REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A.Okimoto, Matt Weyer

Committee Meeting Held
February 13, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 25-39 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW PHASED IMPROVEMENTS FOR THE WAIMEA VALLEY IN HALE'IWA, O'AHU,"

as transmitted by Departmental Communication 37 (2025) from the Department of Planning and Permitting ("DPP"), dated January 14, 2025, reports as follows:

The purpose of Resolution 25-39 is to grant a Special Management Area ("SMA") Major Permit to Hi'ipaka, LLC (the "Applicant") to allow for the construction of phased improvements in Waimea Valley, including the renovation and expansion of the visitor center; demolition of the former seed propagation and equipment storage structure, and construction of a new community resource center; installation of a rockfall mitigation fence adjacent to the new community resource center, and other rockfall mitigation measures as needed; renovation and expansion of the existing Pīkake pavilion; construction of a new traditional Hawaiian hale; upgrades to or replacement of the onsite sewage treatment plant and water system; installation of a new offsite fire hydrant on the makai side of Kamehameha Highway across from the valley entrance; and installation of erosion control measures along streambanks, on an approximately one-acre portion of two zoning lots totaling approximately 1,799 acres of land zoned P-1 Restricted Preservation District, located at 59-864 Kamehameha Highway, and identified as Tax Map Keys 6-1-002:002 and 005 (the "Project").

ADOPTED ON FEB 26 2025

COMMITTEE REPORT NO. 54

Your Committee notes that Waimea Valley is a cultural and ecological park that occupies the entire ahupua'a of Waimea. For land use purposes, Waimea Valley is under the jurisdiction of the State Department of Land and Natural Resources Office of Conservation and Coastal Lands. Waimea Valley is privately owned and operated by Hi'ipaka LLC, which is a nonprofit organization that is a part of the State Office of Hawaiian Affairs.

The two zoning lots on which Waimea Valley is located are not shoreline lots, and although a very small portion of the Waimea Valley zoning lots are projected to be impacted by 3.2 feet of sea level rise by the year 2100, the Project site is not anticipated to be impacted. The as-introduced resolution included a condition providing a landowner acknowledgement that the Project's two zoning lots are susceptible to coastal hazards, which may cause harm or loss of life and property. This acknowledgement has been deleted in the CD1 version of the Resolution because the Project site is not significantly affected by coastal hazards.

The U.S. Fish and Wildlife Service database indicates that endangered, threatened, or protected flora and fauna may be present on the Project site. The U.S. Fish and Wildlife Service and the Project's final environmental assessment recommended several conditions in addition to standard conditions to protect these flora and fauna species. These conditions are included and clarified in the CD1 version of the Resolution.

An Archaeological Literature Review and Field Inspection was conducted for the Project site in May 2023. The study found that the likelihood of discovering subsurface historical significant findings was low in the fire hydrant and rockfall mitigation areas; moderate near the visitor center, Pīkake Pavilion, and the community resource center; and high near the new Hawaiian hale (which is an area formerly developed by native Hawaiians with lo'i kalo and dwellings, and has otherwise remained undeveloped). Waimea Valley qualifies as a Traditional Cultural Property of great significance to Native Hawaiians. The Applicant, State Historic Preservation Division, and U.S. Economic Development Administration (which is a bureau of the U.S. Department of Commerce) are preparing and will be executing a comprehensive memorandum of agreement to

address impacts to archaeological, historic, and cultural resources that may be present on the Project site. The CD1 version of the Resolution requires the Applicant to implement all mitigative actions and protocols required or recommended by the State Historic Preservation Division in its written determination letter, and under the memorandum of agreement.

Your Committee notes that the DPP, after a public hearing held on December 4, 2024, and as set forth in Departmental Communication 37 (2025), recommends approval of the SMA Major Permit subject to the conditions set forth in the Resolution.

At your Committee's meeting on February 13, 2025, the Applicant's Agent provided a brief presentation of the proposed Project.

The DPP Director testified in support of the CD1 version of the Resolution.

Your Committee received no verbal or written public testimony on the Resolution.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended and clarified as discussed below.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF CERTAIN PHASED IMPROVEMENTS IN WAIMEA VALLEY IN HALE'IWA, O'AHU."

B. Amends the first WHEREAS clause to clarify the description of the Project, and clarifies that the Project site is a one-acre portion of the two zoning lots totaling 1,799 acres of land on which Waimea Valley is located.

C. Amends the second WHEREAS clause to remove the reference to the testimony provided at the DPP's public hearing.

D. In Condition A, deletes the statement that any new application for an SMA Use Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted.

E. Deletes Condition B, which required the landowner's acknowledgement of the parcels' susceptibility to coastal hazards. Re-letters the subsequent conditions.

F. In re-lettered Condition B, relating to protecting archaeological, historical, or cultural resources:

1. Amends Condition B.1 to provide that the Applicant is required to implement all mitigative actions and protocols required or recommended by the State Historic Preservation Division in its written determination, and under the memorandum of agreement ("MOA") executed among the Applicant, SHPD, and the U.S. Economic Development Administration.

2. Amends the last sentence to require that all mitigation protocols approved or otherwise required by SHPD and under the MOA, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

G. In re-lettered Condition C, relating to minimizing impacts to endangered, threatened, and protected fauna:

1. Adds a new Condition C.5 to require that outdoor lights be turned off when human activity is not occurring in the lighted area, which may be achieved by installing automatic motion sensor switches and controls on exterior lights (recommended by the U.S. Department of Fish and Wildlife Service). Renumbers subsequent conditions in Condition C.

2. Moves renumbered Condition C.8 to Condition D.1.

3. Moves renumbered Condition C.9 to Condition D.2. Renumbers subsequent conditions in Condition C.

4. Amends renumbered Condition C.9 to clarify that Project contractors, subcontractors, and other personnel must be informed that the feeding of endangered, threatened, and protected avian species is prohibited.

5. Amends renumbered Condition C.11 to provide that during periods of construction-related vehicular activity, a reduced speed limit of 5 miles-per-hour (instead of 15 miles-per-hour) must be posted and implemented in areas where endangered, protected, or threatened avian species are known to frequent. Clarifies that Project contractors, subcontractors, and other personnel must be informed of the presence of endangered, threatened, and protected waterbirds, and the reduced speed limit.

6. Amends renumbered Condition C.12 to:

    a. Provide that during periods of construction-related vehicular activity, a qualified biologist or qualified Waimea Valley staff member must be retained to supervise and monitor Project work areas where endangered, protected, or threatened (instead of sensitive) avian species have been observed, including near to the community resource center and rockfall mitigation areas; and

b. Incorporate renumbered Condition C.13, which provides that if any endangered, protected, or threatened avian species are observed within a Project work area, all work within 50 feet of the observed bird must stop until the bird has voluntarily left the area. Renumbers the subsequent condition in Condition C.

7. Amends renumbered Condition C.13 to provide that prior to any Project ground-disturbing or construction activity near pond areas, a waterbird nest survey must be conducted. Requires repeat surveys to be conducted within three days after the commencement of Project activity near pond areas, and after any subsequent delay of Project work for three or more days. If any endangered, threatened, and protected waterbird nests or broods are found, requires the Applicant to immediately contact the U.S. Fish and Wildlife Services for further guidance, and:

   a. Establish and maintain a 100-foot buffer of no activity around all active nest sites or broods until the chicks or ducklings have fledged; and

   b. Retain a biological monitor familiar with the waterbird species' biology, who must be present near the nest site until the chicks or ducklings have fledged.

H. In re-lettered Condition D, relating to minimizing the spread of harmful invasive species, adds that the condition is also meant to minimize impacts to endangered, threatened, and protected flora that may be present on the Project site, and:

1. Moves former renumbered Condition C.8 to Condition D.1, relating to the use of native Hawaiian plant species for new Project landscaping, and adds a reference link to the publication *Native Hawaiian Plants for Landscaping, Conservation, and Reforestation.*

2. Moves former renumbered Condition C.9 to Condition D.2, relating to compliance with the State Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of coconut rhinoceros beetle host material. Renumbers subsequent conditions in Condition D.

3. Amends renumbered Condition D.3 to add that no importation of soil or structural fill material is currently proposed.

I. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS § 205A-26 and ROH § 25-4.1, and in agreement with the conclusion of the DPP in Departmental Communication 37 (2025), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.

2. The development, as conditioned, is consistent with the objectives and policies set forth in HRS § 205A-2 and ROH § 25-3.1, and the review guidelines contained in HRS § 205A-26 and ROH § 25-4.1.

3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee further finds that based on efforts to identify whether there are cultural, historic, or natural resources, or Native Hawaiian traditional and customary rights on the Project site, the Council is not aware of any existing cultural, historic, or natural resources, or Native Hawaiian traditional and customary practices on the Project site.

REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Matt Weyer

Your Committee on Zoning is in accord with the intent and purpose of Resolution 25-39, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-39, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Okimoto, Weyer – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

ADOPTED ON FEB 26 2025

COMMITTEE REPORT NO. 54

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-39, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF CERTAIN PHASED IMPROVEMENTS IN WAIMEA VALLEY IN HALE'IWA, O'AHU.

WHEREAS, on October 7, 2024, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2024/SMA-107) from Munekiyo Hiraga on behalf of Hi'ipaka, LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of phased improvements in Waimea Valley, including the renovation and expansion of the visitor center; demolition of the former seed propagation and equipment storage structure, and construction of a new community resource center; installation of a rockfall mitigation fence adjacent to the new community resource center, and other rockfall mitigation measures as needed; renovation and expansion of the existing Pīkake pavilion; construction of a new traditional Hawaiian hale; upgrades to or replacement of the onsite sewage treatment plant and water system; installation of a new offsite fire hydrant on the makai side of Kamehameha Highway across from the valley entrance; and installation of erosion control measures along streambanks, on an approximately one-acre portion of two zoning lots totaling approximately 1,799 acres of land zoned P-1 Restricted Preservation District, located at 59-864 Kamehameha Highway, and identified as Tax Map Keys 6-1-002:002 and 005 (the "Project"); and

WHEREAS, on December 4, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, which was attended by the Applicant, the Applicant's Agent, DPP staff, and several members of the public; and

WHEREAS, on January 14, 2025, 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 §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), 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 January 17, 2025, by Departmental Communication 37 (2025), 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,

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu ("City") that an 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-5, 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 as addressed in ROH Chapter 25 or 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 may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42 and has determined whether any mitigative actions and protocols are required. The Applicant shall implement all mitigative actions and protocols required or recommended by SHPD in its written determination and under the memorandum of agreement executed among the Applicant, SHPD, and the U.S. Economic Development Administration (a bureau of the U.S. Department of Commerce).

2. 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 SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD and under the MOA, must be clearly

stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

C. To minimize impacts to endangered, threatened, or protected 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 and lamps must not exceed a color temperature of 3,000 degrees kelvin.

2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).

3. Exterior light fixtures on the Project site must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture.

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

5. Outdoor lights must be turned off when human activity is not occurring in the lighted area, which may be achieved by installing automatic motion sensor switches and controls on exterior lights.

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

7. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

8. The presence of non-native predators, such as cats, rodents, and mongooses, must be minimized to the extent practicable.

9. Project contractors, subcontractors, and other personnel must be informed that the feeding of endangered, threatened, or protected avian species is prohibited.

10. All food rubbish must be secured in closed trash receptacles.

11. During periods of construction-related vehicular activity, a reduced speed limit of 5 miles per hour must be posted and implemented in Project work areas where endangered, threatened, or protected avian species are known to frequent. Project contractors, subcontractors, and other personnel must be informed of the presence of endangered, threatened, or protected avian species and the reduced speed limit.

12. During periods of construction-related vehicular activity, a qualified biologist or qualified Waimea Valley staff member must be retained to supervise and monitor Project work areas where endangered, threatened, or protected avian species have been observed, including near to the community resource center and rockfall mitigation areas. If any endangered, threatened, or protected avian species are observed within a Project work area, all work within 50 feet of the observed bird must stop until the bird has voluntarily left the area.

13. Prior to any Project ground-disturbing or construction activity near pond areas, a waterbird nest survey must be conducted. Repeat surveys must be conducted within three days after the commencement of Project work activity near pond areas and after any subsequent delay of Project work activity for three or more days. If any endangered, threatened, or protected waterbird nests or broods are found, the Applicant shall immediately contact the U.S. Fish and Wildlife Service for further guidance, and:

    a. Establish and maintain a 100-foot buffer of no activity around all active nest sites or broods until the chicks or ducklings have fledged; and

    b. Retain a biological monitor familiar with the waterbird species' biology, who must be present near the nest site until the chicks or ducklings have fledged.

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

D. To minimize impacts to endangered, threatened, or protected flora that may be present on the Project site, and to minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. To the extent practicable, native Hawaiian plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species (a recommended reference link is the publication *Native Hawaiian Plants for Landscaping, Conservation, and Reforestation*, at https://www.ctahr.hawaii.edu/oc/freepubs/pdf/of-30.pdf).

2. To manage host materials and plants that may contain the coconut rhinoceros beetle (in any stage of life), the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of coconut rhinoceros beetle host material.

3. The Applicant shall minimize the importation of soil and structural fill material to the extent possible. No importation of soil or structural fill material is currently proposed.

4. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

5. Prior to the commencement of any ground-disturbing or construction activities and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site; the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors; or both the distribution and posting of the Protocols. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

6. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant

shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

E. 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 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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-39, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Richard Pezzulo, Executive Director of Hi'ipaka, LLC, 59-864 Kamehameha Highway, Hale'iwa, Hawai'i 96712; Tessa Munekiyo Ng of Munekiyo Hiraga, 225 Queen Street, Suite 200, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director Designate of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

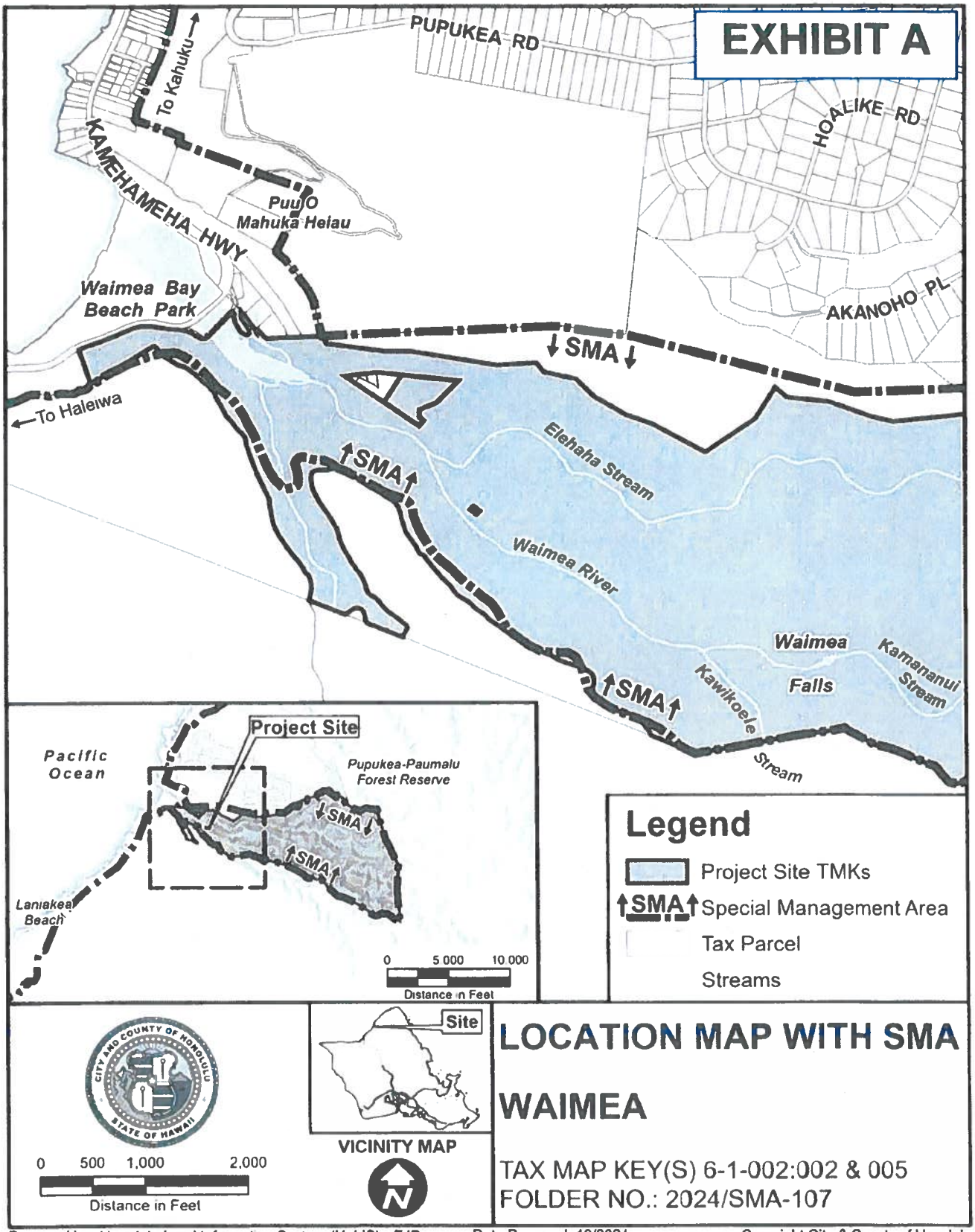
Tommy Waters (br)

DATE OF INTRODUCTION:

January 27, 2025
Honolulu, Hawai'i

Councilmembers

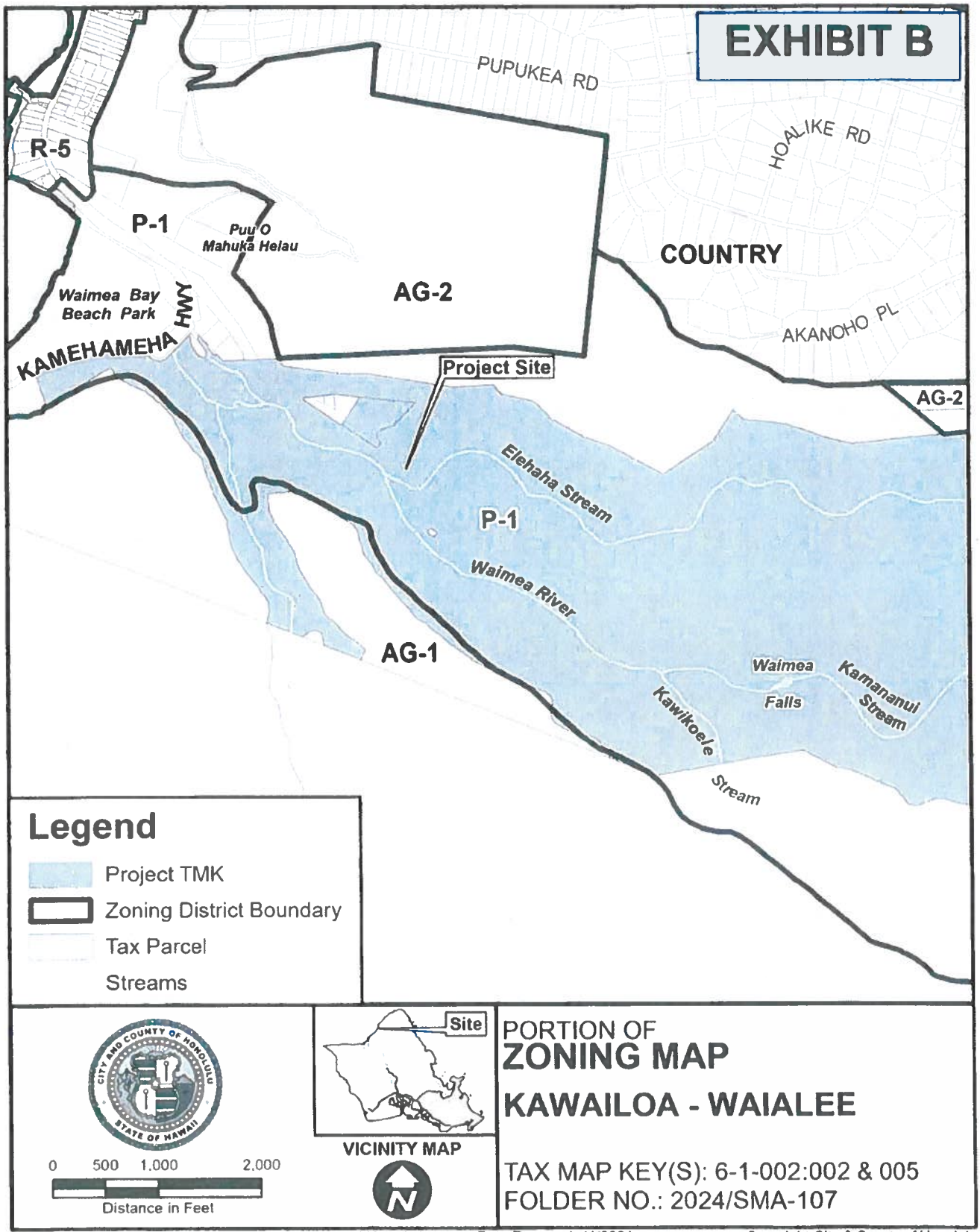
OCS2025-0093/2/6/2025 2:39 PM



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

Date Prepared: 10/2024

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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2024

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EXHIBIT C-1: Project Overview

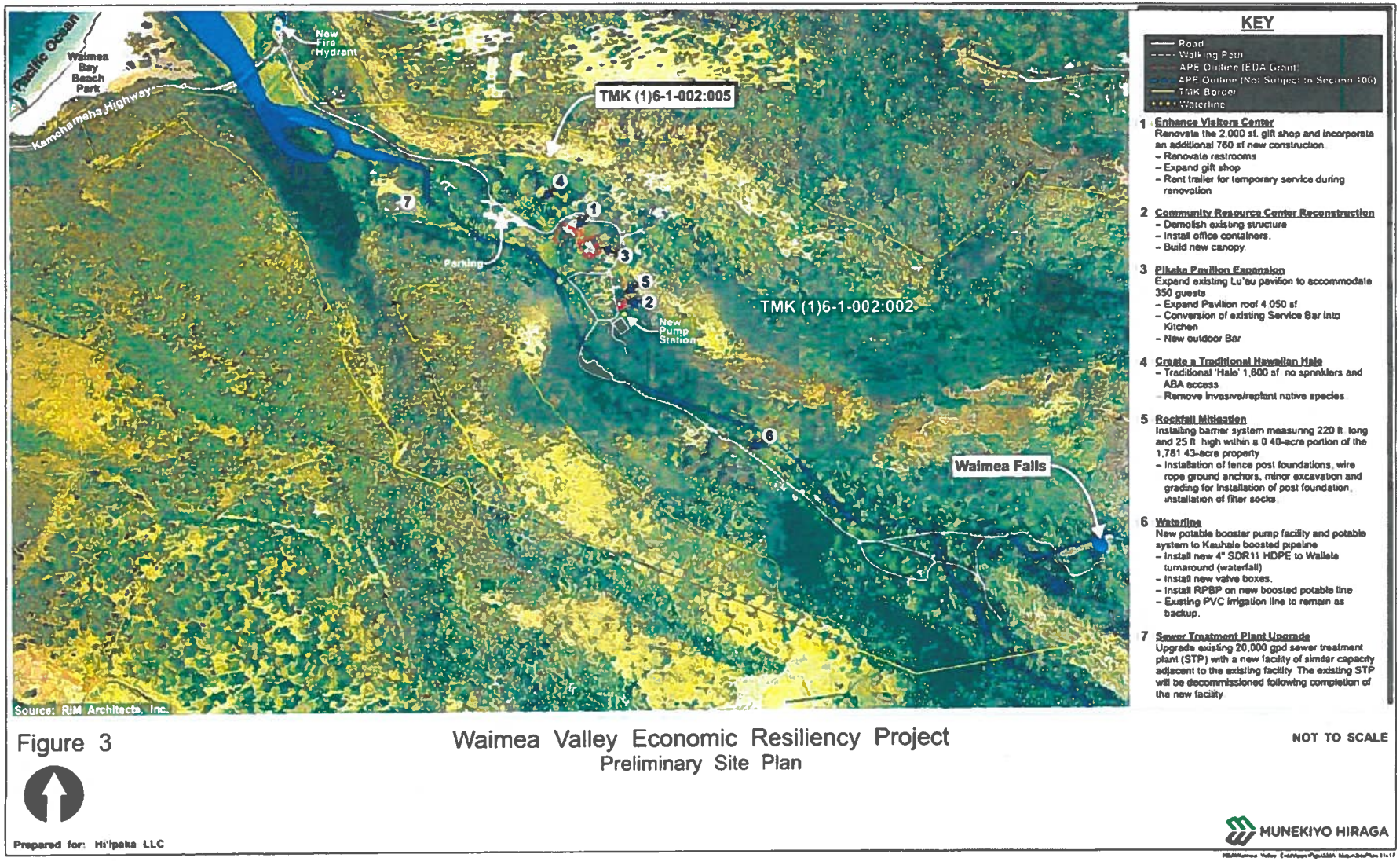


Figure 3

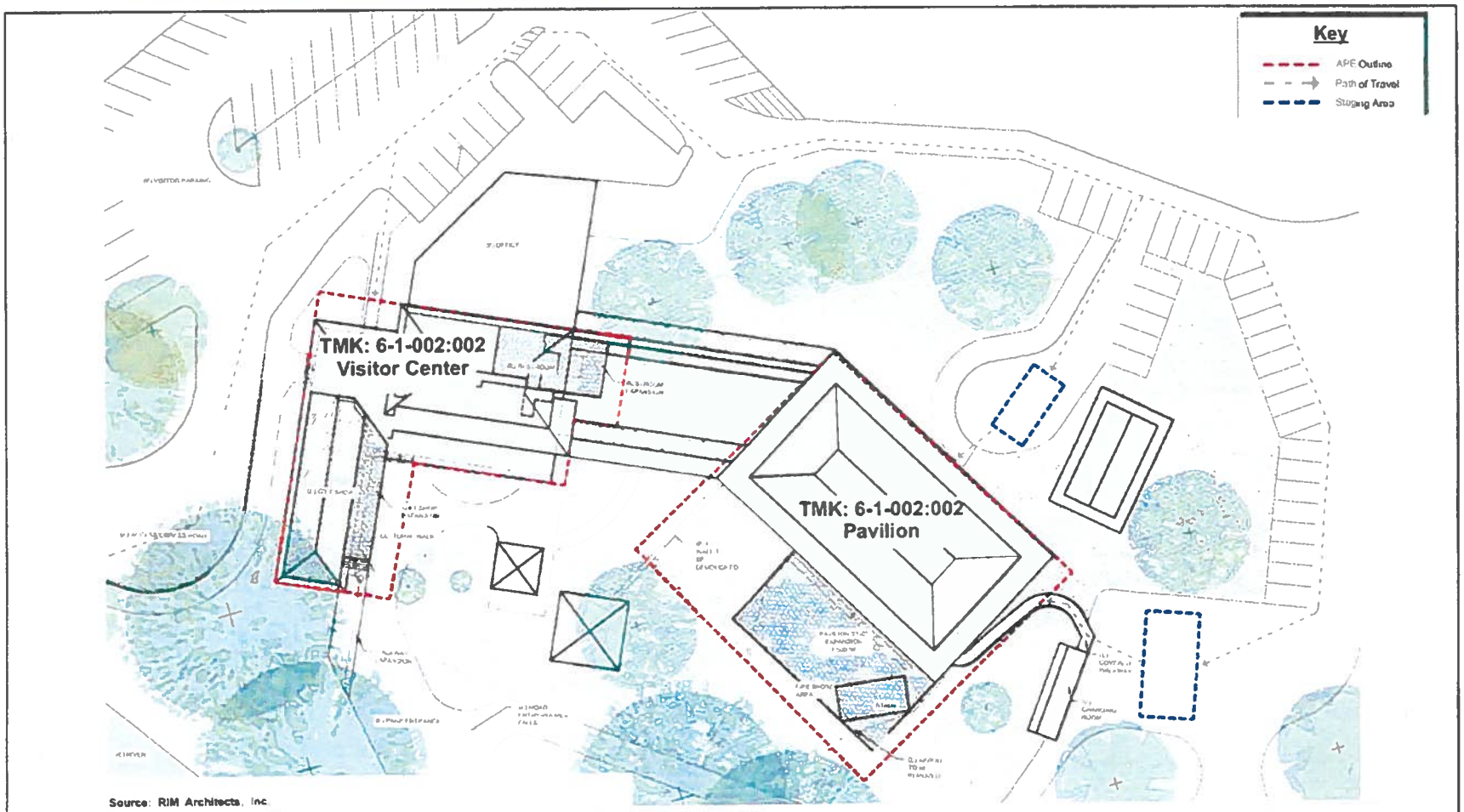
Waimea Valley Economic Resiliency Project
Preliminary Site Plan

NOT TO SCALE

Prepared for: Hi'ipaka LLC

MUNEKIYO HIRAGA

EXHIBIT C-2: Visitor Center and Pikake Pavilion



Source: RIM Architects, Inc.

Figure 4

Waimea Valley Economic Resiliency Project
Visitor Center/Pavilion Staging Area

NOT TO SCALE

Prepared for: Hi'ipaka LLC

MUNEKIYO HIRAGA

EXHIBIT C-3: Community Resource Center and Rockfall Mitigation

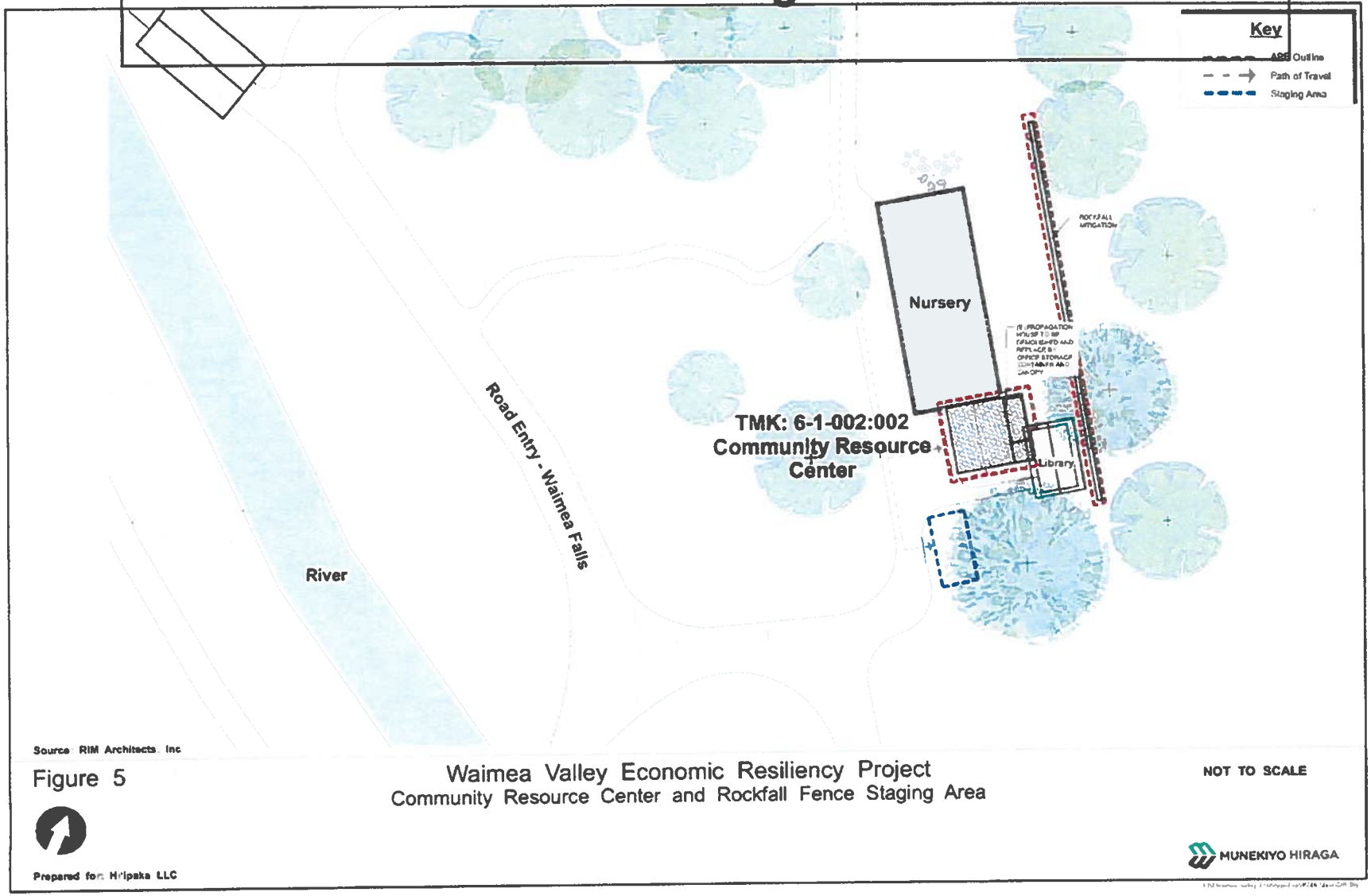
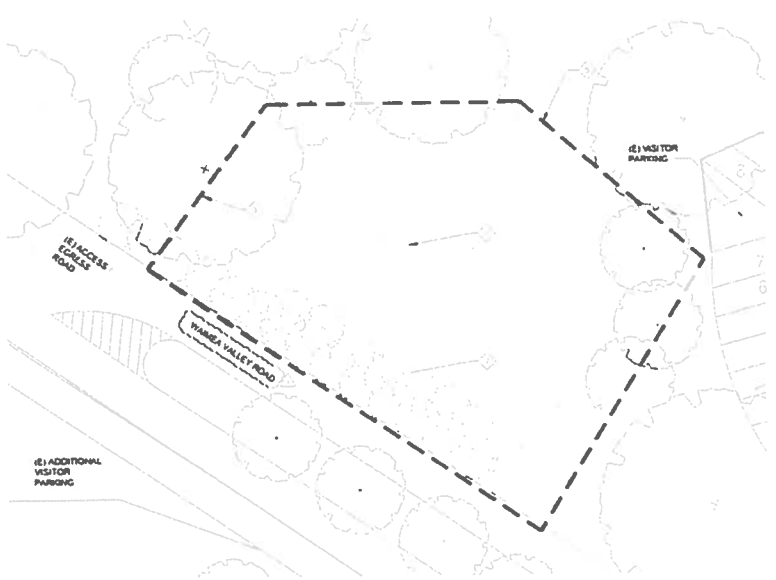
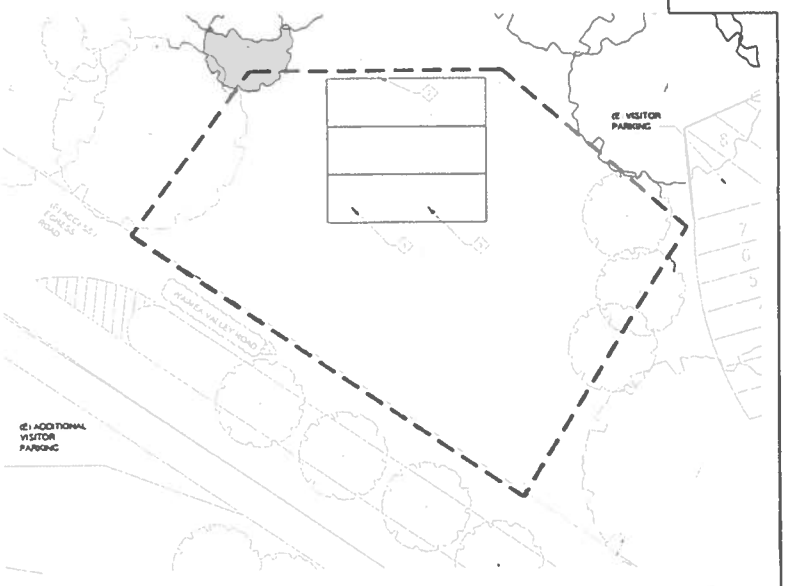


EXHIBIT C-4: Traditional Hawaiian Hale



1 DEMOLITION SITE PLAN
SCALE 1/16" = 1'-0"



2 SITE PLAN
SCALE 1/16" = 1'-0"

DEMOLITION SITE PLAN NOTES

1 (E) TREES TO BE DEMOLISHED
2 (E) VEGETATION TO BE DEMOLISHED
3 AREA OF DISTURBANCE

SITE PLAN NOTES

1 HALE
2 DRAINAGE VEGETATED BUFFED AREA
3 COMPACTED ADAABA COMPLIANT GROUND

LEGEND

ROOF OUTLINE
AREA OF DISTURBANCE

RIM

PERMIT SET

WAIMEA VALLEY - HAWAIIAN HALE
61-2-G KAMEHAMEHA HWY HALEIWA HI 96712
6-1-002 005
HIPAKA LLC
DEMO SITE PLAN AND SITE PLAN

NO	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	2024.05.10

DATE 2024.05.10
PROJECT NO 220876
DRAWN BY DC / JO
CHECKED BY JM

A002

SHEET 10 OF 14

EXHIBIT C-5: Sewer Treatment Plant



Source: Hi'ipaka LLC

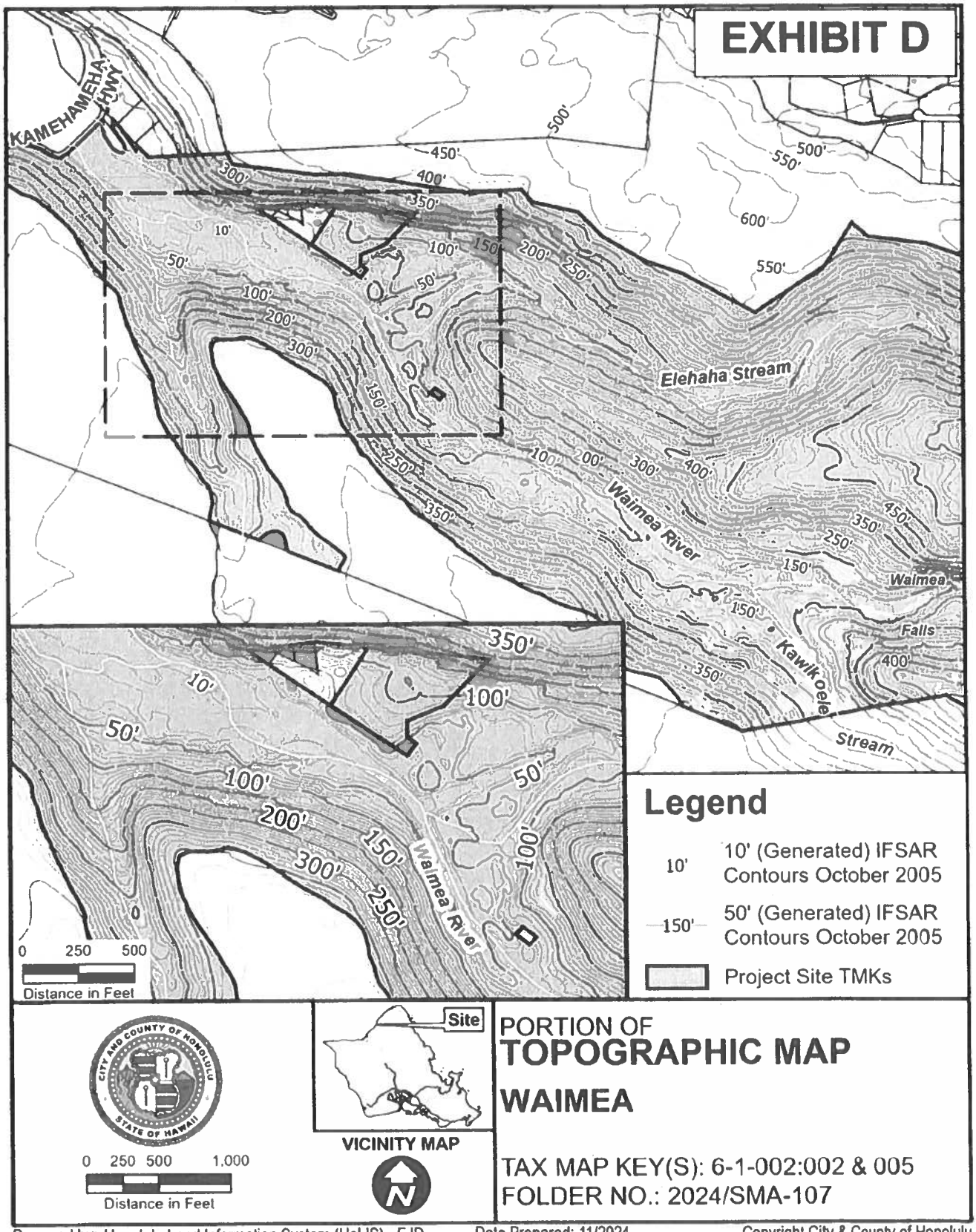
Waimea Valley Economic Resiliency Project
Sewer Treatment Plant Upgrade Location Map

NOT TO SCALE

Prepared for: Hi'ipaka LLC

MUNEKIYO HIRAGA

R:\M\Waimea Valley Ent\Applications\Figures\Sewer

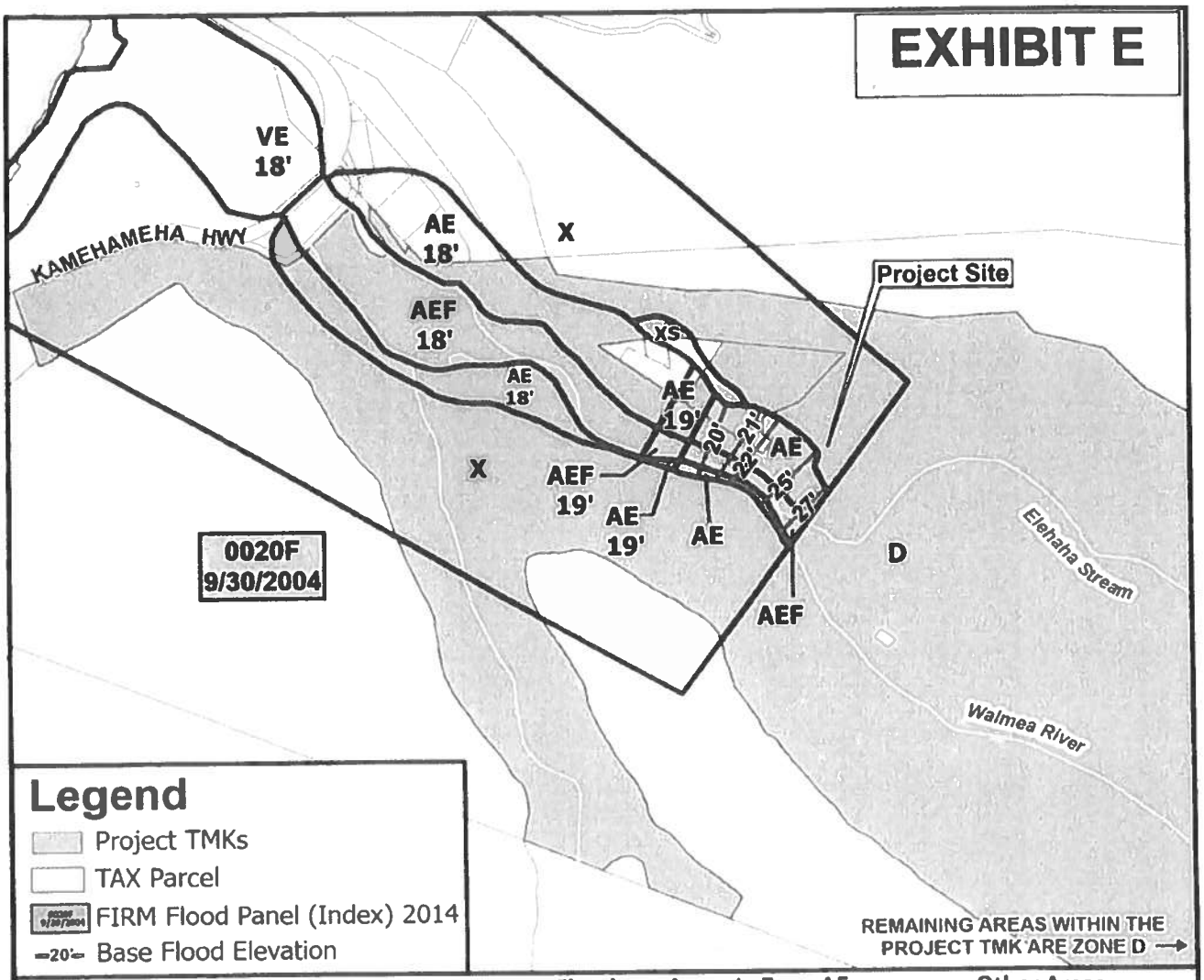


Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2024

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EXHIBIT E



Legend

- Project TMKs
- TAX Parcel
- FIRM Flood Panel (Index) 2014
- -20'- Base Flood Elevation

Flood Hazard Zones:

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone **AE** = BFE determined
Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Floodway Areas in Zone AE

Zone **AEF** = The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Other Flood Areas

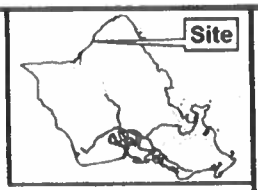
Zone **XS** (X shaded) = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas

Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain

Zone **D** = Areas in which flood hazards are undetermined, but possible.

0 250 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF FLOOD HAZARD MAP

FIRM PANEL 15003C0020F

TAX MAP KEY(S): 6-1-002:002 & 005
FOLDER NO.: 2024/SMA-107

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

Date Prepared: 11/2024

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EXHIBIT F

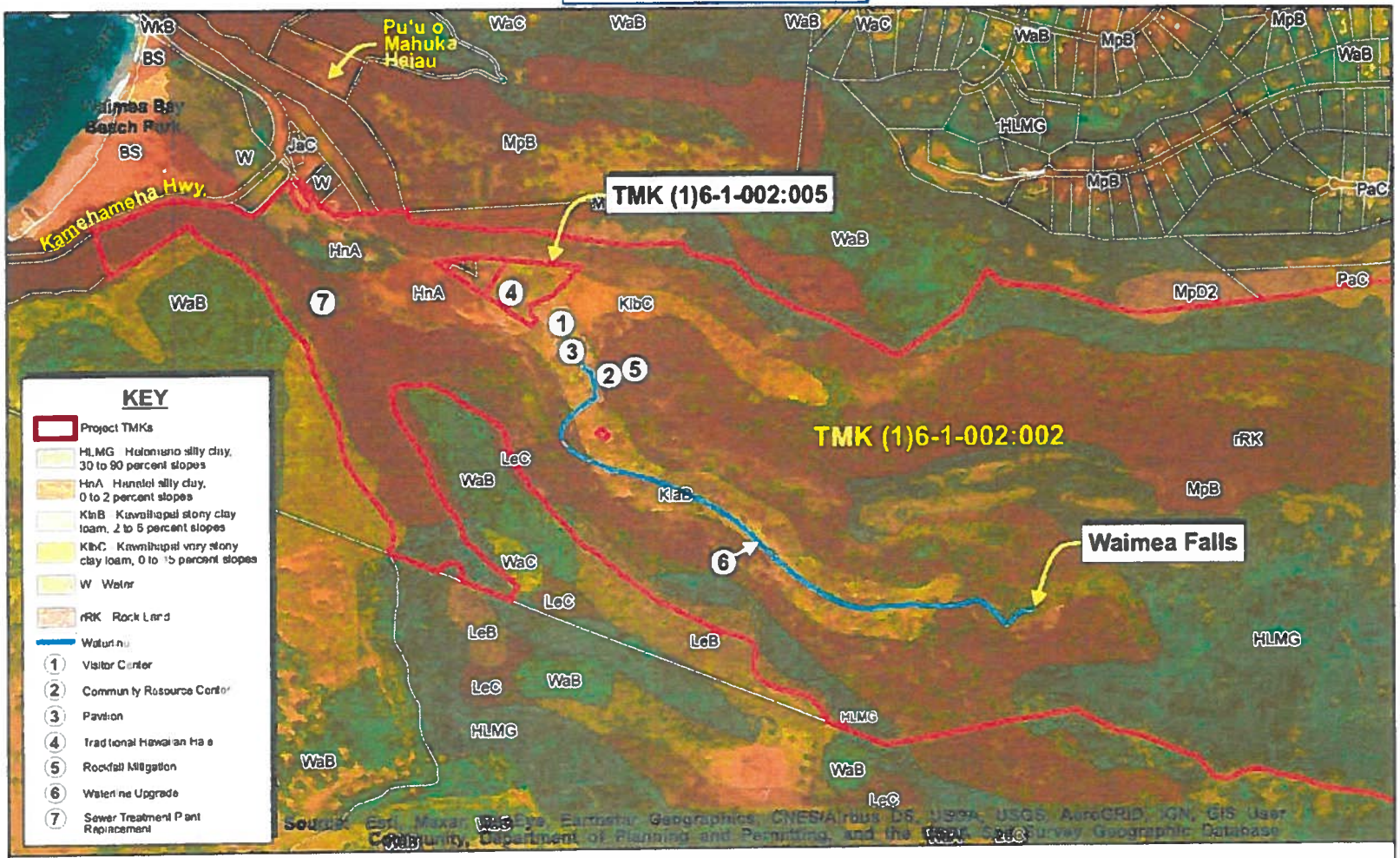


Figure 7

Waimea Valley Economic Resiliency Project

Soil Classification Map

0 500 1,000

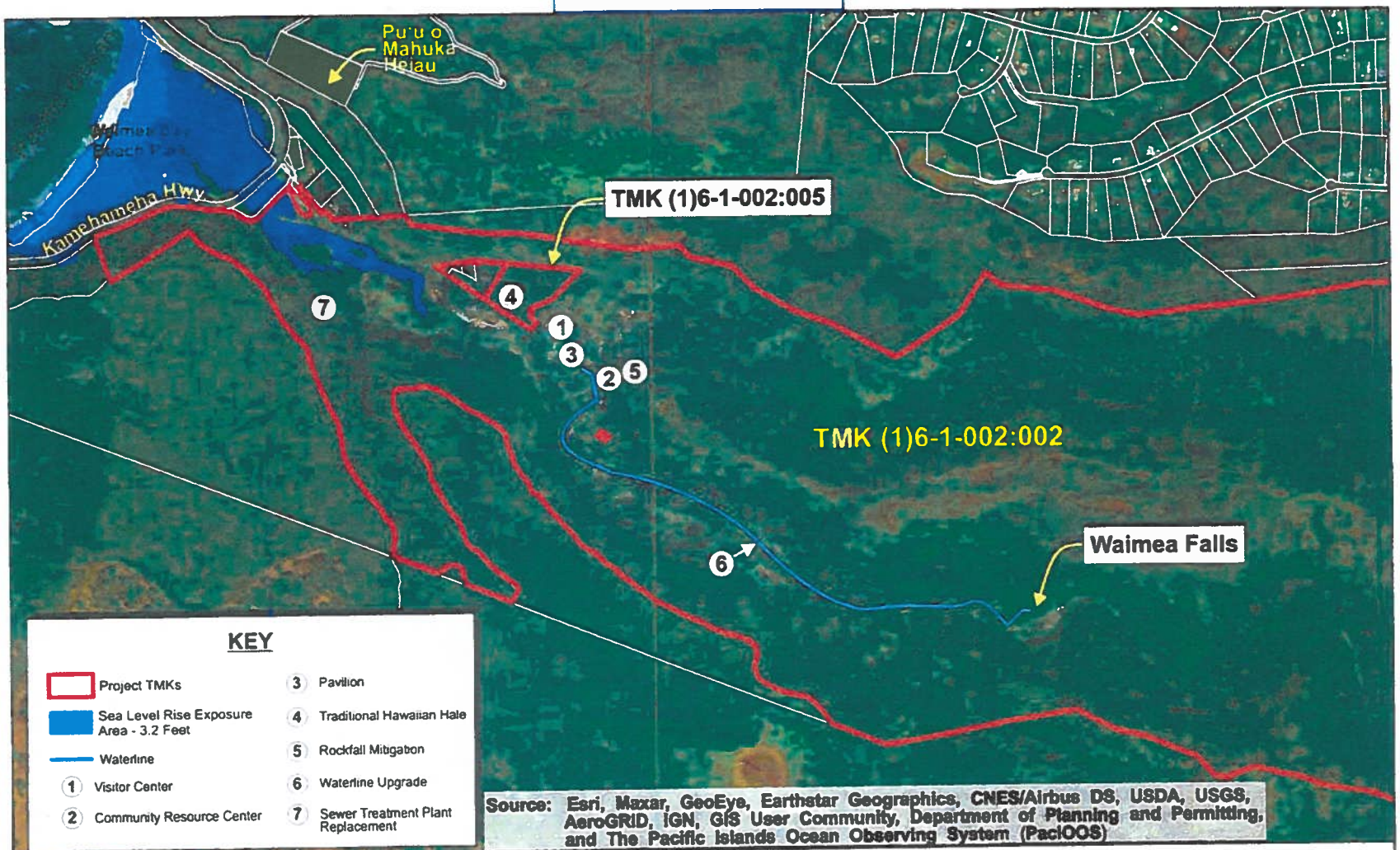
Feet

Prepared for: Hi'ipaka LLC

MUNEKIYO HIRAGA

R:\A\Waimea Valley Eco\Applications\Figures\SoilClass.SMA

EXHIBIT G



Waimea Valley Economic Resiliency Project
Sea Level Rise Exposure Area Map

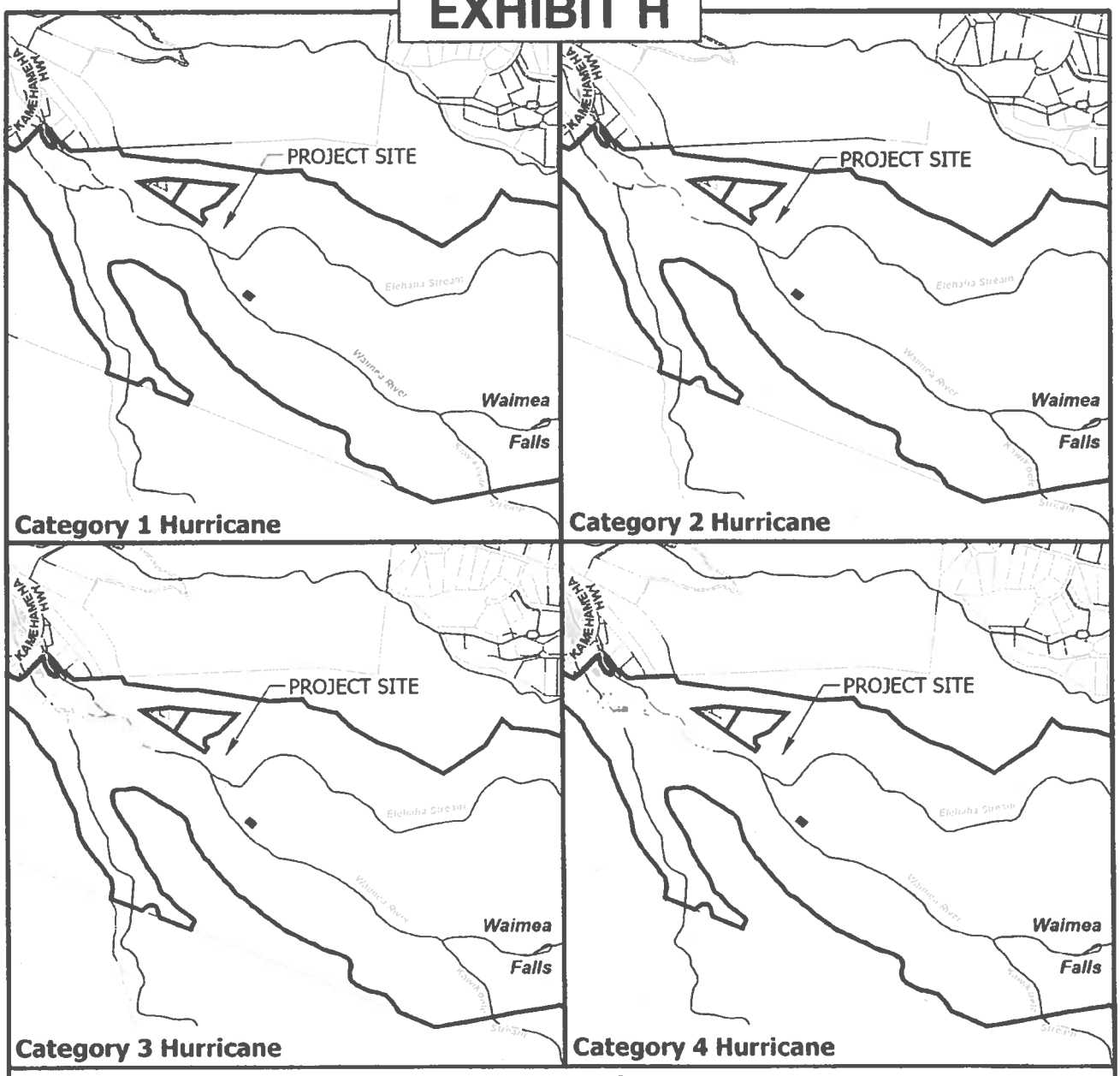
0 500 1,000
Feet

Prepared for: Hi'ipaka LLC

MUNEKIYO HIRAGA

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EXHIBIT H



Legend

Less than 3 feet above ground

Greater than 3 feet above ground

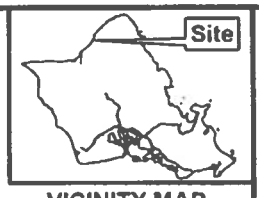
Greater than 6 feet above ground

Greater than 9 feet above ground

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000 2,000

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model; Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP KEY(S): 6-1-002:002 & 005

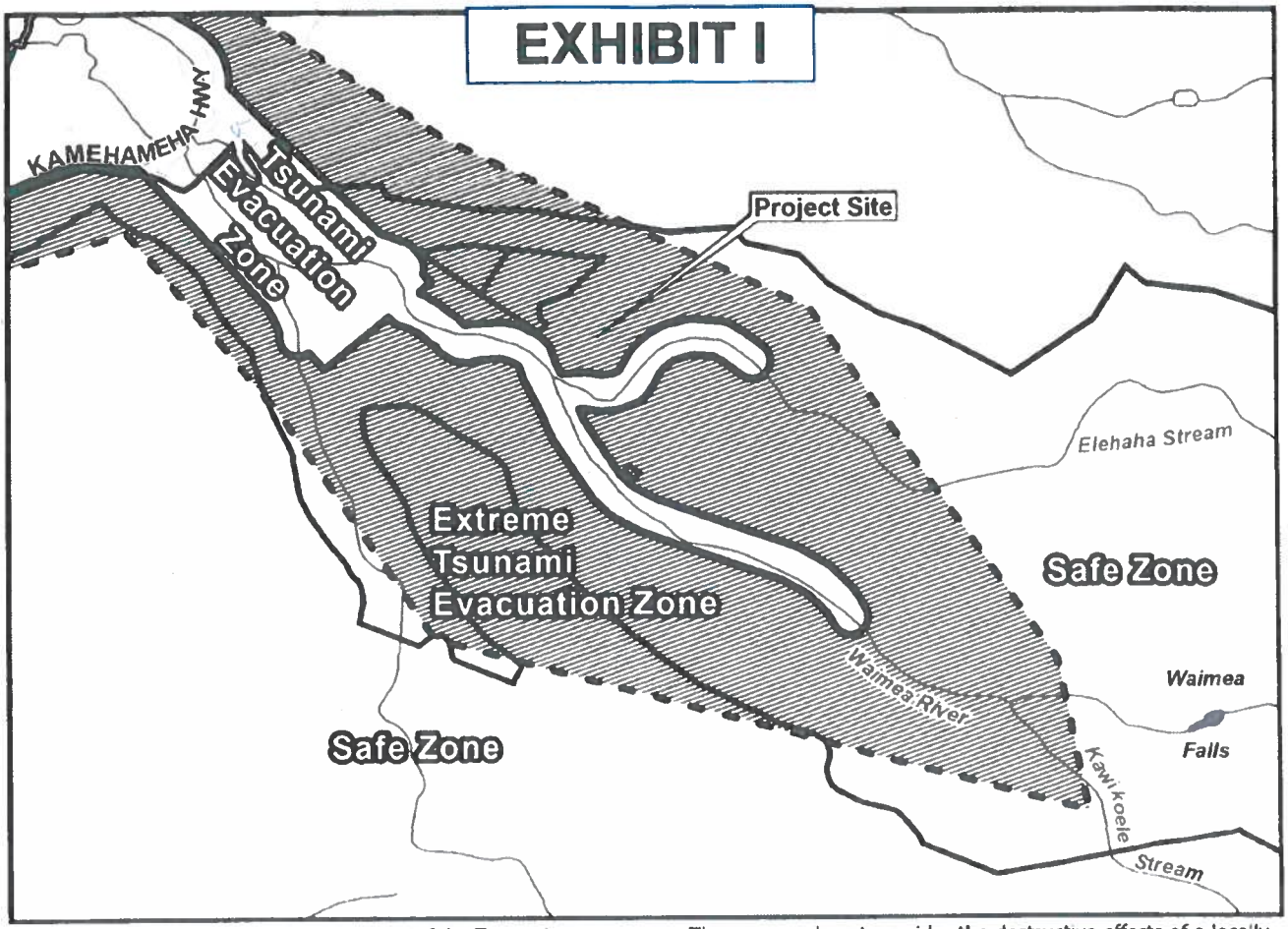
FOLDER NO.: 2024/SMA-107

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EXHIBIT I



- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

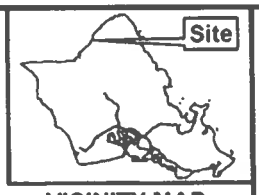
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

Safe Zone: Evacuate to this area

Extreme Tsunami Evacuation Zone:
Evacuate out of these areas for an EXTREME TSUNAMI WARNING

Tsunami Evacuation Zone:
For any TSUNAMI WARNING evacuate out of these areas

0 250 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
WAIMEA
MAP 12 INSET 1

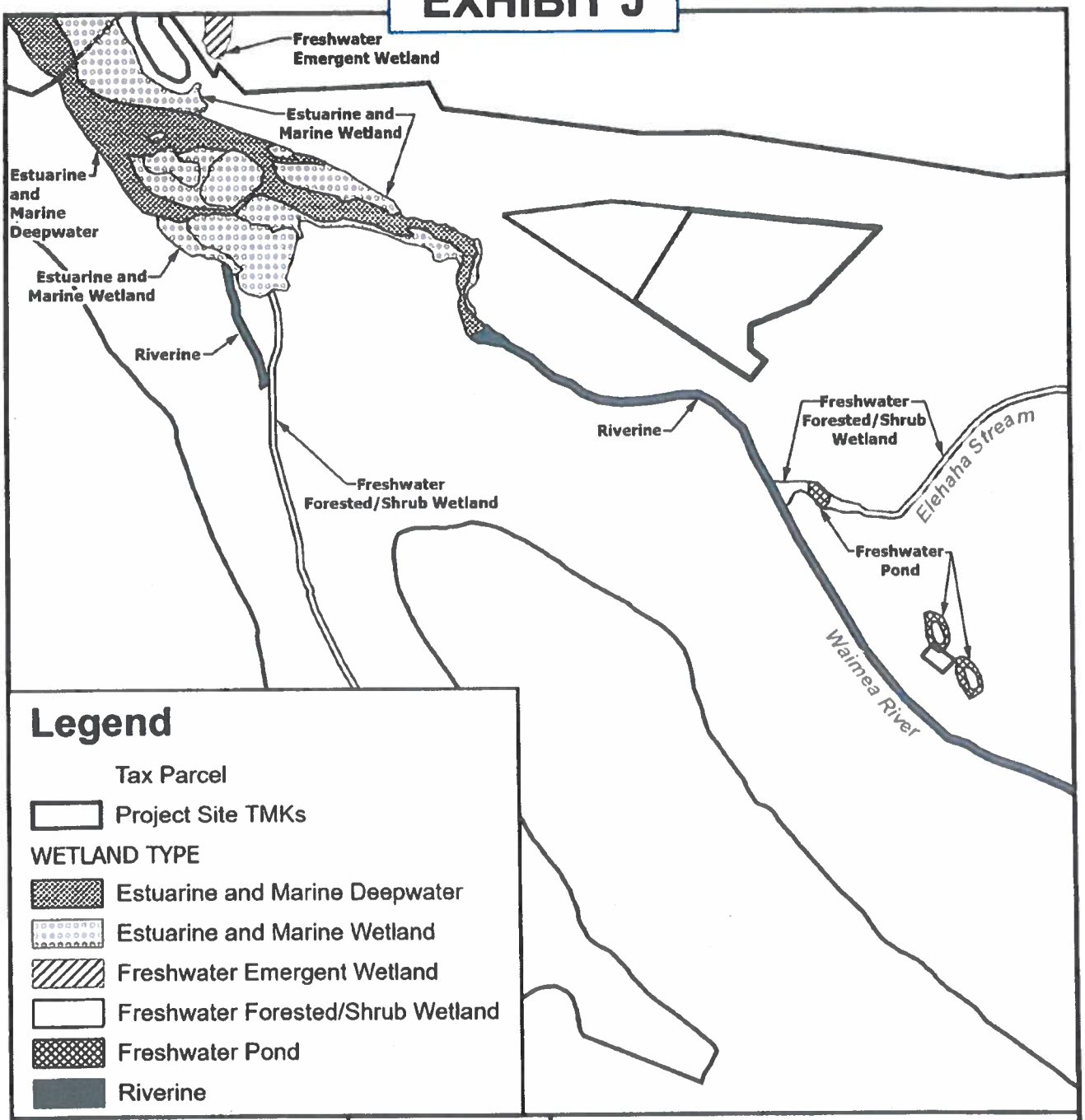
TAX MAP KEY(S): 6-1-002:002 & 005
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EXHIBIT J



PORTION OF
WETLANDS MAP

WAIMEA

TAX MAP KEY(S): 6-1-002:002 & 005
FOLDER NO.: 2024/SMA-107

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Date Prepared: 12/2024

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Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; State Office of Hawaiian Affairs ("OHA"); Department of Planning and Permitting ("DPP")

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