HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-78

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF PHYSICAL IMPROVEMENTS AND THE IMPLEMENTATION OF A STRATEGIC MANAGEMENT PLAN AT THE KA'IWA RIDGE TRAIL IN LANIKAI, O'AHU.

WHEREAS, on December 3, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-128) of the State of Hawai'i ("State") Department of Land and Natural Resources ("DLNR"), Division of Forestry and Wildlife ("DOFAW"; the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of physical improvements to the Ka'iwa Ridge Trail as well as the implementation of a strategic management plan on approximately 4.6 acres of land covering portions of five lots zoned R-5 Residential District, R-10 Residential District, and P-1 Restricted Preservation District, located at Ka'elepulu Drive in Lanikai, and identified as Tax Map Keys 4-2-002: 016 (portion), 017, 048 (portion) and 4-3-007: 018 (portion) and 077 (portion; the "Project"); and

WHEREAS, on January 15, 2025, 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, the Applicant's Agent, DPP staff, and two members of the public, and which was attended remotely by a few members of the public, and at which testimony was received from three members of the public regarding the Project; and

WHEREAS, on February 28, 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 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 03/04/2025, by Departmental Communication 155 (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,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

RESOLUTION

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 through D, E-1 through E-9, and F through K, 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. 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:

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 State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

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

C. In order to minimize impacts to endangered, protected, or threatened fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

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

2. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats; and

3. 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);

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 the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The importation of fill material must be minimized to the extent possible. The Project may require the import of rocks or boulders for structural stability or safety, but no importation of fill soil will be required;

2. Prior to and during construction activities, when personnel, materials, vehicles, or equipment are being relocated from one location to another, and when construction activities have concluded, materials, vehicles, and equipment should be cleaned of excess soil and debris to minimize the risk of spreading invasive species using the current recommendations from the O'ahu Invasive Species Council ("OISC");

3. During the initial pre-construction meeting, or otherwise prior to the initiation of any construction activities, and upon arrival of any new workers to the Project site, the Applicant (or their representative) shall distribute a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) to all workers who will be present at the site, and/or post the Protocols in a visible location accessible to all on-site workers and delivery/haul-out contractors. All on-site workers shall be instructed to review the species photos and inspection/cleaning protocols prior to commencing work; and

4. If species on the OISC invasive species target list are encountered during construction activities, the Applicant shall immediately contact the OISC to report the species found. The current contact email and phone number for the OISC shall be visibly posted at the Project site. The Applicant shall implement any measures recommended by the OISC and/or the responsible State or Federal agency charged with eradication of the 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. 25-78

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Marigold Zoll, State DLNR DOFAW, 2135 Makiki Heights Drive, Honolulu, Hawai'i 96822; Catie Cullison, PBR Hawai'i and Associates, Inc., 1001 Bishop Street, Suite 650, Honolulu, Hawai'i 96813; 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: Tommy Waters (br)

DATE OF INTRODUCTION:

MAR 4 2025
Honolulu, Hawai'i

Councilmembers

DPP24SMA128

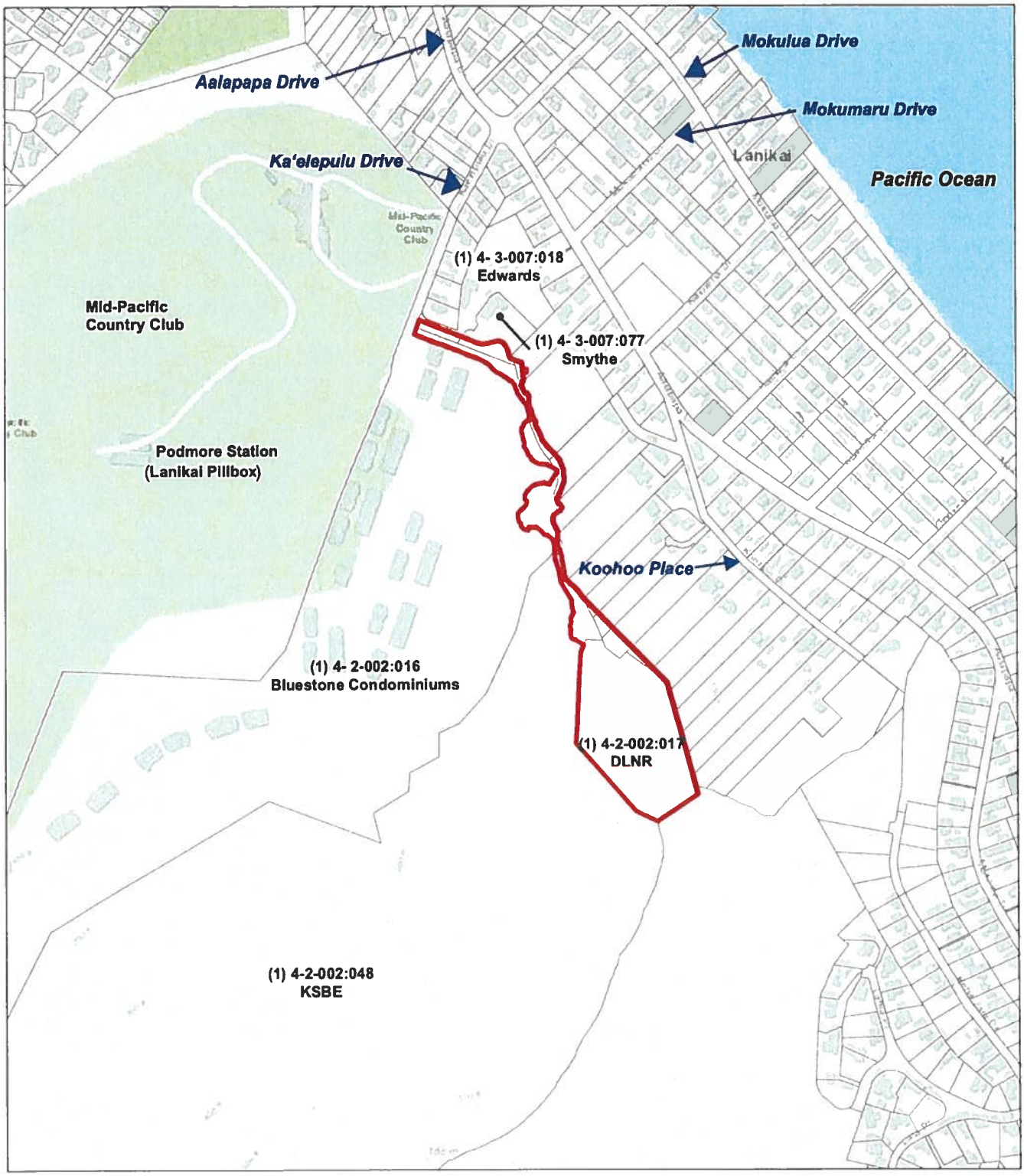


EXHIBIT A - LOCATION MAP
SMA MAJOR PERMIT NO. 2024/SMA-128
for the
State of Hawaii
Department of Land and Natural Resources
KAIWA RIDGE TRAIL IMPROVEMENTS PROJECT

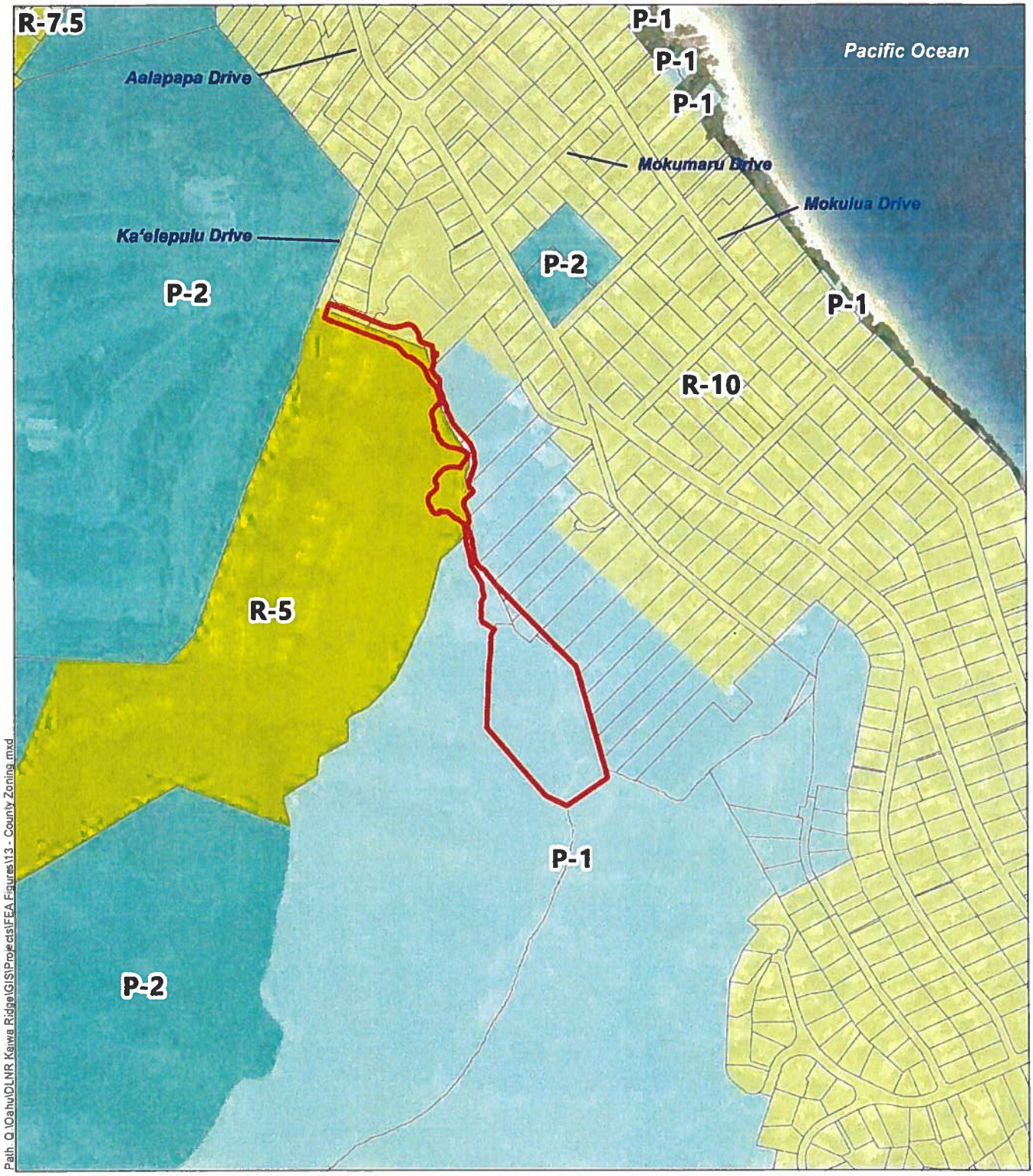
LEGEND

- Kaiwa Ridge Trail Action Location Boundary
- Tax Map Key Parcels

North

Linear Scale (feet)
0 125 250 500

Source: City and County of Honolulu, 2022; Executive Order 3601, Department of Land and Natural Resources; ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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EXHIBIT B - ZONING MAP
2024/SMA-128

LEGEND

- Kaiwa Ridge Trail Action Location Boundary
- Tax Map Key Parcels

County Zoning

- P-1
- P-2
- R-10
- R-7.5
- R-5

KA'IWA RIDGE TRAIL

0 250 500

Source: City and County of Honolulu, 2022; ESRI Basemap.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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LEGEND

- Kaiwa Ridge Trail Action Location Boundary
- Tax Map Key Parcels

State Land Use Districts

- Conservation
- Urban

EXHIBIT C - STATE LAND USE DISTRICTS
2024/SMA-128

KA'IWA RIDGE TRAIL

0 200 400 800

Source: City and County of Honolulu, 2022; Executive Order 3610, Department of Land and Natural Resources; State Land Use Commission, 2020; ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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EXHIBIT D - SPECIAL MANAGEMENT AREA MAP
2024/SMA-128

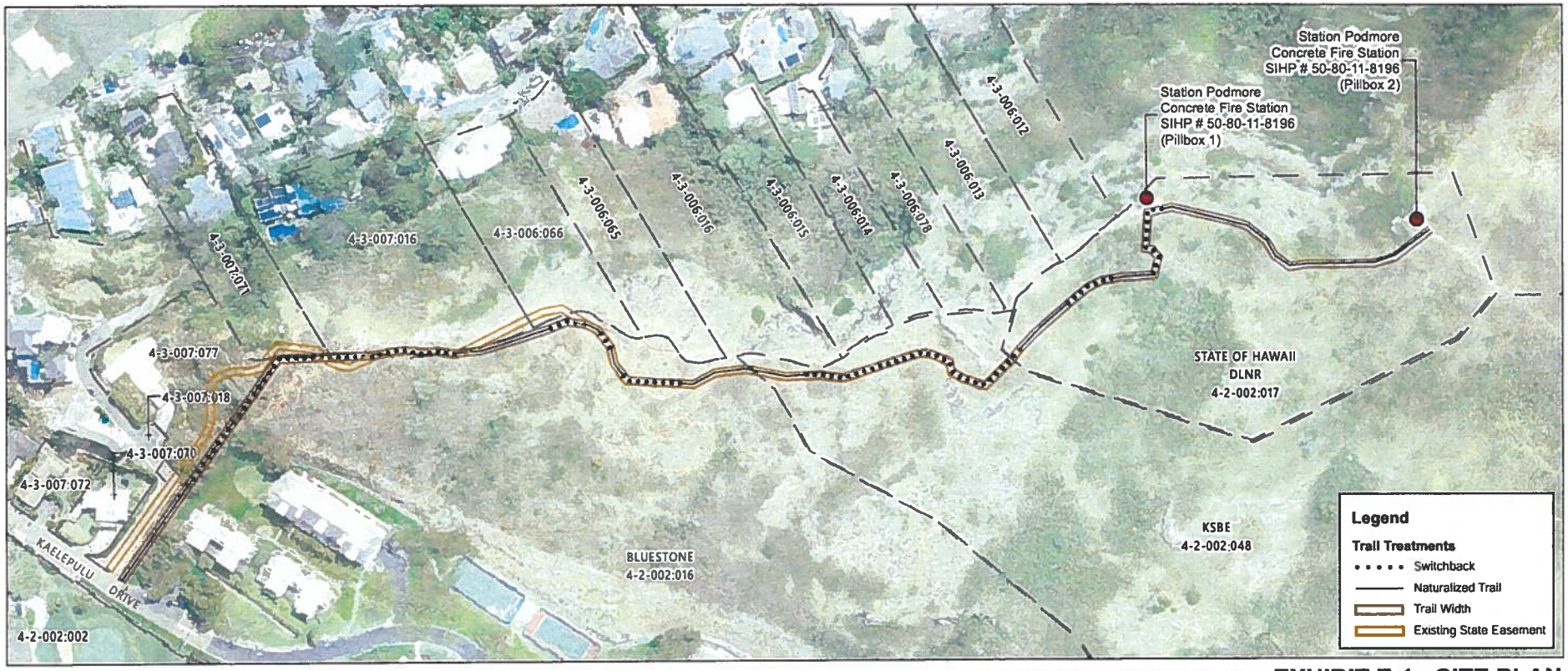
LEGEND

- Kaiwa Ridge Trail Action Location Boundary
- Special Management Area
- Tax Map Key Parcels

KA'IWA RIDGE TRAIL

0 250 500 1,000

Source: City and County of Honolulu, 2022 & 2021; ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

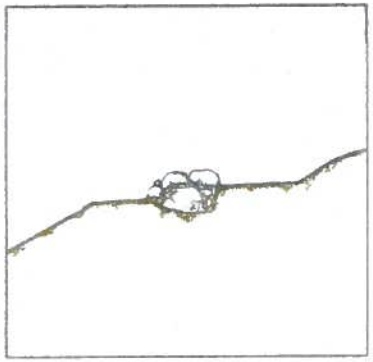




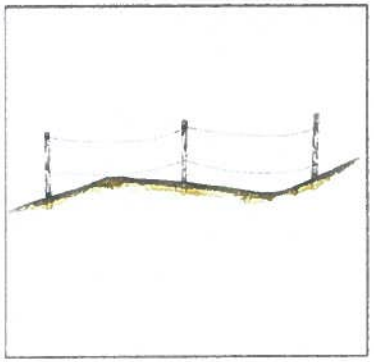
Switchback Type 1



Switchback Type 2



Switchback Trail Section



Naturalized Trail with Rolling Grade Dip & Symbolic Fence Typical Detail

EXHIBIT E-1 - SITE PLAN SUSTAINABLE TRAIL DESIGN 2024/SMA-128

Ka'iwa Ridge Trail

Department of Land and Natural Resources
Division of Forestry and Wildlife
Na Ala Hele

North

0 35 70 140

1 inch = 140 feet

Island of O'ahu

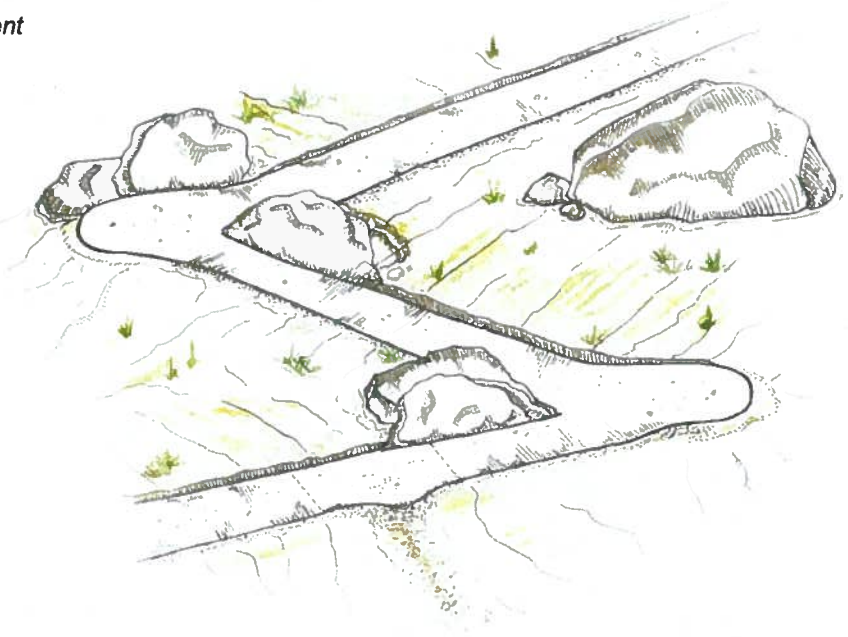
PBR HAWAII

Credits: Sustainable Resources Group Int'l, Inc. 2019; City and County of Honolulu, 2019; Dudek, 2019
Coordinate System: NAD 1983 StatePlane Hawaii 3 FIPS 5103 Feet

EXHIBIT E-2: TRAIL SWITCHBACK CONCEPTS
2024/SMA-128

Switchback Type 1

This type of switchback uses large boulders to reinforce varied grades and landings. Other trail management methods such as spillways can be placed in appropriate locations to promote directional run off to avoid worsening erosion.*



**switchback length and grade varies*

Switchback Type 2

*Where terrain may increse in grade, large boulders are stacked into retaining walls that lift and support a steeper series of switchbacks**



**switchback length and grade varies*

FIGURE E-3 - ROLLING GRADE AND SPILLWAY CONCEPTS (1)
2024/SMA-128

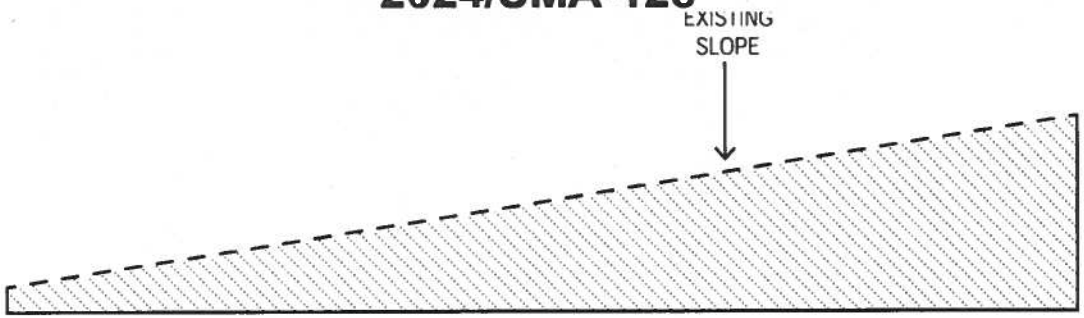


FIGURE A: EXISTING SLOPE SECTION

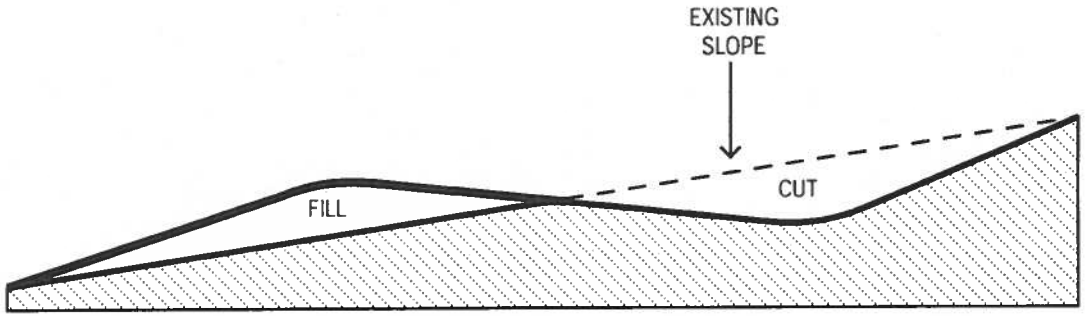


FIGURE B: CUT AND REMOVE MATERIALS FROM EXISTING SLOPE TO USE AS FILL TO CREATE A RAMP.

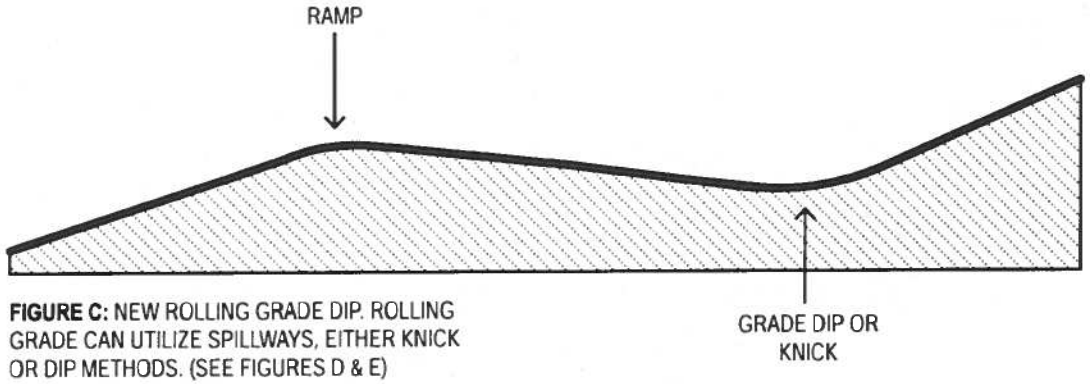


FIGURE C: NEW ROLLING GRADE DIP. ROLLING GRADE CAN UTILIZE SPILLWAYS, EITHER KNICK OR DIP METHODS. (SEE FIGURES D & E)

FIGURE E-4 - ROLLING GRADE AND SPILLWAY CONCEPTS (2)
2024/SMA-128

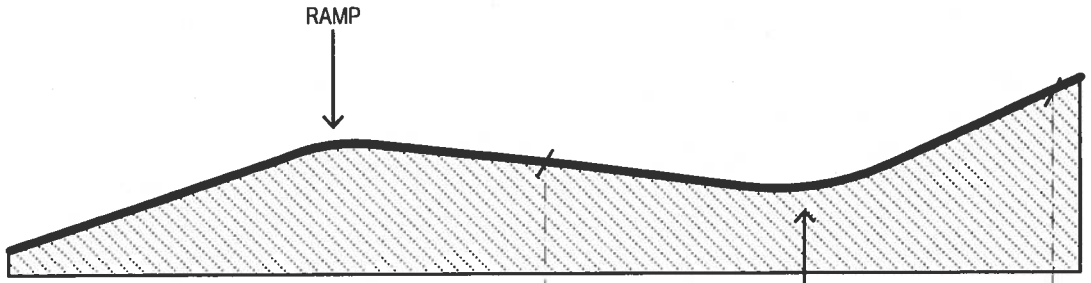


FIGURE C: NEW ROLLING GRADE DIP. ROLLING GRADE CAN UTILIZE SPILLWAYS, EITHER KNICK OR DIP METHODS. (SEE FIGURES D & E)

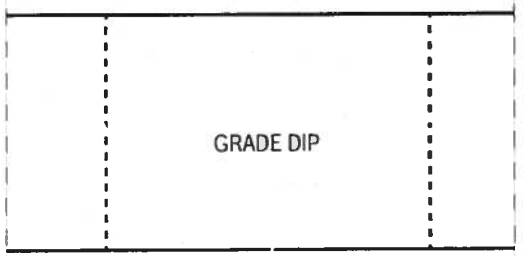


FIGURE D: PLAN VIEW OF A DIP SPILLWAY

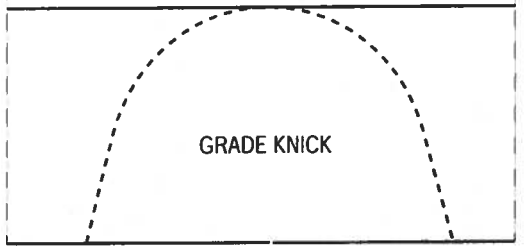


FIGURE E: PLAN VIEW OF A KNICK SPILLWAY

EXHIBIT E-5 - OUTSLOPE CONCEPTS
2024/SMA-128

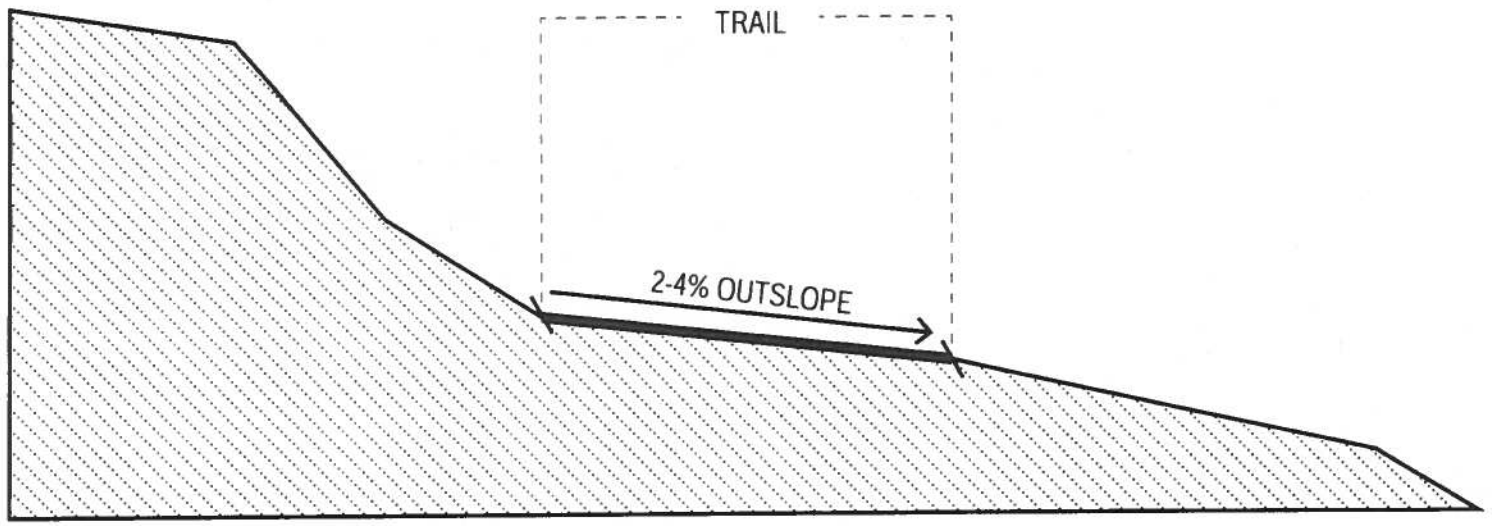


FIGURE F: OUTSLOPES ON A TRAIL ENCOURAGE WATER TO MOVE OFF THE TRAIL INSTEAD OF POOLING OR COLLECTING.

FIGURE E-6 - ROAD PROFILES FOR DRAINAGE AND STABILITY (1)
2024/SMA-128

FIGURE G: CROWNED FILL SECTION

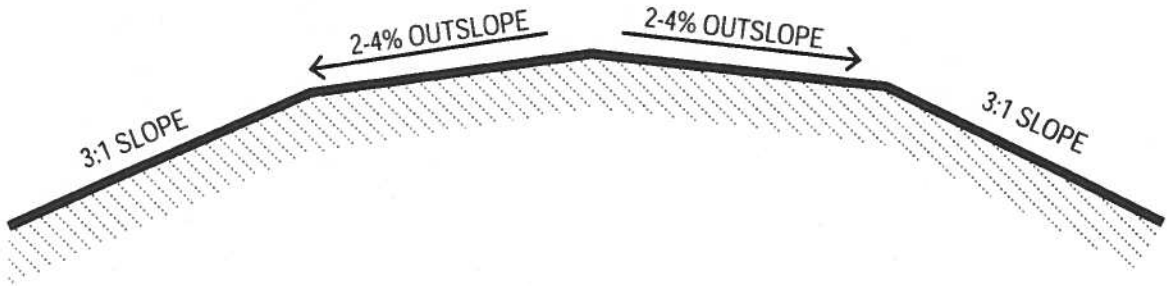


FIGURE H: OUTSLOPE SECTION

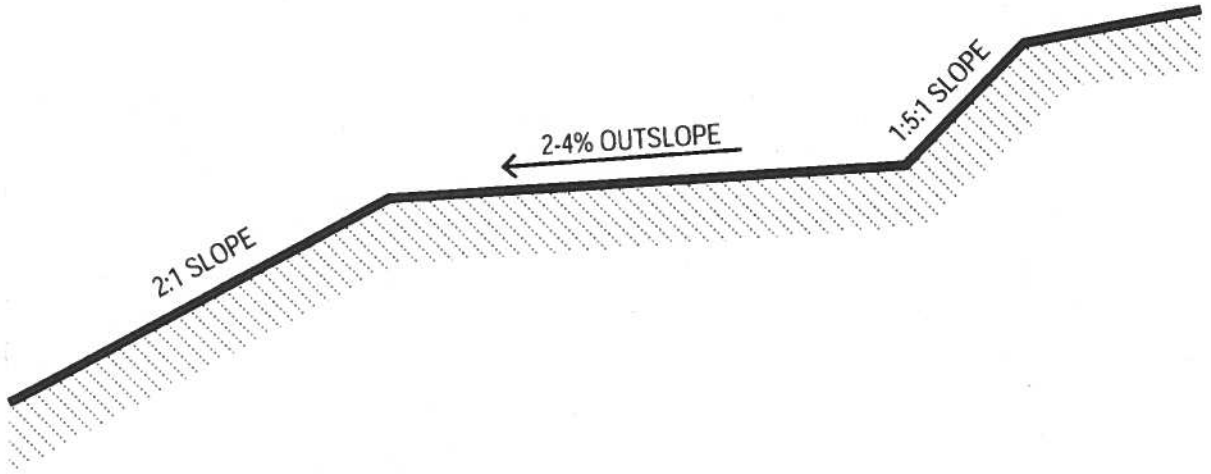


FIGURE E-7 - ROAD PROFILES FOR DRAINAGE AND STABILITY (2)
2024/SMA-128

FIGURE I: INSLOPE WITH DITCH SECTION

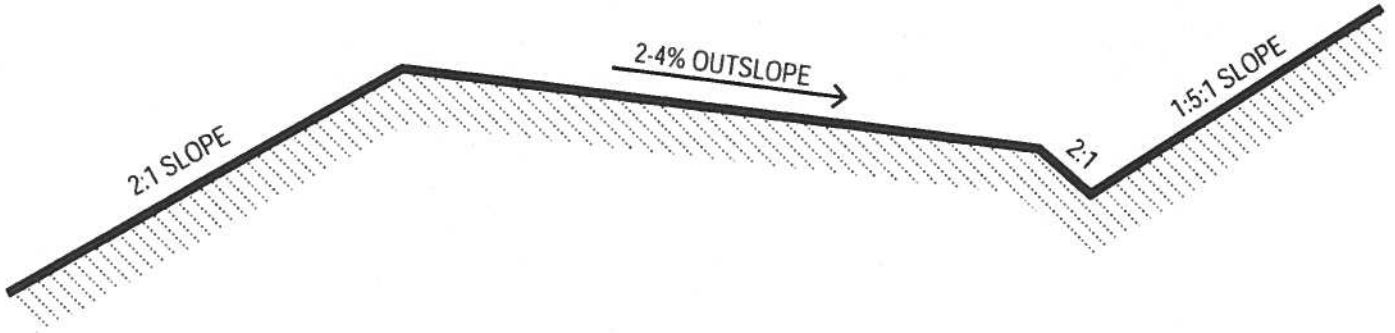


FIGURE J: CROWNED AND DITCHED SECTION

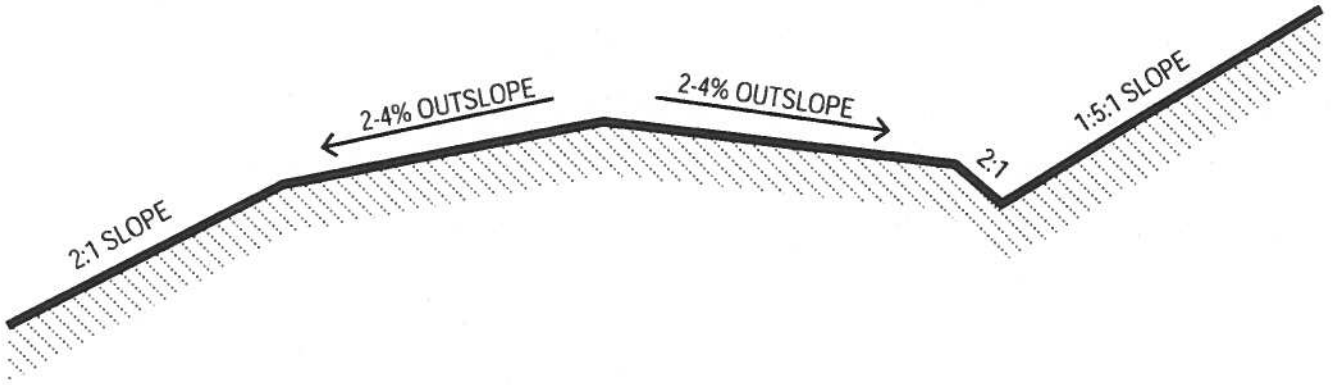
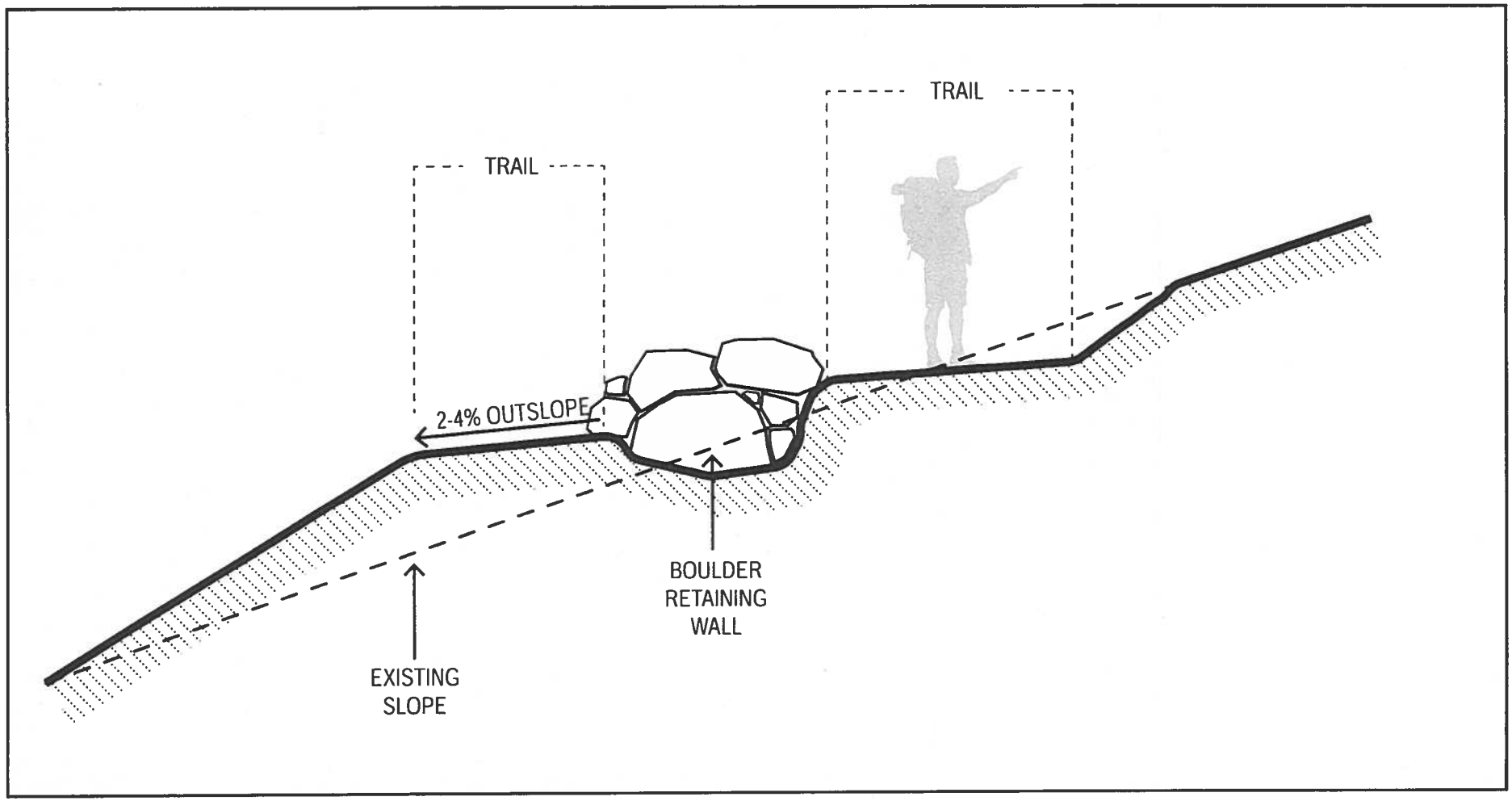


EXHIBIT E-8 - TYPICAL TRAIL SWITCHBACK SECTION
2024/SMA-128



NATIVE PLANT RESTORATION

BACKGROUND

- Soil conditions and the existing plant communities contribute to Ka'iwa Ridge's erosion problems.
- Vegetation on Ka'iwa Ridge is dominated by non-native, invasive species.
- Native flora constitute a mere 6% of the surveyed vegetation along the trail (LeGrande Biological, 2017).
- Soils on Ka'iwa Ridge are stony and rated "severe" by the National Resource Conservation Service. When interviewed for this project about restoration of the ridge, Kristen Kane of Hui o Ko'olaupoko, noted that soil replenishment will be one of the most challenging factors to re-establishing a native plant community.

RECOMMENDATIONS

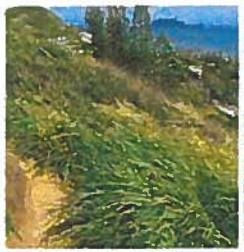
- A plant palette consisting of native ground covers, shrubs and trees that can tolerate harsh conditions including drought, wind, and poor soils.
- A planting plan that includes erosion control measures suitable for steep slopes (see images on right side of board)
- Soil management and replenishment to establish out-plantings.
- Frequent trail maintenance and erosion-control measures.
- Continued community engagement and support to execute restoration goals.



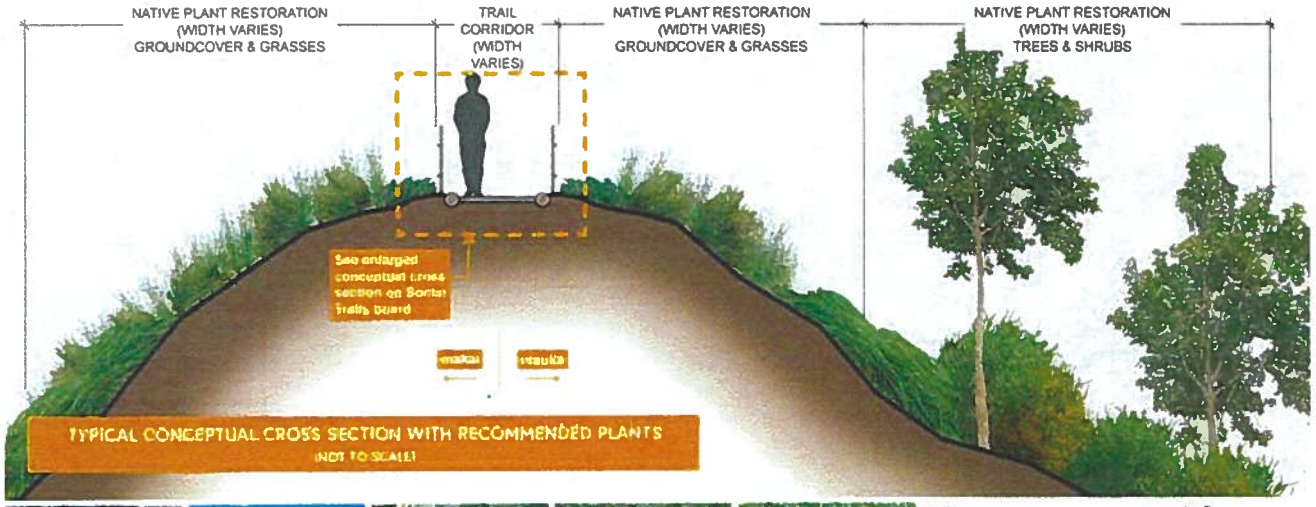
EXISTING CONDITIONS

Invasive plants such as:

- Haole Koa (*Leucaena leucocephala*)
- Kiawe/Prosopis pallida, Prosopis juliflora
- Buffelgrass (*Cenchrus ciliaris*)
- Sourgrass (*Digitaria insularis*)
- Guinea grass (*Panicum maximum*)
- Pitch apple/Jatropha (*Melocarpus urbanus*)
- Brazilian jasmine (*Jasminum fluminense*)
- Christmas berry (*Schinus terebinthifolius*)








Pili Grass
Heteropogon contortus


Kawelu
Eragrostis variabilis


Ilima papa
Sida fallax


Pohinahina
Vitex rotundifolia


Naio
Myoporum sandwicense


Aalii
Dodonaea viscosa


Kou
Cordia subcordata

SUGGESTED PLANT LIST


Iliee
Plumbago zeylanica


Aweoweo
Chenopodium oahuense


Lonomea
Sapindus oahuensis


Naupaka Kahakai
Scaevola sericea


Akia
Wikstroemia uva-ursi


Mao
Thespesia populnea


Akulikuli
Sesuvium portulacastrum


Carex
Carex wahuensis


Hau
Hibiscus tiliaceus

EXHIBIT E-9 - NATIVE PLANT RESTORATION CONCEPTS
2024/SMA-128

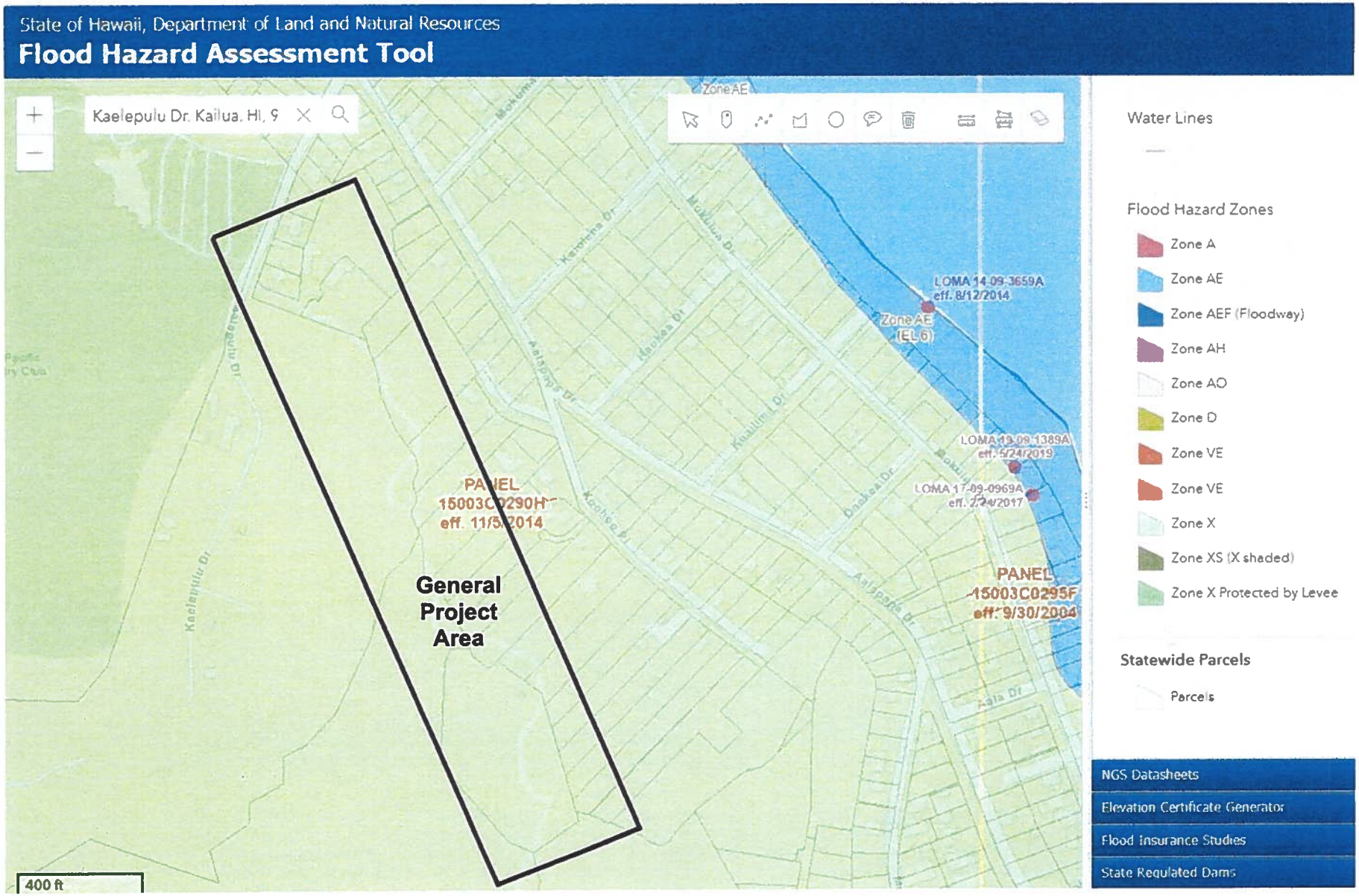


EXHIBIT F - FLOOD ZONE MAP
2024/SMA-128



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EXHIBIT G - WETLANDS
2024/SMA-128

LEGEND

- Kaiwa Ridge Trail Action Location Boundary

Wetlands

- Freshwater Forested/Shrub Wetland
- Estuarine and Marine Wetland
- Riverine
- Estuarine and Marine Deepwater

KA'IWA RIDGE TRAIL

Department of Land and Natural Resources — Island of Oahu

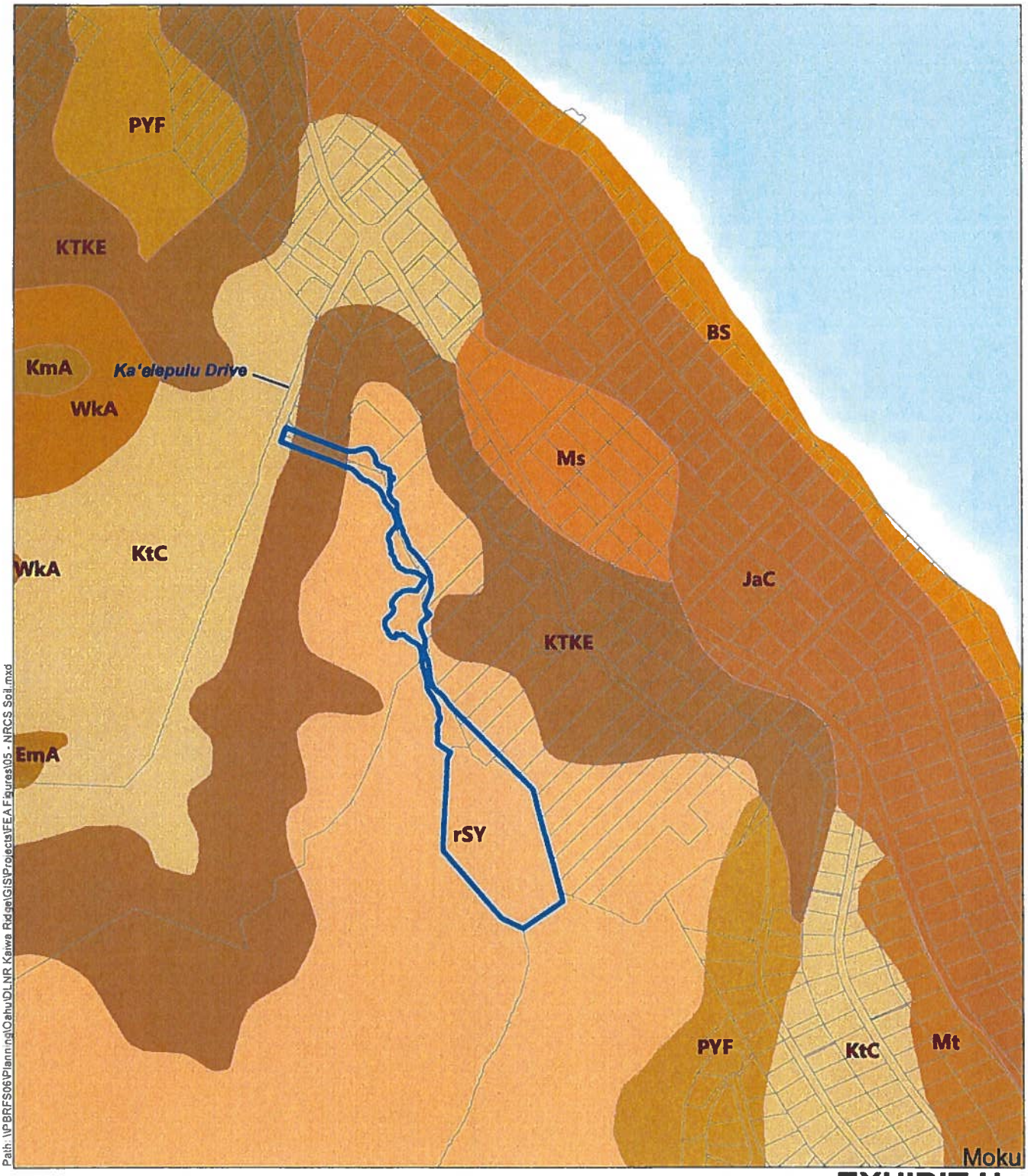
North

Linear Scale (feet): 0 — 350 — 700

PBR HAWAII

Source: City and County of Honolulu, 2022; USFWS National Wetland Inventory, 2019; ESRI Basemap

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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LEGEND

- Kaiwa Ridge Trail Action Location Boundary

NRCS Soil Survey

- BS: Beaches
- EmA: Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes
- JaC: Jaucas sand, 0 to 15 percent slopes, MLRA 163
- KTKE: Kokokahi very stony clay, 0 to 35 percent slopes
- KmA: Keaau clay, 0 to 2 percent slopes
- KtC: Kokokahi clay, 6 to 12 percent slopes
- Ms: Mokuleia loam
- Mt: Mokuleia clay loam
- PYF: Papaa clay, 35 to 70 percent slopes
- WkA: Waialua silty clay, 0 to 3 percent slopes
- rSY: Stony steep land

EXHIBIT H - NRCS SOIL MAP 2024/SMA-128

KA'IWA RIDGE TRAIL

0 125 250 500

Source: City and County of Honolulu, 2022; USDA NRCS, 2020. ESRI Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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EXHIBIT I - NRCS SOIL EROSION HAZARD MAP
2024/SMA-128

LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Very severe
- Severe
- Moderate
- Slight
- Not rated or not available

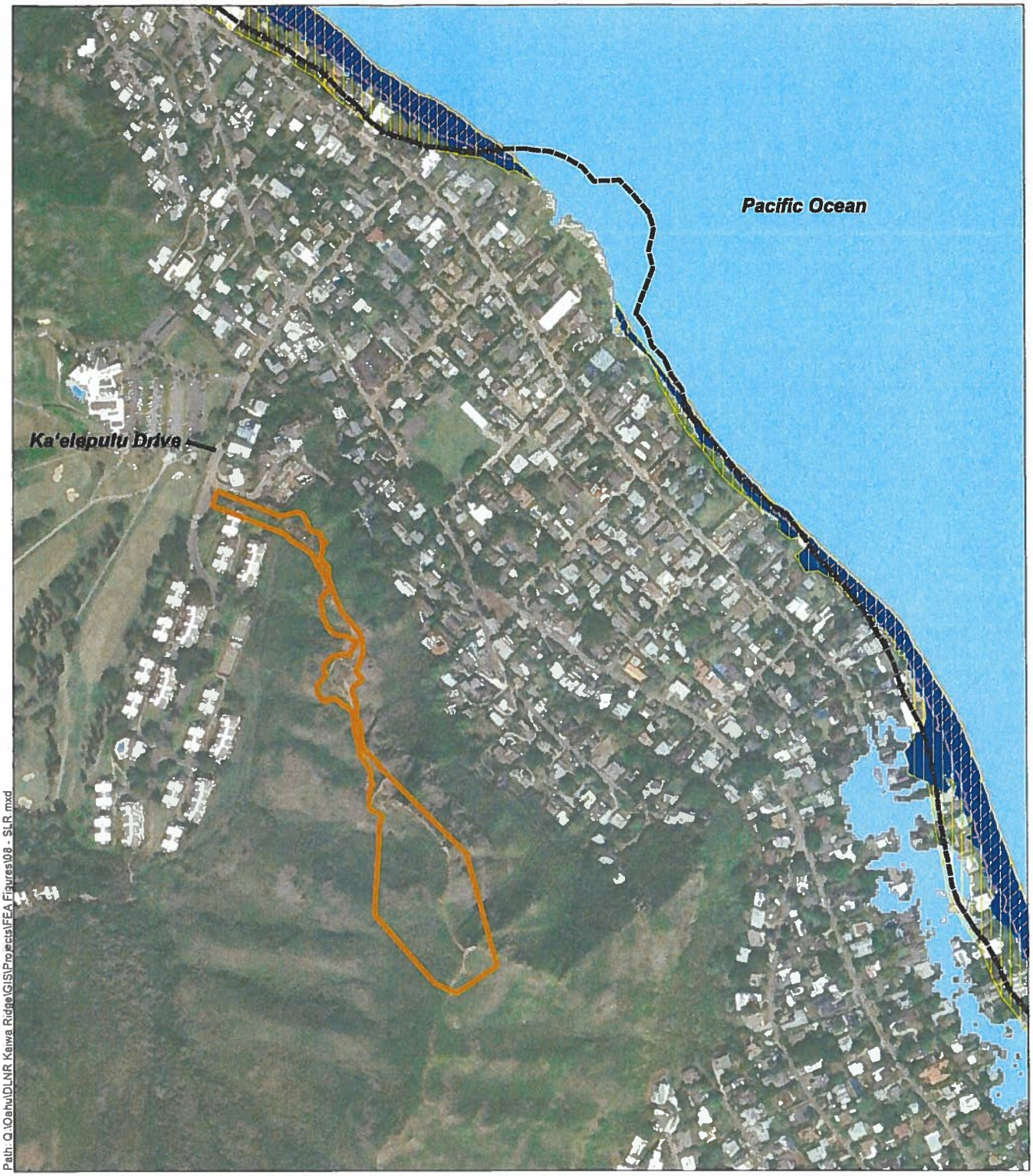
Source: NRCS Web Soil Survey, https://websoilsurvey.nrcs.usda.gov/

Disclaimer: This Graphic has been prepared for general Planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

Department of Land and Natural Resources — Island of O'ahu

North

PBR HAWAII & ASSOCIATES, INC.



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EXHIBIT J - SEA LEVEL RISE EXPOSURE AREA
2024/SMA-128

LEGEND

- Kaiwa Ridge Trail Action Location Boundary
- Coastal Erosion with 3.2ft. Sea Level Rise
- Passive Flooding with 3.2ft. Sea Level Rise
- Wave Inundation with 3.2ft. Sea Level Rise
- 3.2ft. Sea Level Rise Exposure Area
- NOAA 6ft Sea Level Rise Scenario

KA'IWA RIDGE TRAIL

Department of Land and Natural Resources — Island of Oahu

North

Linear Scale (feet)

0 125 250 500

PBR | HAWAII

Source: City and County of Honolulu, 2021; SOEST, UH CGG, PacIOOS, Tetra Tech, Inc.2017; NOAA, 2018. ESRI Basemap

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

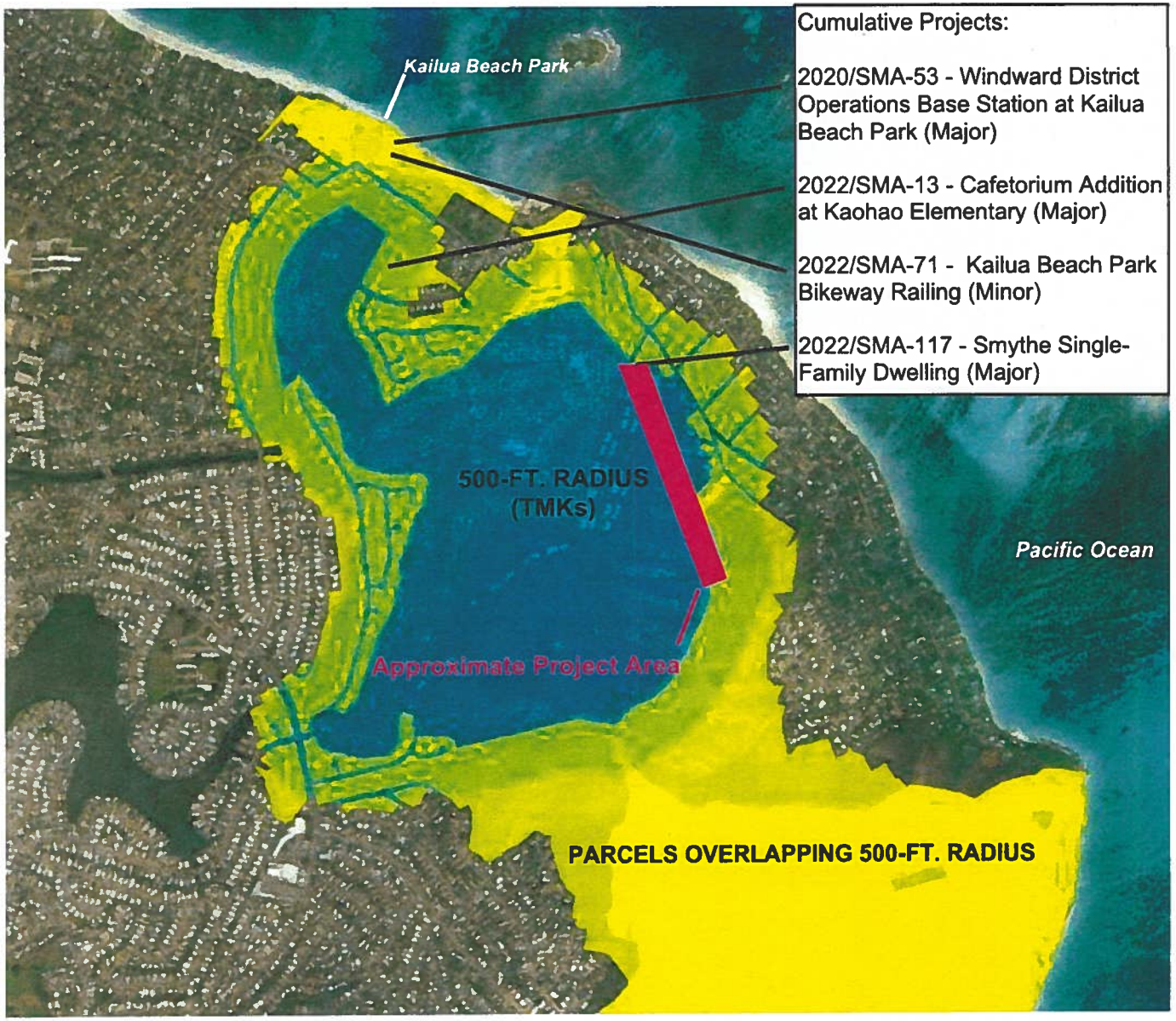


EXHIBIT K - CUMULATIVE PROJECTS MAP
2024/SMA-128