss/gain projections, the shoreline change rate is an accretion rate of 0.16’/year or a gain of shoreline of about 11.2’ by 2100.

According to the Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA), the project work area is situated within two flood zone designation, Zones AE and VE flood zones.

The structure is elevated to accommodate the flood zones. Zones AE and 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.



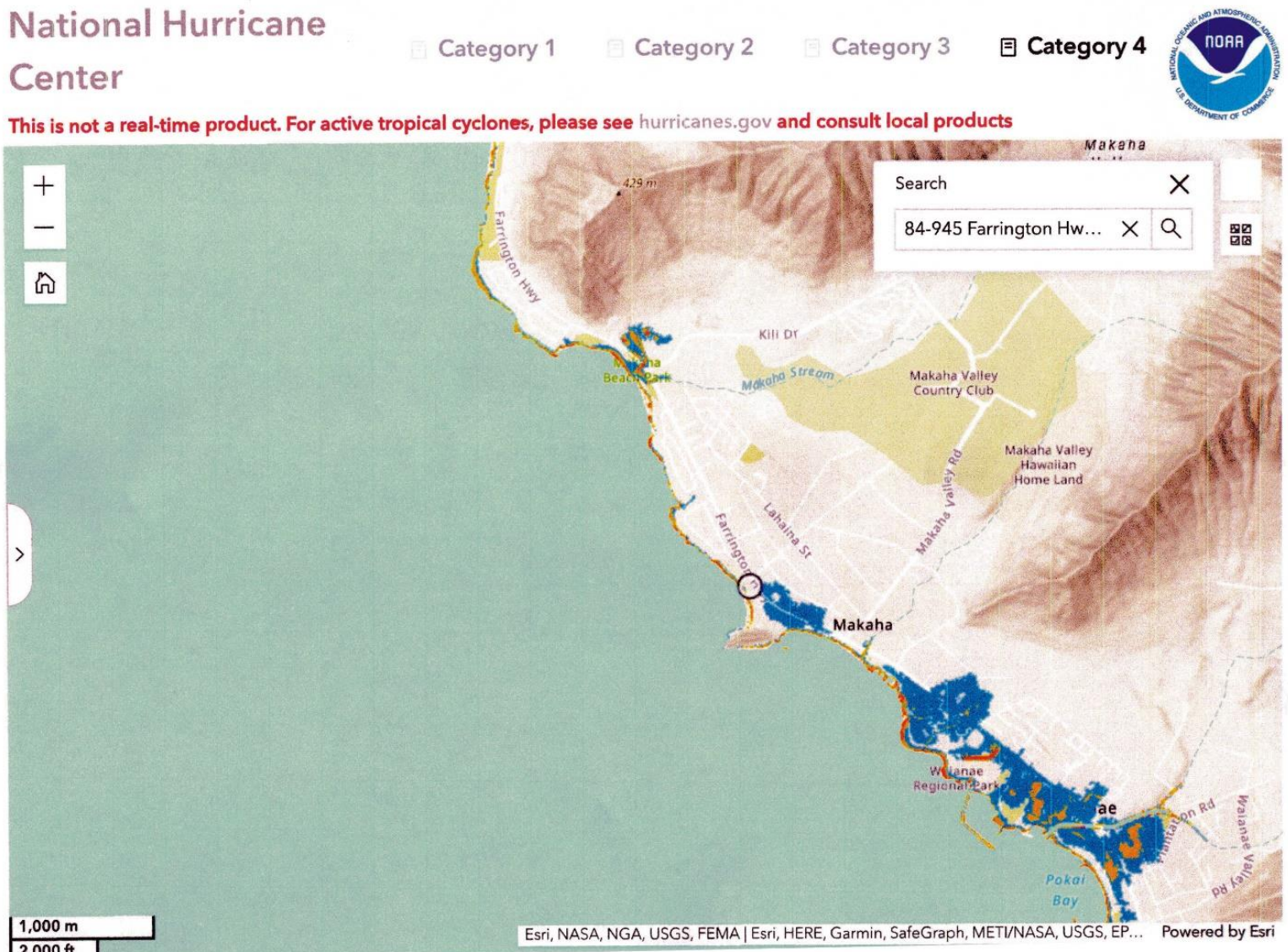
NOAA has predictions for Sea Levels Rise using a 6’ scenario. As can be seen, this property is outside of the water depth potential





As most of the Waianae Coast, the property is in a Tsunami excavation zone

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.



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.
3. Have a biological monitor that is familiar with the species' biology present on the project site during all construction or earth moving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted.

The same provisions of monitoring for site entry, halt to construction, notification of species presence to USFW and DLNR/DAR and request for guidance will apply to other species such as monk seals and green sea turtles that may enter the site from near shore waters and beaches.

Previous research in to the traditional history and mythology of the Waianae has revealed a dearth of information. A common perception is that this was a land where people got by fine - Fishing was terrific. Crops could be planted where they would be happiest, coconuts near the beaches, breadfruit higher up. They raised chickens, pigs , and dogs. Lush forests yielded the wood they needed, and they had water for taro. But the dryness of the region limited production with food for residents, but little to offer travelers. Thus Nanakuli folks became known for the "deafness" – pretending to be death so they could not hear appeals for food; and Makaha became known as "fierce warriors"..

The rain of Waiʻanae is known as Kilinoe and the wind is Kaiāulu.

It is believed that as a shoreline lot, this site may have been a staging area for fishing, for which the area was known. It's 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. In a Ka Pa'akai Analysis, this shoreline will retain its past cultural practice of fishing in this modern day. There are nearby shoreline access paths, and the Hus have agreed not to block sideline highway parking in front of the property with the exception of the driveway.

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 review process. As you know, 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