

Rennaker Property



Environmental Documentation for SMA Major application CC Zoning Committee

This is a presentation to the public at the CC Zoning Committee public hearing for the construction of residential home construction on an occupied lot at 55-133 Kamehameha Highway, Laie Hawaii in the R-5 Residential District. We have taken the steps to show that our precious natural resources have been regarded. We **DISTILL** information about those resources and **TRANSLATE** that research into a Draft Environmental Document. After consultation with DPP and multiple agencies and stakeholders, we **DISCOVER** the best way to **EMULATE** inclusion of this construction project into the natural resource habitat it resides in. This project is now in its last stages. The process of **EVALUATE** has been thoughtfully and carefully done by DPP and now it is the public turn to do the initial evaluation of family dwellings use after DPP helpful guidance.



ACTION LOCATION MAP



55-133-133 Kamehameha Highway
TMK 1-5-5-001:014 (portion)
1.50 acres - entire parcel in SMA

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- DPP requires for the SMA consideration that a review by the public is conducted at a public hearing by the City Council. This is a photo of the site. Site Details...
- Location: 55-133 Kamehameha Highway, Laie, HI
Proposed Action: Construction on a parcel with demolition of the main house at 55-133 Kamehameha Highway and replacement with a new SFH, in Laie HI 96762. SMA Major Land Use Permit Application Trigger(s) Construction within Special Management Area (SMA) and AE Flood Hazard Zone with a cost >\$500,000 SMA Major Tax Map Key: 1-5-5-001:014 Parcel Area: 1.101 Acres - 48,795 SF – Erosion Area:1,945 SF = Total Area for ISA Calculation - 46, 850 SF Project Area: Approximate work area on mauka side of lot 60+' from certified shoreline (1st floor 2,933 SF) (2nd floor 3,276 SF). Total Building Area = 3,276 SF + pool utility of 120 SD = 3,902 SF ISA calculation – $3,902/46,850 = 0.083\%$ (<50%)

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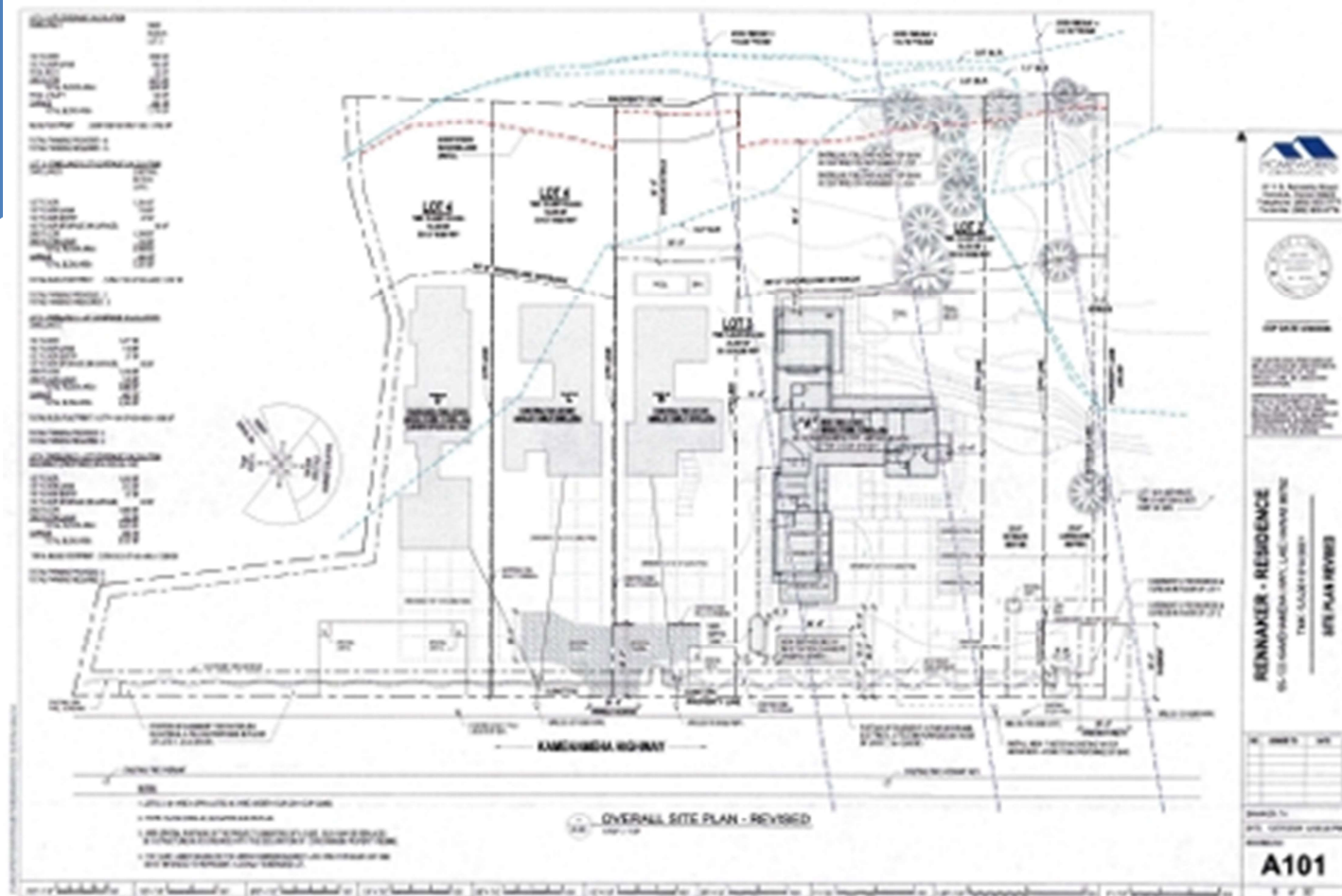
- **Proposed Action and Location.** The Proposed Action would be construction on a parcel of a demolition of the main house at 55-133 Kamehameha Highway and replacement with a new SFH, Laie HI 96762. TMK 1 5-5-001:014. This will remain private residential family use and not used for short-term rental purposes. The property is in a well-developed subdivision. The development will be setback 60'+ from the certified shoreline and is on an occupied 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).
- **Purpose and Need.** The Proposed Action would be the construction of a residence outside the shoreline setback and in the SMA District. As construction costs are over \$500,000, it was agreed that a SMA Major will be needed.
- Coordination with interested and affected parties is required; the Draft Environmental Documents were distributed to the agencies listed in the consultation section of that document by the preceding firm. This environmental documentation was prepared by WHALE Environmental Services, LLC and was based on the architectural drawings prepared by the architect for the project.

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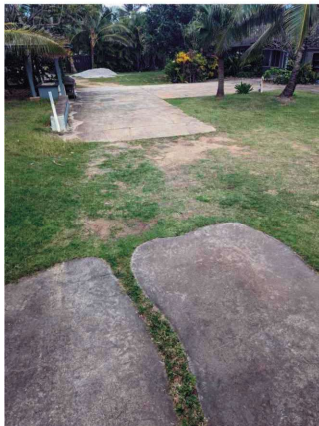




Rennaker Property - Planned Project



SITE PHOTOS



The Property is composed of Jaucas Sands and Keaau and Mokuleia clays with introduced artificial fill soils and landscape loams

Search

Clear Search

Search

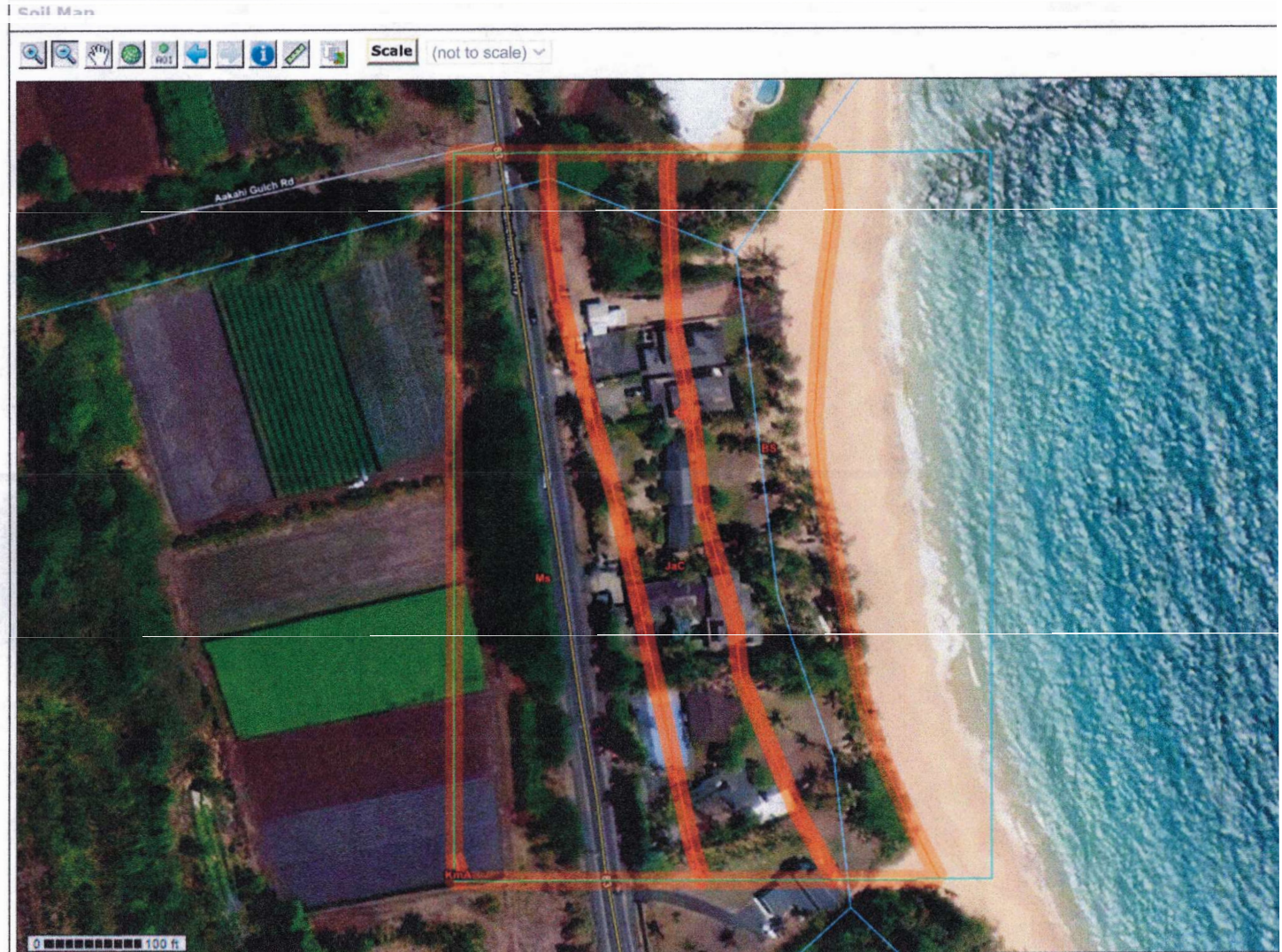
Clear Search

Legend

Island of Oahu, Hawaii (HI990)

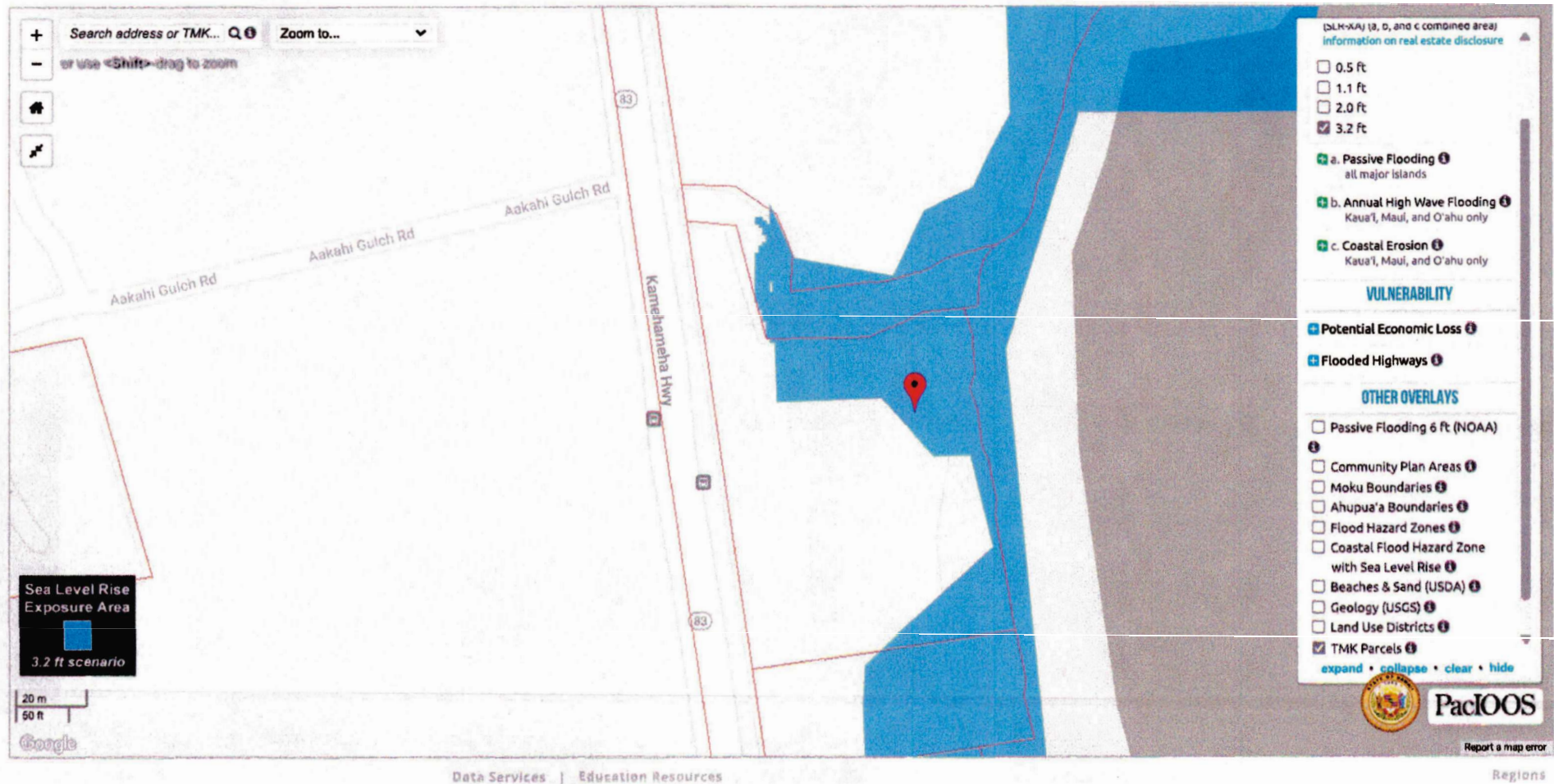
of Oahu, Hawaii (HI990)

Unit	Map Unit Name	Acres in AOI	Percent of AOI
	Beaches	2.2	23.7%
	Jaucas sand, 0 to 15 percent slopes, MLRA 163	1.8	19.1%
	Keaau clay, 0 to 2 percent slopes	0.0	0.0%
	Mokuleia loam	2.8	30.4%
	Total for Area of Interest	9.4	100.0%



You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soils that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that scale.

As can be seen, the project area somewhat impacted by the 3.2' SLR and in response, enhanced foundations are planned.

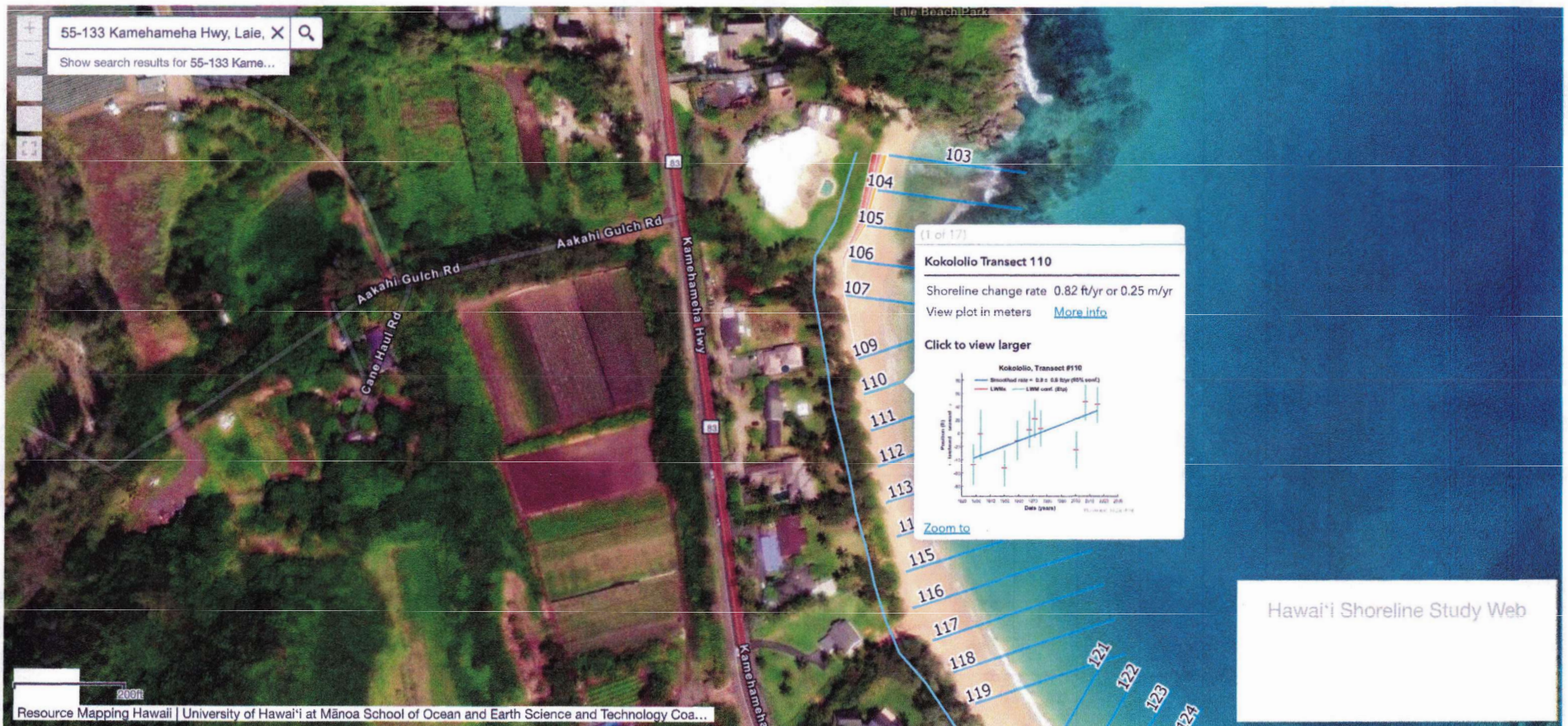


No Coastal Erosion Loss Indicators are present near the work area of this shoreline lot. This is an accretion area.



Climate Resilience Collaborative

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As most of Oahu's shorelines – a Cat 4 Hurricane affects most of the surrounding community, as well as some of this site. This property lies in a <6' surge impact zone. The dwelling will be structurally constructed to resist hurricane impact.

National Hurricane Center Storm Surge Risk Maps

Category 1

Category 2

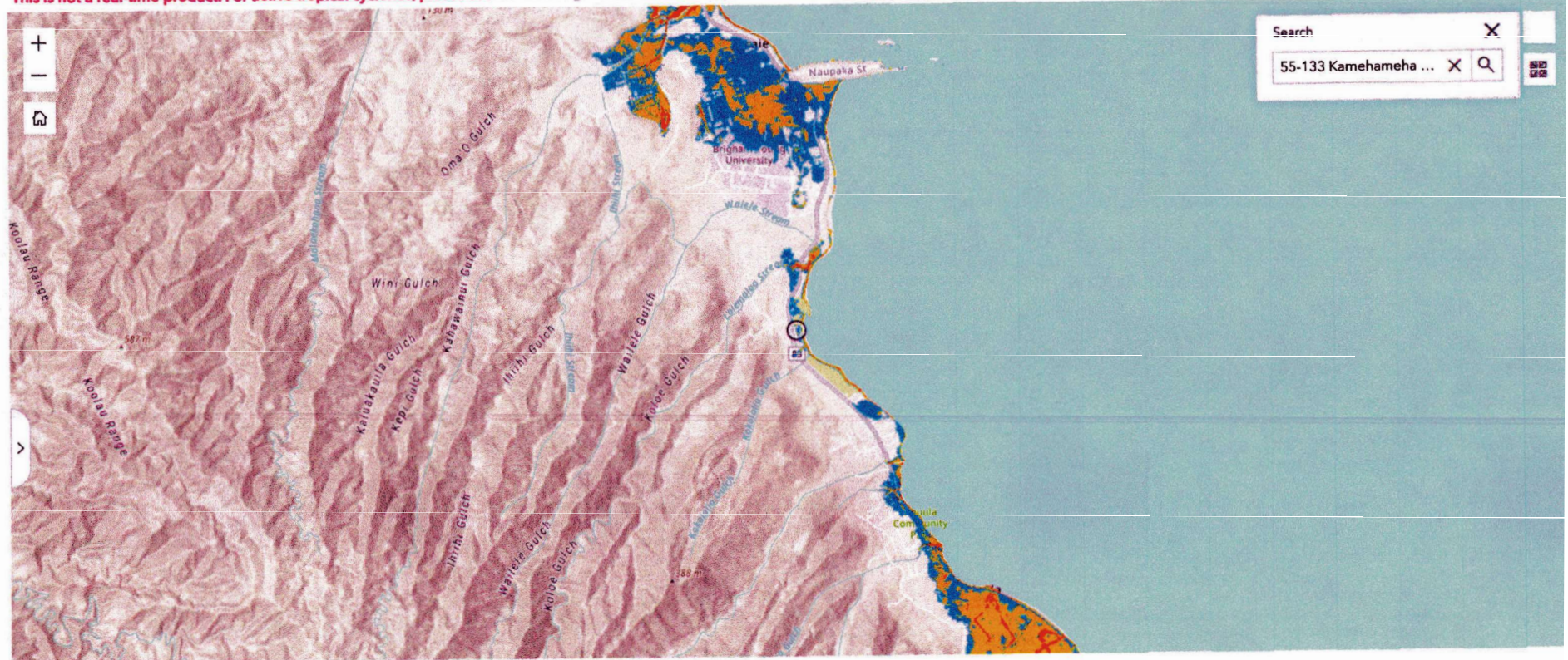
Category 3

Category 4

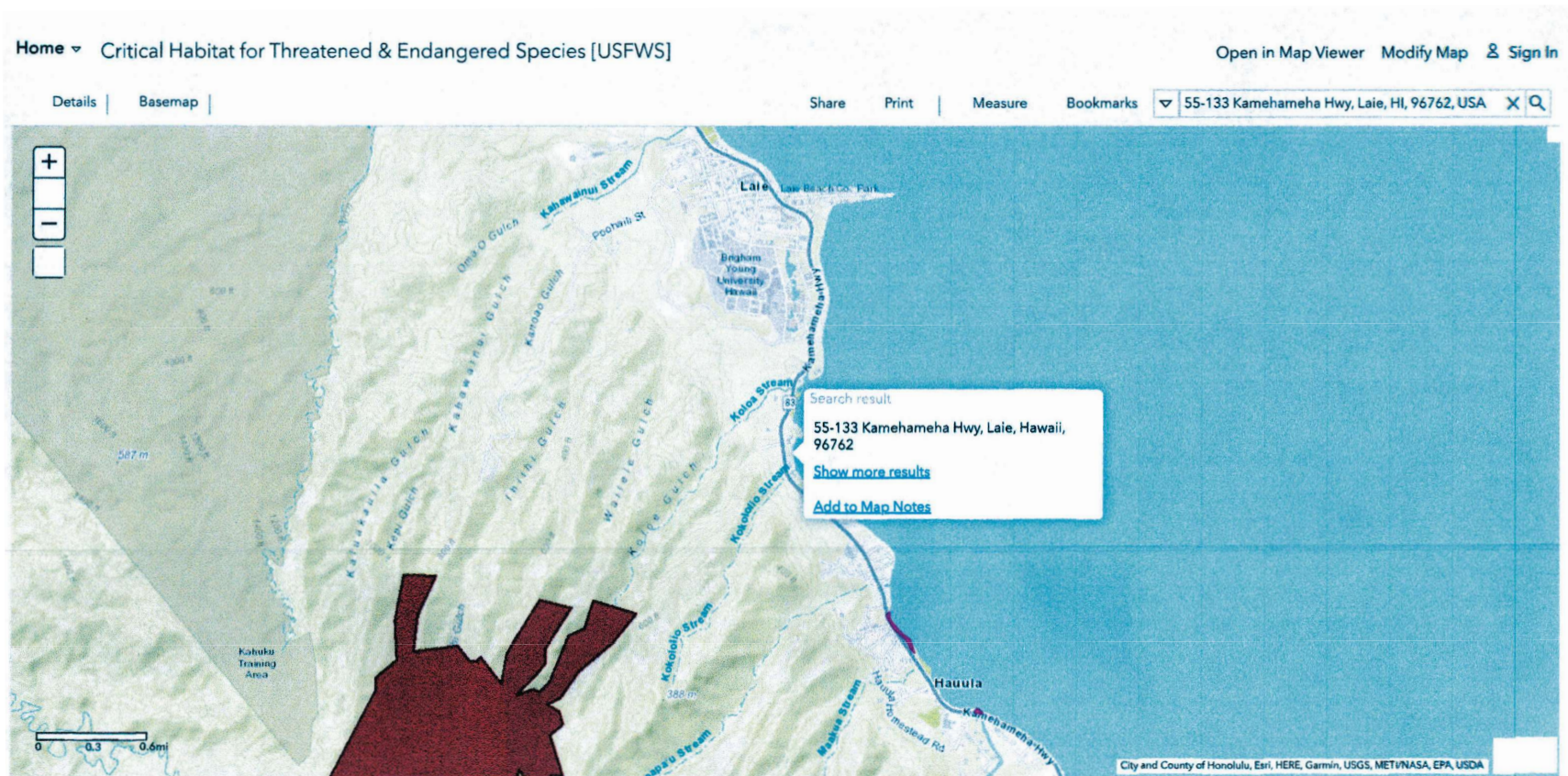
Category 5



This is not a real-time product. For active tropical cyclones, please see hurricanes.gov and consult local products issued by the National Weather Service



USFW Critical
Habitat – not
present on the site





THERE HAS BEEN A SERIES OF CONDITIONS PROPOSED IN THE SMA APPLICATION



JAUCAS SANDS – SHALLOW FOUNDATIONS, IMMEDIATE HALT TO CONSTRUCTION SHOULD ARTIFACTS BE DISCOVERED AND SHPD NOTIFIED. CLAY SOILS – RECOGNITION OF RAPID RUNOFF AND NEED FOR EROSION CONTROLS



WILDLIFE CONCERNS – AGAIN IMMEDIATE HALT TO CONSTRUCTION IF ENDANGERED SPECIES SUCH AS SHEARWATER WHO MAY (THOUGH UNLIKELY) COME TO THE SITE TO NEST IN BURROWS. AT THE START OF CONSTRUCTION, THE BIOLOGIST WILL REVIEW THE SITE TO CHECK FOR ENDANGERED SPECIES PRESENCE. IF DETECTED, USFW AND DLNR WILL BE NOTIFIED.



DARK SKY PROVISIONS SHALL APPLY TO ALL LIGHTING TO REDUCE IMPACT TO MIGRATORY BIRDS.



CLEAN SOIL PROVISIONS ARE EMPLOYED FOR ALL FILL, LOAM, OR OTHER IMPORTED SOILS.

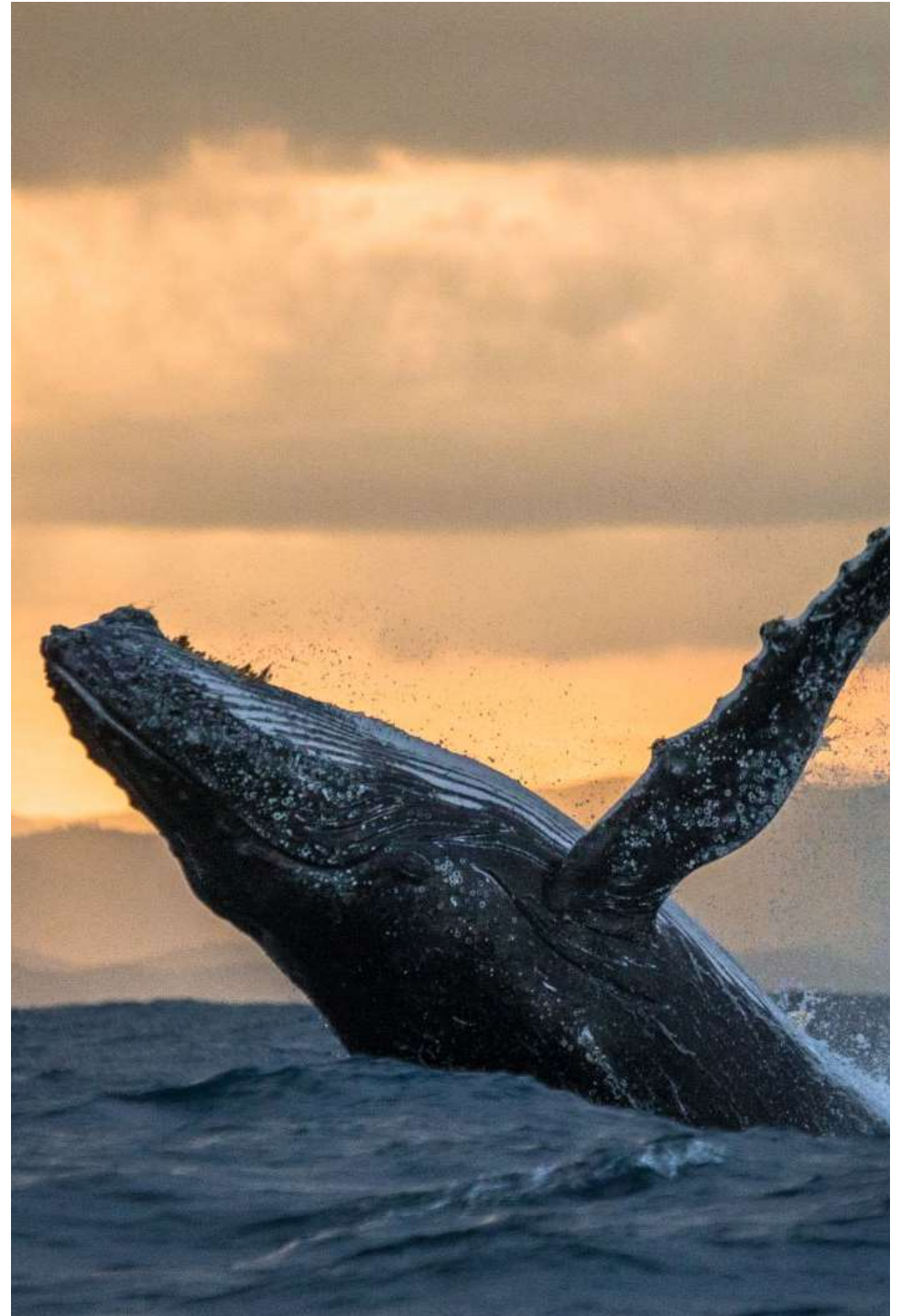


SMA ACKNOWLEDGEMENTS HAVE BEEN ADDED SUCH AS LIABILITY RELEASE TO THE C&C IN THE EVENT CLIMATE CHANGE CREATES LOSS OF PROPERTY.

Conditions Suggested

Rennaker Property

- We are WHALE Environmental Services LLC, based out of Kahuku (www.whalees.com) . We only work for clients that are respectful of the local environment they exist in; and ones that understand their need to fit into the culture Oahu has. The Rennaker Property development will not be any different – no illegal vacation rental, no mainlanders buying up property, but a family developing their owned properties that will be an asset to the region– long-term family housing provision, few impacts to environs like traffic, noise, population, schools - only positive considerations for our local culture and community needs.



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- Question and Answer Period – Mahalo Nui Loa
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