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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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February 20, 2026

2025-SMA-98(CK)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Libby Single-Unit Dwellings
68-631 and 68-623 Crozier Drive - Waialua
Tax Map Keys 6-8-004: 003 and 004

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of four new single-unit dwellings on two adjacent shoreline lots under the same ownership (Project) in Waialua.

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to coastal hazards, archaeological and historic resources, protected and invasive species, and the prohibition of short-term rentals.

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

DEPT. COM. 92(26)

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-12, and D through M
Draft Resolution

APPROVED BY:

Michael D. Formby, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY JOHN A. AND KATHLEEN H. LIBBY TRUST FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2025-SMA-98(CK)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Libby Single-Unit Dwellings
LANDOWNER/ APPLICANTS:	John A. and Kathleen H. Libby Trust
AGENT:	Planning Solutions, Inc. (Makena White)
LOCATION:	68-631 and 68-623 Crozier Drive - Waialua (Exhibit A)
TAX MAP KEYS:	6-8-004: 003 and 004 (Parcels 3 and 4)
ZONING:	R-7.5 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	North Shore Sustainable Communities Plan (NSSCP)

B. Proposal: The Applicants request approval of an SMA Major Permit to allow for the construction of four new single-unit dwellings on two adjacent shoreline lots under the same ownership in the R-7.5 Residential District and SMA in Waialua (see Exhibits A, B, and C-1 through C-12). Parcel 3 consists of 30,883 square (sq.) feet (ft.) of land area, and Parcel 4 consists of 20,598 sq. ft. of land area.

The Project consists of the following components:

Parcel 3

- Construction of a new two-story, single-unit dwelling consisting of five bedrooms, four bathrooms, a kitchen, a great room, an office, a family room, a laundry room, and six covered lanais;
- Construction of a new two-story, single-unit dwelling, consisting of two bedrooms, one bathroom, a living room, a kitchen, and a three-car garage;
- Construction of a new swimming pool with a maximum depth of 4.5 ft., with a shallower spa and reflecting pools;
- Construction of a new pool pavilion consisting of two bathrooms;
- Construction of a new entry pavilion;
- Construction of a new barbeque pavilion;
- Installation of a new auto court;
- Installation of covered and uncovered walkways consisting of concrete slabs with four-inch-wide grass gaps between them;
- Installation of a new concrete masonry unit wall to replace the existing fence along the access easement that runs within the western portion of the lot from Crozier Drive to the shoreline;
- Installation of a new 50 percent open-work wood and nylon fence along the western and northern perimeter of the lot within the shoreline setback area;
- Installation of two new individual wastewater systems (IWS), each consisting of a septic tank and a leach field/absorption bed;
- Installation of utility connections; and
- Installation of landscaping and irrigation systems.

NOTE: There is a 12-ft.-wide, 4,068-sq.-ft. public beach accessway within Parcel 3, along the western perimeter, that is a dedicated access easement. The Project does not propose any development within, or change to, the accessway or underlying easement.

Development at Parcel 3 will result in new building area of approximately 9,342 sq. ft. and new floor area of approximately 7,623 sq. ft.

Parcel 4

- Construction of two new one-story, single-unit dwellings, each consisting of four bedrooms, two bathrooms, a great room, and two covered lanais;
- Installation of a new auto court consisting of concrete slabs with four-inch-wide grass gaps between them;
- Installation of a new basketball half-court that will also provide parking;
- Installation of a new 50 percent open-work wood and nylon fence along the eastern and northern perimeter of the lot within the shoreline setback area;
- Installation of two new IWSs, each consisting of a septic tank and a leach field/absorption bed;
- Installation of new utility lines; and
- Installation of landscaping and irrigation systems.

Development at Parcel 4 will result in new building area of approximately 5,627 sq. ft. and new floor area of approximately 4,140 sq. ft.

Earthwork and Utilities

Collectively, the Project will require excavations for building foundation elements, the pool and spa, and utilities. Foundation footings will extend approximately two ft. deep around the perimeter of each dwelling, with several additional footings and piers supporting the interior footprint of each dwelling. It is estimated that 982 cubic yards of sand will be excavated for the proposed development as follows:

- Construction of the structure foundations: 420 cubic yards
- Construction of the pool and spa: 102 cubic yards
- Installation of the new IWSs: 460 cubic yards

Utility trenches for water, sewer, electrical, and communication services will be 24 to 30 inches deep extending to and from the proposed dwellings. The volume of material excavated for utilities will be minor. The excavated sand will be reused on-site to fill trenches and excavations and to generate the desired grade

in the areas to be landscaped. It is estimated that approximately 1,000 cubic yards of engineered and structural fill will be imported to the site. The imported material will include structural fill to be placed under foundations, and engineered fill that meets the design specifications for the IWS absorption beds.

Water for the Project will be provided by the Board of Water Supply utilizing the existing water line along Crozier Drive. An existing fire hydrant on Crozier Drive fronting the properties will provide fire suppression water. Wastewater service will be provided by two new IWS systems each at Parcels 3 and 4. Electricity and communication services will be provided from existing overhead lines that run along Crozier Drive.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations.

The Project is anticipated to cost approximately $4,000,000, and construction will take approximately 24 months from the issuance of all required permits.

C. Background: According to DPP records, Parcel 3 has been in residential use since at least 1946, when Building Permit (BP) No. 56906 was issued for the reconstruction of a dwelling that was damaged by wave action. Parcel 4 has been in residential use since at least 1951, when BP No. 91194 was issued for repairs to a dwelling. BPs for various repairs were issued in the time since.

In September of 2025, the State Board of Land and Natural Resources certified a shoreline survey map for the Project site, which showed the loss of 2,856 sq. ft. of land to erosion on Parcel 3, and the loss of 997 sq. ft. of land to erosion on Parcel 4.

II. EXISTING CONDITIONS

The following table summarizes the existing conditions for the site and surrounding area:

	Parcel 3	**Parcel 4**
Parcel Area	26,815 sq. ft. (33,739 sq. ft. - access easement area of 4,068 sq. ft.; and - erosion area of 2,856 sq. ft.; see Exhibit D)	20,598 sq. ft. (21,595 sq. ft. - erosion area of 997 sq. ft.; see Exhibit D)
Lot Shape	Quasi-Rectangular Polygon	Quasi-Rectangular Polygon
Easements	Easement A-1: A 12-ft.-wide, 4,068 sq. ft. public beach access easement runs along the western property line.	None
Topography	Relatively flat with an elevation range of approximately 12 ft. above mean sea level (MSL).	Same as Parcel 3.
Current Development	A shed near the middle of the parcel, and a wood fence along the access easement.	Two one-story, single-unit dwellings, a rock wall along Crozier Drive, and a wire fence and wood fence along the eastern side of the parcel.
Surrounding Uses	To the north – Mokulē'ia Beach/Pacific Ocean; To the east and west – single-family dwellings; and To the south – Crozier Drive; agricultural land with farm dwellings (see Exhibits A and B).	Same as Parcel 3 (see Exhibits A and B).

Flood Zone	*Flood Zone AE with a base flood elevation (BFE) of 14 ft. above MSL (northern portion of the site)* – An area within the flood fringe zone where there is a one percent annual chance of flooding. Development within Flood Zone AE is subject to compliance with Revised Ordinances of Honolulu (ROH) Chapter 21A, the Flood Hazard Areas Ordinance; and *Flood Zone XS (southern portion of the site)* – An area determined to be outside of the 0.2 percent annual chance floodplain (see Exhibit E; Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0085F, revised September 30, 2004).	Same as Parcel 3 (see Exhibit E).
Shoreline Survey	The most recent Certified Shoreline Survey (CSS) was certified on September 29, 2025, and showed that shoreline runs along the upper reaches of the wash of waves at the top of slope (see Exhibit D). The applicable shoreline setback is 73 ft.	The CSS is the same as Parcel 3 (see Exhibit D). The applicable shoreline setback is 79 ft.
Nearest Body of Water	*Pacific Ocean (directly north of the site)* – Estuarine and Marine Wetland (see Exhibit F, National Wetlands Inventory Map).	Same as Parcel 3 (see Exhibit F).

Soil Classifications	*Jaucas Sands with Zero to 15 percent slopes* – Excessively drained, calcareous soils with rapid permeability, and very slow to slow runoff potential (see Exhibit G; United States Department of Agriculture - Natural Resources Conservation Service); and The subject property is also mapped as coastal dunes on the Hawai'i Sea Level Rise (SLR) Viewer (see Exhibit H).	Same as Parcel 3 (see Exhibits G and H).
Vegetation	Fruit and palm trees, ornamental shrubs, and grass dominate. The site is routinely maintained by a landscaping service.	Same as Parcel 3.
SLR – Exposure Area (XA)	The Hawai'i SLR Viewer shows approximately 70 percent of Parcel 3 is projected to be impacted by annual high wave action as a result of 3.2 ft. of SLR by 2100 or sooner; and Approximately 30 percent of Parcel 3 is projected to be impacted by coastal erosion (loss of land) as a result of SLR by 2100 or sooner (see Exhibit I).	The Hawai'i SLR Viewer shows approximately 90 percent of Parcel 4 is projected to be impacted by annual high wave action as a result of 3.2 ft. of SLR by 2100 or sooner; and Approximately 30 percent of Parcel 4 is projected to be impacted by coastal erosion (loss of land) as a result of SLR by 2100 or sooner (see Exhibit I).
Shoreline Erosion Rate	According to the O'ahu Shoreline Change Viewer, Parcel 3 is intersected by Transects 439 and 440, which show an average annual historical erosion rate of 0.18 ft. (see Exhibit J). The applicable shoreline setback for Parcel 3 is 73 ft. (see Exhibits C-1 and C-2).	According to the O'ahu Shoreline Change Viewer, Parcel 4 is intersected by Transect 441, which shows an annual historical erosion rate of 0.27 ft. (see Exhibit J). The applicable shoreline setback for Parcel 4 is 79 ft. (see Exhibits C-1 and C-2).

Hurricane Storm Surge	The makai (seaward)-most portion of the Project site is projected to be subject to approximately three ft. of flooding during a Category 4 hurricane event (see Exhibit K; National Hurricane Center, *Storm Surge Risk Maps*).	Same as Parcel 3 (see Exhibit K).
Tsunami	The entirety of the subject properties and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit L; Hawai'i Emergency Management Agency, *Tsunami Aware Mapper*).	Same as Parcel 3 (see Exhibit L).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

The following table summarizes the Project's compliance with the applicable environmental disclosure and public outreach requirements:

Environmental Disclosure Documentation	The proposed Project does not involve any triggers under Hawai'i Revised Statutes (HRS) Chapter 343. However, because the collective development constitutes a larger development of more than two single-unit dwellings, an Environmental Assessment (EA) was prepared pursuant to ROH § 25-5.3(a). A Finding of No Significant Impact (FONSI) was signed by the Director of the DPP on October 30, 2025, and the Final EA/FONSI was published in the State Office of Planning and Sustainable Development Environmental Review Program's November 8, 2025, edition of *The Environmental Notice*.
Agency Comments	During the EA and SMA review processes, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board / Community Association Presentation	On May 7, 2025, during the public review period for the Draft EA, the Agent presented the Project before the North Shore Neighborhood Board (NSNB) No. 27 (see Section G, below).

Public Hearing	The DPP conducted a Public Hearing at 10:00 a.m. on January 9, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. No members of the public attended. The public hearing is discussed in Section G, below.

IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

A. Recreational Resources - ROH § 25-3.1(a)

"Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved." See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).

The closest recreational resource to the Project site is Mokulēʻia Beach, located directly to the north of the site. There is an existing 12-ft.-wide, 4,068-sq.-ft. dedicated access easement for public beach access located within and along the western property line of Parcel 3. No change to this accessway is proposed, and the proposed development cannot encroach into the beach access. Because the proposed development must also be constructed mauka (landward) of the shoreline setback line and mauka of the projected coastal erosion area, the Project will not result in a change to access to or along the shoreline or beach in the short-term.

However, approximately 80 percent of the Project site is projected to be subject to annual high wave flooding related to SLR. Between 2075 and 2100, annual high wave flooding as a result of SLR is projected to extend underneath the makai dwellings on Parcels 3 and 4 and the mauka dwelling on Parcel 4, in addition to the pool area, barbeque area, three of the IWSs, and the parking and basketball court areas (see Exhibits C-1 and I). Further, much of the area makai of the proposed dwellings is projected to be lost to coastal erosion by 2100 or sooner. These projections are well within the operational lifespan of the dwellings. In the long-term, as the site becomes inundated by higher levels of SLR and land area is lost to erosion, the shoreline will naturally move farther mauka until it meets higher elevations of land. Lands makai of the regulatory shoreline become the property of the State, located within the State Land Use Conservation District. Therefore, as the shoreline retreats, lateral public access along the shoreline could be endangered by Project structures in the State Land Use Conservation District.

A condition of approval is recommended to ensure the Applicant and any successor owners are aware of the potential for loss of land area; that the State may require removal of the structure or a lease for encroachments extending into State lands; and that lands within the State Land Use Conservation District are public lands and must remain available for public use and recreational activities. Additional analysis relating to SLR and coastal hazards are discussed in Section F.2, below.

B. Historic and Cultural Resources – ROH § 25-3.1(b)

"Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources."
See also HRS § 205A-2(b)(2) and (c)(2).

1. Archaeological and Historic Resources: The proposed Project involves the construction of four new single-unit dwellings with accessory uses that include a swimming pool. The soils at the Project site are mapped as Jaucas sands, which are known to be correlated with the presence of cultural deposits and human burials (iwi kūpuna). According to the application, numerous discoveries of human skeletal remains have been made in the vicinity of Crozier Drive, including pre-contact era burials within parcels neighboring the east and west of the Project site. A few meters to the west, one site containing seven pre-contact to early Historic-era human burials with glass trade beads were discovered in 1998 (State Inventory of Historic Places [SIHP] Site No. 50-80-03-05599). In 2023, a single intact burial was identified at 68-617 Crozier Drive a few meters to the east (as documented in SMA Major Permit No. 2023/SMA-90, Resolution No. 24-014, CD1). The location of the burial within a sand matrix and lack of associated goods suggested this burial is traditional in nature. Given these factors, there is a reasonable chance that subsurface historic properties could be present at the site.

   The Applicant contracted ASM Affiliates (ASM), a State Historic Preservation Division (SHPD)-approved archaeological consultant, to prepare an Archaeological Inventory Survey (AIS) for the Project. In January, 2025, ASM received approval for their Archaeological Testing Strategy in support of the AIS. During the SMA Public Hearing on January 9, 2026, the Agent indicated that the subsurface testing has been completed, and that three historic properties were encountered. ASM has requested SIHP number for the historic properties from the SHPD, and intends to submit the results of the AIS for SHPD review and concurrence once the SIHP number is received.

   The DPP anticipates that because of the numerous discoveries in the area, and because the subsurface testing did not encompass the entire Project site, the SHPD will recommend archaeological monitoring upon

review of the AIS. The DPP supports this assessment. The preparation of an Archaeological Monitoring Report consistent with Hawai'i Administrative Rules (HAR) § 13-279-4 is recommended as a condition of approval.

Finally, as is the case during any ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that 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 Applicants must stop work and contact the SHPD. This is also recommended as a condition of approval.

Provided the Applicants comply with the above-referenced requirements regarding potential on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities on Mokulē'ia Beach or in the Pacific Ocean. No conditions are recommended in regard to preserving access to or opportunities for Hawaiian cultural activities.

C. **Scenic and Open Space Resources – ROH § 25-3.1(c)**

"Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA."
See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).

The Project will not impact scenic and open space resources because the Project proposes the development of four single-unit dwellings in an area zoned for residential use. The Project will be consistent with the ROH Chapter 21 development standards for the R-7.5 Residential District, which will be confirmed during the BP review process. The NSSCP Open Space Map identifies mauka views of the Wai'anae Mountain Range and agricultural fields as significant scenic views in the Project vicinity. The Project site is located makai of Crozier Drive, and therefore will not impede these views. The City's Coastal View Study identifies intermittent coastal views of the Pacific Ocean from Crozier Drive in the

Project vicinity. However, under both the current and proposed condition, the makai view from Crozier Drive toward the Pacific Ocean is blocked by the existing dwellings, fencing, and vegetation. Given all of this, no adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

D. Coastal Ecosystems – ROH § 25-3.1(d)

"Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources."
See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).

The Project proposes residential uses on a residentially-zoned lot, and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to protected species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean, located directly to the north of the Project site is identified as Estuarine and Marine Wetland, Estuarine, and Marine Deepwater (see Exhibit F). In the short-term, the Project is not anticipated to result in adverse impacts to the Pacific Ocean, as the proposed dwellings will be constructed outside of the shoreline setback area, and the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. In the long-term, should SLR and erosion-related loss of land occur as projected, household debris and materials could be released into the Pacific Ocean, thereby polluting the nearshore waters. Impacts relating to SLR are discussed further under Section F.2, below.

   b. Flora: According to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), seven Federally-endangered flowering plant species have potential to occur on the Project site, and no critical habitat for flora overlaps the Project site. However, no rare, threatened, or endangered flora species are known to be present on the site. Existing vegetation at the site consists of fruit trees, palm trees, ornamental shrubs, and grass, and is routinely maintained by a landscaping service. Therefore, no impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

c. Fauna: A review of the USFWS IPaC database revealed there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. Therefore, to avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These agency-recommended measures should be included as conditions of approval.

The protection of federally-listed species is administered by the USFWS, and the protection of State-listed species is administered by the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW). State and federally-listed sensitive avian species which may occur in the Project vicinity include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater). Standard agency-recommended conditions relating to the protection of these avian species are recommended. In addition, in order to avoid direct or indirect impacts to protected avian species, the Applicant should be required to hire a qualified biologist to conduct pre-construction surveys for the presence of the species and nests, and establish procedures to avoid disruption of any nests that may be encountered. This is also recommended as a condition of approval.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during seabird fledgling seasons. To further mitigate potential lighting impacts, the Applicants should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures are recommended as conditions of approval.

The IPaC database also identifies the Green Sea Turtle, the Hawksbill Sea Turtle, and the Olive Ridley Sea Turtle as protected reptile species that may be present in the Project area. Should these species be present on-site, they may be impacted by Project

implementation, especially during construction. Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Monk seals and sea turtles could also be harmed if any construction debris poses a threat of entanglement. To prevent impacts to monk seals and sea turtles, the Applicant should be required to comply with standard stop work and BMPs if these species are present in or adjacent to the Project site. Standard conditions relating to the protection of marine fauna species are recommended.

d. Critical Habitat: The Project site does not currently contain any areas designated as critical habitat. However, the beach dunes along the shoreline overlap with critical habitat for the Green Sea Turtle, and the marine waters makai of the site are designated as critical habitat for the Hawaiian Monk Seal. The Project does not propose any change to the beach or marine environment. Upon compliance with the above-referenced conditions of approval regarding Green Sea Turtles and Hawaiian Monk Seals, no further impacts to critical habitat are anticipated to occur, and therefore no conditions specific to critical habitat are recommended.

e. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid 'Ōhi'a death. Fauna species include coconut rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project proposes the net importation of approximately 1,000 cubic yards of engineered and structural fill material, and will require ingress and egress for a variety of construction equipment, vehicles, and materials, which could result in the spread of invasive species or damaging fungi. Therefore, implementation of the OISC protocols is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project site is a shoreline lot with underlying soils identified as Jaucas sands, which are considered part of the coastal dune system and are designated as such on the Hawai'i SLR Viewer (see Exhibits G and H). The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.

3. Solid and Liquid Waste Treatment and Disposition: Potable water and fire suppression water for the Project will come from the existing municipal system which already serves the Project site. Wastewater treatment will be provided by four new on-site IWSs, two each for Parcels 3 and 4. Approval from the State Department of Health (DOH) is required for each IWS. Construction waste will be disposed of by the contractor at an approved facility. Residential solid waste will be picked up by the existing municipal trash removal service that serves the property. In the short-term, no impacts related to solid and liquid waste treatment and disposition are anticipated. In the long-term, the Hawai'i SLR Viewer projects that within approximately 50 to 75 years (within the Project's anticipated operational lifespan), SLR-related high wave inundation will extend across three of the four proposed IWSs (see Exhibits C-1 and H). Wastewater treatment systems will continue to be regulated by the State DOH, which will require landowners to address at-risk systems. Potential long-term impacts relating to wastewater disposal will be minimized through the ongoing DOH programs. No specific conditions of approval are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. **Economic Uses – ROH § 25-3.1(e)**

"Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA."
See also HRS § 205A-2(b)(5) and (c)(5).

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the four proposed new single-family dwellings are anticipated to result in minimal changes to the State's economy. However, should inundation of the site occur as projected by the Hawai'i SLR Viewer, costly losses and damage to the dwellings as well as adverse social, visual, and environmental impacts could occur. SLR may result in the loss of all or portions of the proposed structures. Inundation could also result in household materials, structural components, utility infrastructure, and wastewater entering and polluting the Pacific Ocean and the underlying coastal dunes as the shoreline moves landward. This loss could also block future public access to public trust lands, and pose a danger to water quality, sensitive species and ecosystems, and users of the area. These losses would be costly to remove and clean-up. Impacts and recommended conditions related to SLR are discussed below under Section F.2.

F. **Coastal Hazards – ROH § 25-3.1(f)**

"Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake."
See also HRS § 205A-2(b)(6) and (c)(6) and § 205A-26(1)(D).

1. Flooding: A portion of the Project site is also within Flood Zone XS, which is not considered a flood hazard area. The majority of the Project site is located within Flood Zone AE, the flood fringe area, with a BFE of 14 ft. above MSL (see Exhibit E). Development within Flood Zone AE is subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. According to the application, all development is proposed to occur within Flood Zone AE, and will be designed to comply with ROH Chapter 21A. Specifically, the three dwellings located within Flood Zone AE will be elevated so that the habitable space is above the 14-ft. BFE level. Construction work will be also performed in accordance with the State and County-approved design standards and BMPs. Compliance with applicable development codes and standards will be confirmed during the building and construction permit review process. No conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, approximately 70 percent of Parcel 3 is projected to be impacted by annual high wave action as a result of 3.2 ft. of SLR by 2100 or sooner; and approximately 90 percent of Parcel 4 is projected to be impacted by annual high wave action as a result of 3.2 ft. of SLR by 2100 or sooner (see Exhibit I, blue shaded area). Three of the proposed dwellings would be subject to this SLR-related flooding. In addition, approximately 30 percent each of Parcels 3 and 4 are projected to be impacted by coastal erosion (loss of land) as a result of SLR by 2100 or sooner (see Exhibit I, red line). The Project does not propose any development within the 3.2-ft. SLR coastal erosion area. However, the loss of land to erosion combined with higher sea levels will move the shoreline future mauka over time and within the lifespan of the proposed dwellings. As sea levels rise, high wave flooding is predicted to gradually affect a larger portion of the parcels, eventually affecting the areas where the Parcel 3 and 4 makai residences and the Parcel 4 mauka residence will be located.

   The Applicant asserts that the impact of the high wave flooding will be minimized by placing the living area floor level above the 14-ft. BFE in accordance with ROH Chapter 21A. The Applicant further asserts that because the parcels' elevations are approximately 12 ft. above MSL, and the closest structures will be a minimum of 73 ft. mauka of the shoreline, 3.2 ft. of SLR-related annual high wave flooding is not likely to exceed a

depth of two ft. However, BFE calculations do not account for additional increases in water levels associated with SLR. Therefore, while impacts relating to SLR are not anticipated in the short-term, they are anticipated to occur in the long-term, and well-within the operational lifespan of the proposed dwellings. The proposal includes foundation footings approximately two ft. deep around the perimeter of each dwelling, with several additional footings and piers supporting the interior of each dwelling. This will help make the dwellings more resilient in the face of annual high wave flooding. The Project structures within the 3.2-ft. SLR-XA should be designed for resilience to the impacts of annual high wave flooding, and the affected BP plan sheets should be stamped by a civil or structural engineer. This is recommended as a condition of approval.

The Applicant and successor owners should also be notified of the potential for coastal hazards at the subject property, and that as SLR occurs, inundated land area makai of the shoreline becomes part of the State's Land Use Conservation District. An acknowledgement of such is recommended as a condition of approval. Further, SLR and coastal hazard events may result in the loss of all or portions of the proposed structures, which may also result in household materials, structural components, utility infrastructure, and wastewater entering and polluting the public beach and Pacific Ocean as erosion moves the shoreline landward. Such a loss could also block future public access to public trust lands, and pose a danger to water quality, sensitive species and ecosystems, and users of the area. Finally, such a loss would be costly to remove and clean-up. Because the Applicant is proposing placement of structures in an area known to be susceptible to coastal hazards, the Applicant and successor owners should be required to take responsibility for the clean-up and restoration of the site in the event of coastal erosion-related loss of property. To ensure this responsibility will be undertaken, an acknowledgement should be included on all Project construction and BP plans. These are recommended as conditions of approval. Implementation of the recommended conditions would reduce, but not completely avoid, potentially significant impacts regarding SLR.

2. Storm Surge: The National Storm Surge Hazards Maps indicate that the makai-most portion of the Project site may be inundated by approximately three ft. of storm surge during hurricane events Category 3 or larger (see Exhibit K). However, the Project site has an elevation of approximately 12 ft. above MSL, and the closest structures are proposed to be located a minimum of 73 ft. mauka of the shoreline, outside of the projected inundation area. Further, dwellings within Flood Zone AE will be elevated above the 14-ft. BFE in compliance with ROH Chapter 21A. Construction is also required to conform with relevant building codes to mitigate the risk of flood and wind damage, and comply with local ordinances in conjunction with FEMA guidance. When a hurricane is approaching a

coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. Therefore, in the short-term, significant impacts related to hurricane storm surge inundation are not anticipated. In the long-term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels inundate the site, and the shoreline moves mauka as a result of land lost to SLR-related coastal erosion. SLR related conditions are recommended in Section F.2, above. No additional conditions specific to hurricane storm surge are recommended.

3. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit L). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. No conditions of approval specific to tsunami events are recommended.

G. Managed Development and Public Participation – ROH § 25-3.1(g)

The development review process should stimulate public awareness, education, and participation in coastal management.
See also HRS § 205A-2(b)(7) and (8) and 205A-2(c)(7) and (8).

The public was made aware of the Project and was given the opportunity to review the proposed Project prior to and during processing of the EA and SMA Major Permit Application. The application materials were also posted on the DPP Public Input webpage upon acceptance of the application for processing.

Prior to submittal of the SMA Major Permit Application to the DPP, the Agent sent written notification to all abutting property owners that the Project would be presented before the NSNB No. 27 on May 27, 2025. The Agent presented the Project at this meeting. The presentation involved a summary of the Project and information about how to review and comment on the Draft EA, which was in progress at that time. After the presentation, the following questions and issues were brought up by board and community members attending the meeting:

- Assurances were sought that the proposed development would not be used for short-term rentals. The Applicant replied that short-term rentals will not occur, and the Agent informed the board that the SMA Major Permit would include a condition that clearly prohibits short-term rentals;

- Concerns regarding cultural resources were expressed. The Agent replied that an AIS proposal had been prepared and submitted to SHPD. Furthermore, the SMA Major Permit would include conditions that require SHPD approval prior to the development being implemented; and

- There were questions regarding the depth of the pool and the IWS. The Agent indicated that this information would be added to the Final EA (which it was).

During the EA and SMA Major Permit review processes, the DPP routed the proposal to various Federal, State, and City agencies. Three responses were received from responsible agencies, and one letter was received from a member of the public (neighbor). No objections to the Project were received. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as appropriate.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:00 a.m. on Friday, January 9, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. The hearing was also available online via WebEx to allow for virtual attendance. Notices of the application and public hearing were published in the December 19, 2025, edition of the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. The hearing was attended in person by the Agent and DPP staff. No members of the public attended the hearing in person or virtually. Therefore, formal presentation of the Project was waived with the agreement of the Agent. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. **Beach and Coastal Dune Protection – ROH § 25-3.1(h)**

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.
See also HRS § 205A-2(b)(9) and (c)(9).

The Project site is a shoreline lot with underlying soils identified as Jaucas sands, which are considered part of the coastal dune system (see Exhibits G and H). Therefore, in order to protect underlying Beach Sands and natural shoreline processes, and for compliance with ROH § 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. The addition of language to ensure the Applicant and future or successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

I. **Marine and Coastal Resources – ROH § 25-3.1(i)**

Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.
See also HRS § 205A-2(b)(10) and (c)(10).

The Project is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean, located directly north of the site. The Pacific Ocean adjacent to the Project site is identified as Estuarine and Marine Wetland (see Exhibit F). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands in the short-term, as the closest development activities will occur approximately 73 ft. mauka of the shoreline, and development within the portion of the site that is within Flood Zone AE is subject to compliance with ROH Chapter 21A, the Flood Hazard Areas Ordinance. Further, the Project will comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, which will be confirmed during the BP review process. As discussed previously, long-term impacts are possible during the lifespan of the Project. Conditions relating to clean up of any materials entering the marine environment have already been recommended, so no additional conditions of approval regarding marine and coastal resources are recommended.

J. **Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)**

Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest. See also HRS § 205A-26(2)(A).

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential and agricultural uses and are limited based on the associated development standards of ROH Chapter 21, the Land Use Ordinance (LUO). The subject property along with the surrounding properties in all directions are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously-established subdivision area to which existing electricity, water, fire suppression water, and trash pick-up are already available. Each development must provide their own IWS that is designed and sized to meet the wastewater requirements of the development, and receives the required approval from the State DOH.

One present development project was identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit M). SMA Major Permit No. 2023/SMA-90 was issued for the construction of a two new single-unit dwellings immediately east of Parcel 4. Construction of this project is still pending the completion of archaeological conditions, but is anticipated to begin this year. No other past or reasonably foreseeable projects were identified within the cumulative radius.

Potential cumulative effects to SMA resources as a result of implementation of the Project and the projects identified above could occur if the projects collectively resulted in damage to the water quality in the nearshore Pacific Ocean waters, excessive erosion or alteration of landforms, and/or the loss of biological, historical, or cultural resources that may be present in the area. Each of the projects were evaluated for site-specific or cumulative impacts to SMA resources. The potential for site-specific and cumulatively considerable impacts associated with the projects were evaluated, and where necessary, conditions of approval for each project were imposed. Similarly, the potential for site-specific and cumulatively considerable impacts associated with the Project were evaluated herein, and where necessary, conditions of approval are recommended. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to

SMA resources. No conditions of approval specific to cumulative impacts are recommended.

K. Consistency with Plans and Regulations – ROH § 25-3.1(k)

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change. See also HRS § 205A-26(2)(C).

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

   - Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

   - Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property; and

   - Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

   Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed addition to an existing single-unit dwelling and construction of a new, second single-unit dwelling is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

2. NSSCP: The NSSCP Land Use Map identifies the Project area as "rural communities" within the Community Growth Boundary. The most applicable NSSCP policies for the preservation of open space, coastal lands, and historical and cultural resources (i.e. SMA resources) are as follows:

- Protect and enhance significant natural features and ecologically sensitive lands, including mountain areas, shoreline areas, wetlands, fishponds, natural gulches, streams, and drainageways. Provide protective buffer zones and setbacks around biologically sensitive areas to minimize habitat disturbance;

- Protect recreational areas that contribute to the North Shore's open space quality, including the ocean and its resources, the shoreline and mountain areas, park spaces, and other quasi-public recreational facilities;

- Protect and preserve views of scenic resources, including the Wai'anae and Ko'olau Mountain Ranges, coastal pali (cliff range), the coastline, and the Pacific Ocean; and

- Establish adequate shoreline setbacks that consider shoreline changes resulting from erosion hazards and rising sea levels using data such as the annual average erosion rate from the UH shoreline erosion studies.

The Project site is not within any identified open-space, recreational area, protected viewshed, wetland, or historic site on NSSCP resource maps. The site is mapped as within the 100-year Flood Zone on the Environmental Resources Map. Project development will be located outside of the shoreline setback area, and will be required to incorporate design features to address potential impacts relating to flooding and SLR. Each of these resource areas are discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of four new single-unit dwellings is generally consistent with the NSSCP. Therefore, no conditions of approval related to NSSCP compliance are recommended.

3. ROH Chapter 21, LUO: The Project has been designed to comply with the development standards of the LUO. Parcels 3 and 4 are located within the R-7.5 Residential District, and consist of 26,815 sq. ft. and 20,598 sq. ft. of land area, respectively. Parcel 3 could potentially be developed with up to three single-unit dwellings, or one two-unit dwelling and one single-unit dwelling. Parcel 4 could potentially be developed with up to two single-unit dwellings, or one two-unit dwelling. Therefore, the lot sizes are appropriate for the proposed construction of two new single-unit dwellings on each Project parcel. The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-7.5 Residential District (see Exhibits C-1 through C-12). Plans submitted for land use permits, such as an SMA Permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking

plans are not uncommon prior to the submittal of final BP plans. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process.

Pursuant to LUO Table 21-5, short-term rentals, including both bed and breakfast establishments and temporary vacation units, are not allowed in any Residential District. In order to ensure the Applicants and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval.

Based on a review of the plans, the Project will be consistent with the LUO, and no additional conditions of approval will be required.

4. ROH Chapter 26, Shoreline Setback Ordinance: The Project site consists of two shoreline lots that are subject to compliance with ROH Chapter 26. Because Parcels 3 and 4 have mapped historic erosion rates of 0.18 ft. per year and 0.27 ft. per year, respectively, the applicable shoreline setbacks are 73 ft. and 79 ft. mauka of the 2025 CSS, respectively. The Project plans show that no development will occur within 73 ft. of the shoreline on either lot, except for a 50 percent open-work wood and nylon fence. A Minor Shoreline Structure Permit is required to construct an open-work fence within the shoreline setback area. This is recommended as a condition of approval.

V. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

VI. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, 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-12, and D through M, 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 and address the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP its review and approval:

Any structure proposed outside of the 3.2-ft. SLR coastal erosion line, but within the 3.2-ft. SLR-XA as mapped on the Hawai'i SLR Viewer (see Exhibits C-1 and I) must incorporate a foundation or other adaptation or design measures that must be stamped by a civil or structural engineer licensed by the State of Hawai'i.

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 6-8-004: 003 and 6-8-004: 004 are susceptible to coastal hazards, which may result in harm to or loss of life and property;" and*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 6-8-004: 003 and 6-8-004: 004 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed dwelling units and accessory structures are located within the 3.2-foot sea level rise-exposure area. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

D. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to implement construction activities at Tax Map Keys 6-8-004: 003 and 6-8-004: 004, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for an SSV for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to undertake the development at Tax Map Keys 6-8-004: 003 and 6-8-004: 004, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project BP plans:

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised*

Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Keys 6-8-004: 003 and 6-8-004: 004."

G. To minimize impacts to archaeological, historic, and cultural resources that may be present at 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 SHPD's written acceptance of the Project's Archeological Monitoring Plan (AMP) that meets the requirements of HAR Chapter 13-279-4;

2. If any archaeological, historic, or cultural resources are discovered on the Project site, the Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AMP, or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD; and

3. 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 the SHPD immediately. Work in the immediate area must be stopped until the SHPD has assessed the impact and has made 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 BP plans.

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

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

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 ft. of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities;

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and Federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

    b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

    c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

        (i) The USFWS and the State of Hawai'i DLNR DOFAW must be contacted immediately, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.8.c. must be implemented.

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

I. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping in the dune or shoreline area between the dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

J. 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 Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 1,000 cubic yards of engineered and structural fill material. No importation of soil fill material is proposed.

2. 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 OISC.

3. 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 Protocols must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on 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 is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. 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 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.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

K. Permits.

1. The Applicant shall obtain a Minor Shoreline Structure Permit for any proposed structures located within the shoreline setback area, including the proposed perimeter privacy and security fencing.

2. The Applicants shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

    a. The DPP Director may extend this period if the Applicants demonstrate good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

    b. If the Applicants demonstrate good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an

extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

c. If the Council fails to take final action on the proposed extension within the first to occur of:

(i) 60 days after receipt of the DPP Director's report; or

(ii) The Applicants' then-existing deadline for obtaining a construction permit or BP;

the extension will be deemed to be denied.

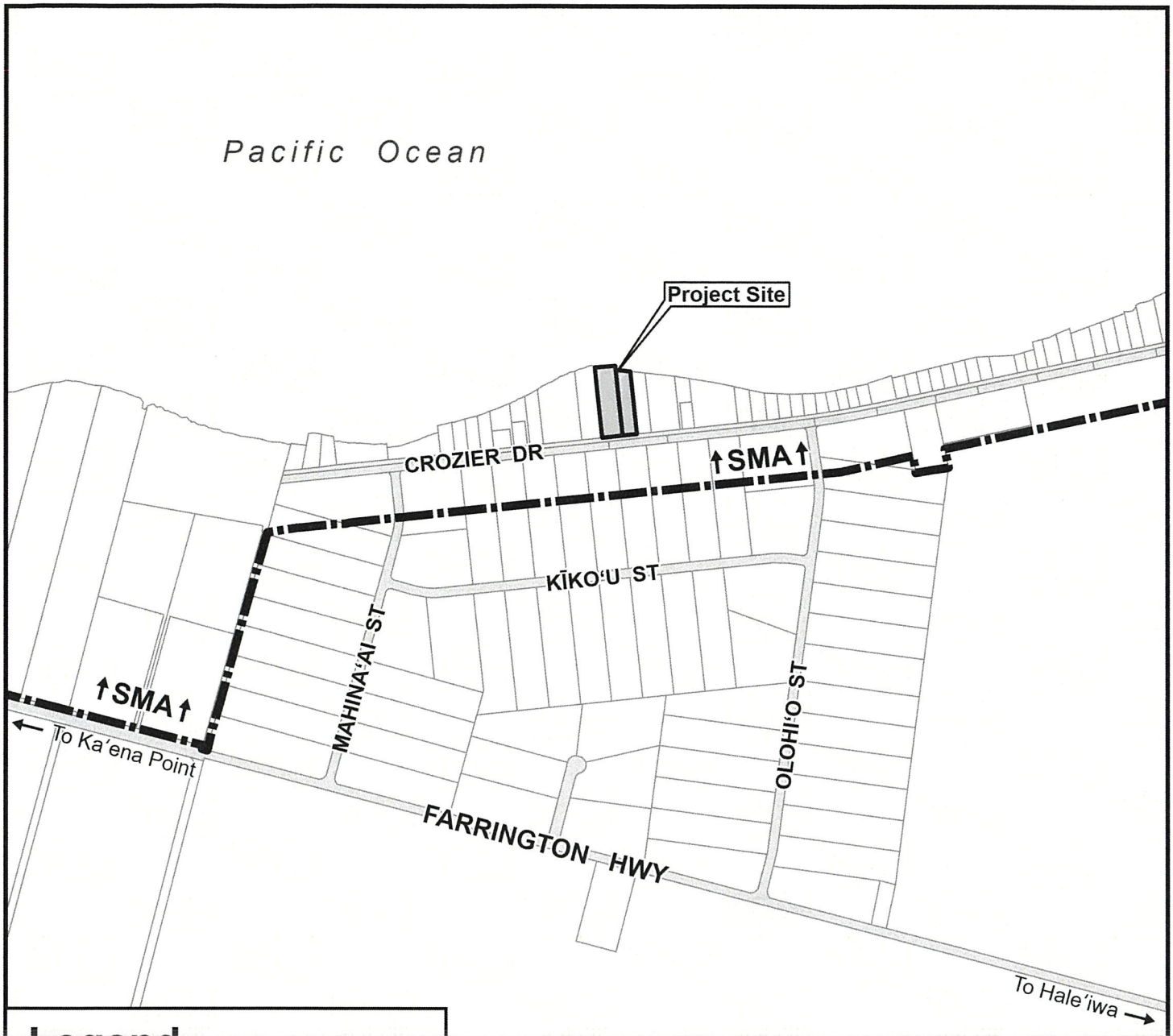
L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicants are 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.

Dated at Honolulu, Hawai'i, this 20th day of February 2026.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-12, and D through M
Draft Resolution



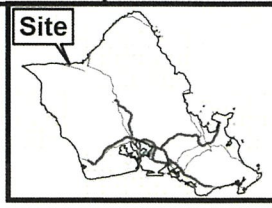
Legend

- Project Site
- Tax Parcel
- SMA Special Management Area

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500 1,000

Distance in Feet



VICINITY MAP

EXHIBIT A - LOCATION MAP WITH SMA MOKULĒ'IA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 12/2025

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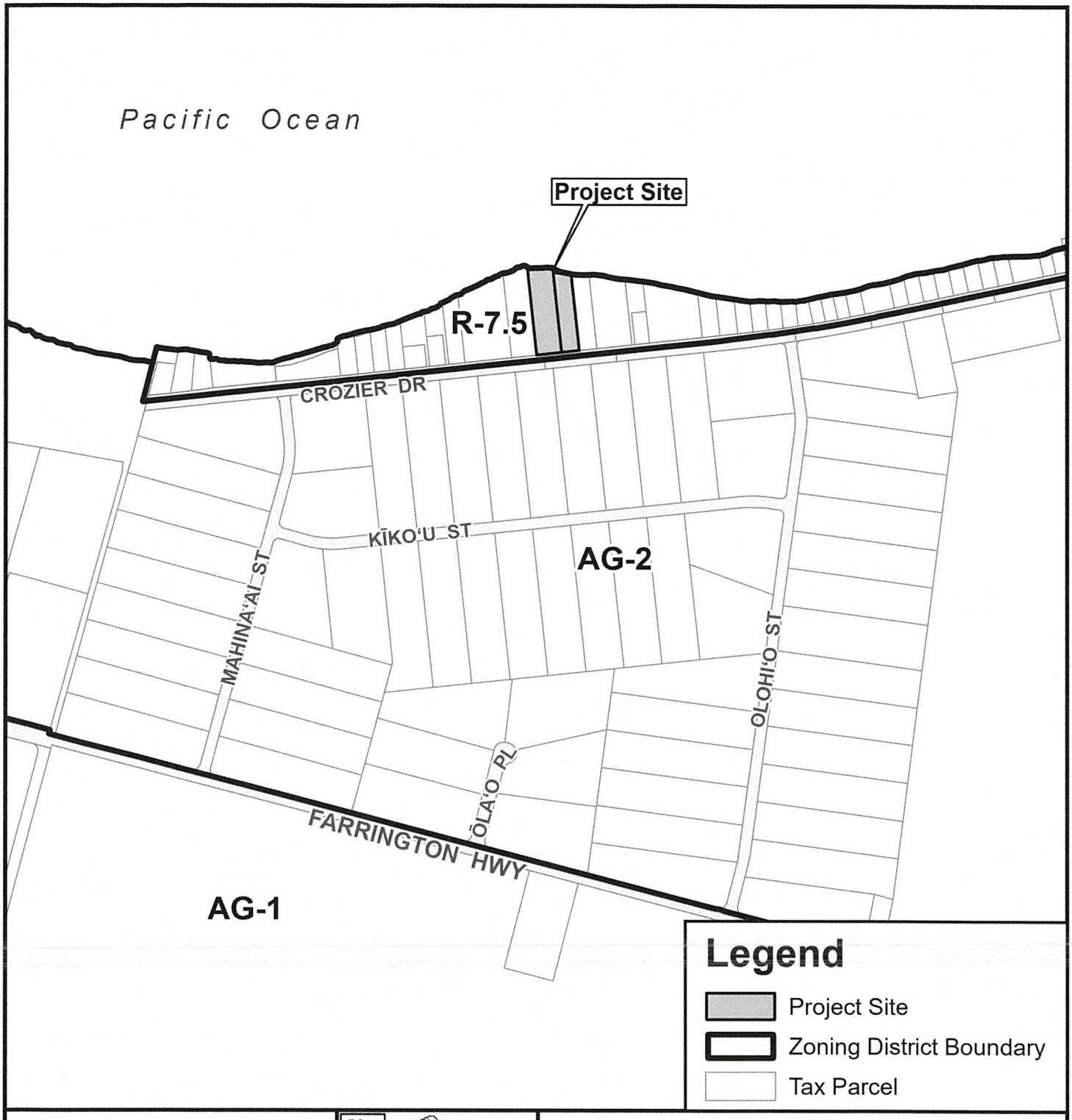
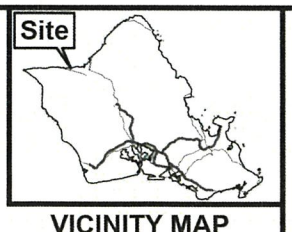


Legend

- Project Site
- Zoning District Boundary
- Tax Parcel

0 200 400 800

Distance in Feet



VICINITY MAP

EXHIBIT B - ZONING MAP

MOKULĒʻIA - WAIALUA - HALEʻIWA

TAX MAP KEY(S): 6-8-004:003 & 004

FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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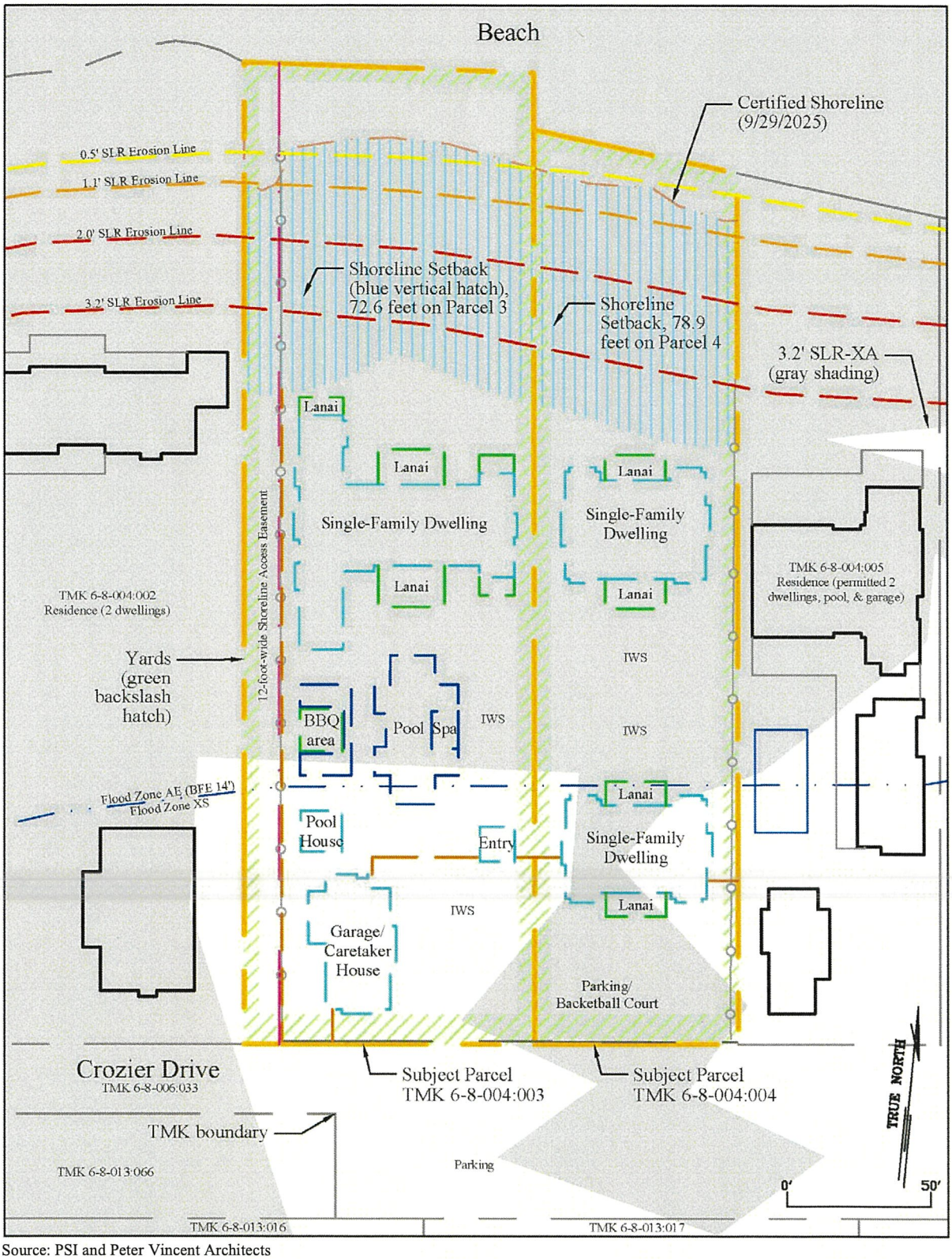
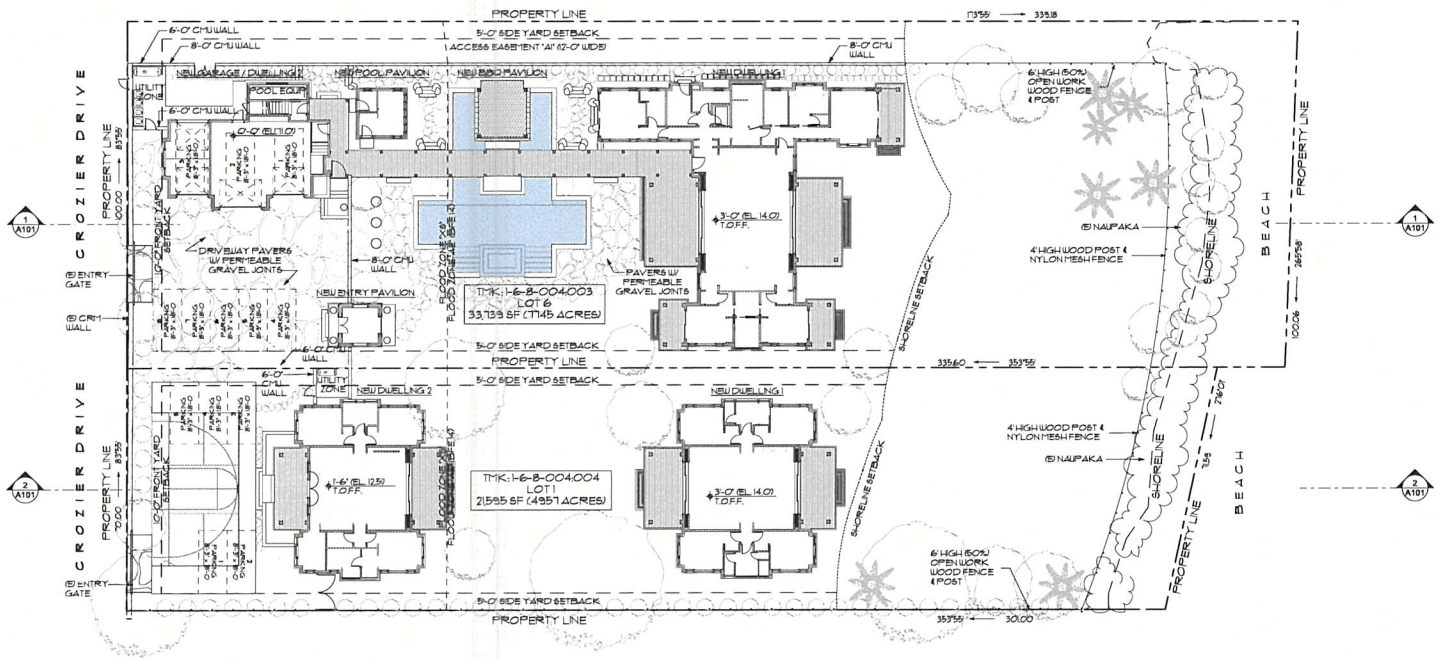


Source: PSI and Peter Vincent Architects

EXHIBIT C-1 - CONCEPTUAL SITE PLAN
FILE NO. 2025-SMA-98



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

EXHIBIT C-2 - SITE PLAN
FILE NO. 2025-SMA-98

PVA
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive, Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Site Plan
Scale	As Noted

Revisions:

SMA

PETER N. VINCENT LICENSED PROFESSIONAL ARCHITECT No. 7456

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4/30/2026
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A100

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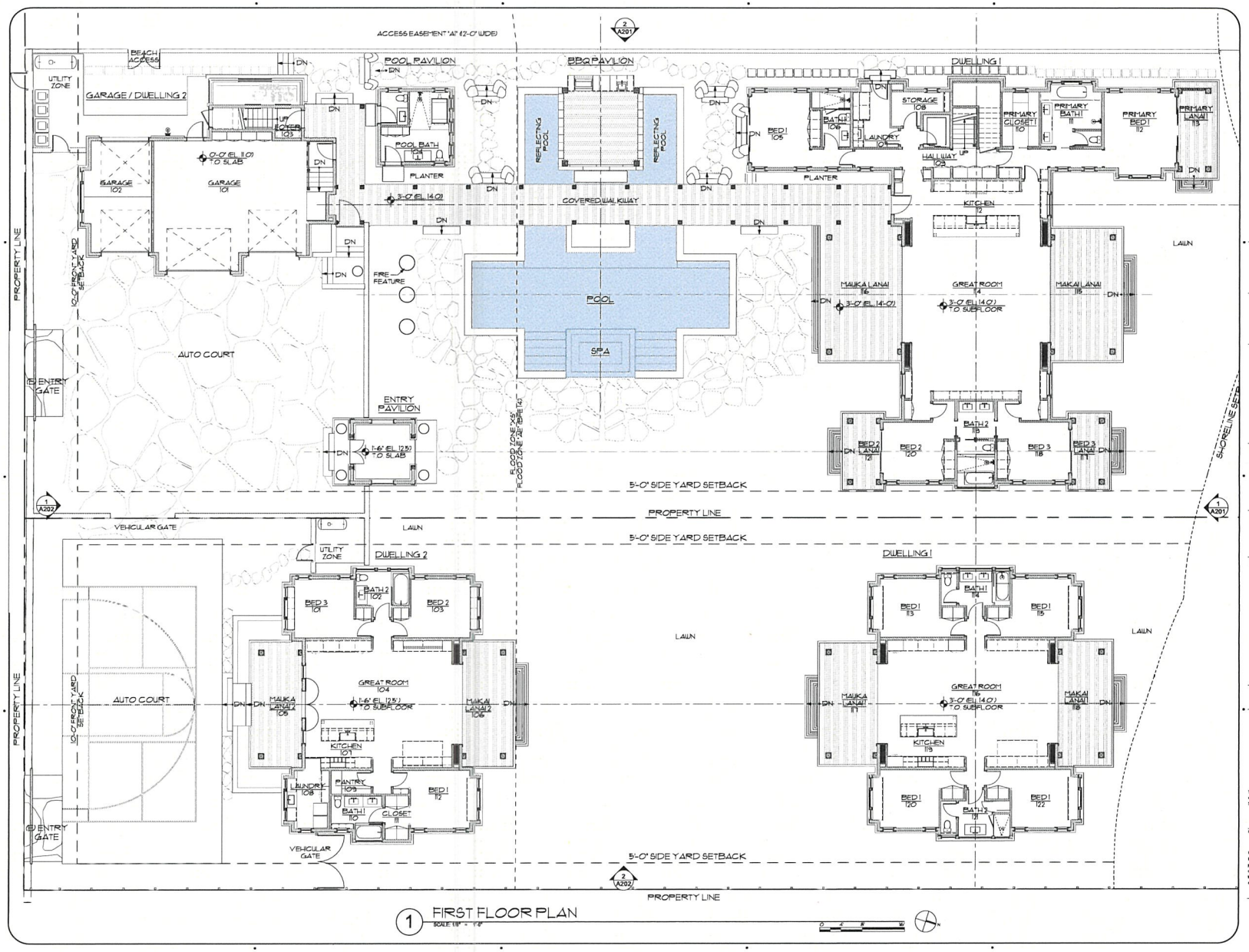

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PVA
petervincentarchitects
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55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	First Floor Plan
Scale	As Noted

Revisions:

SMA

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No.7458

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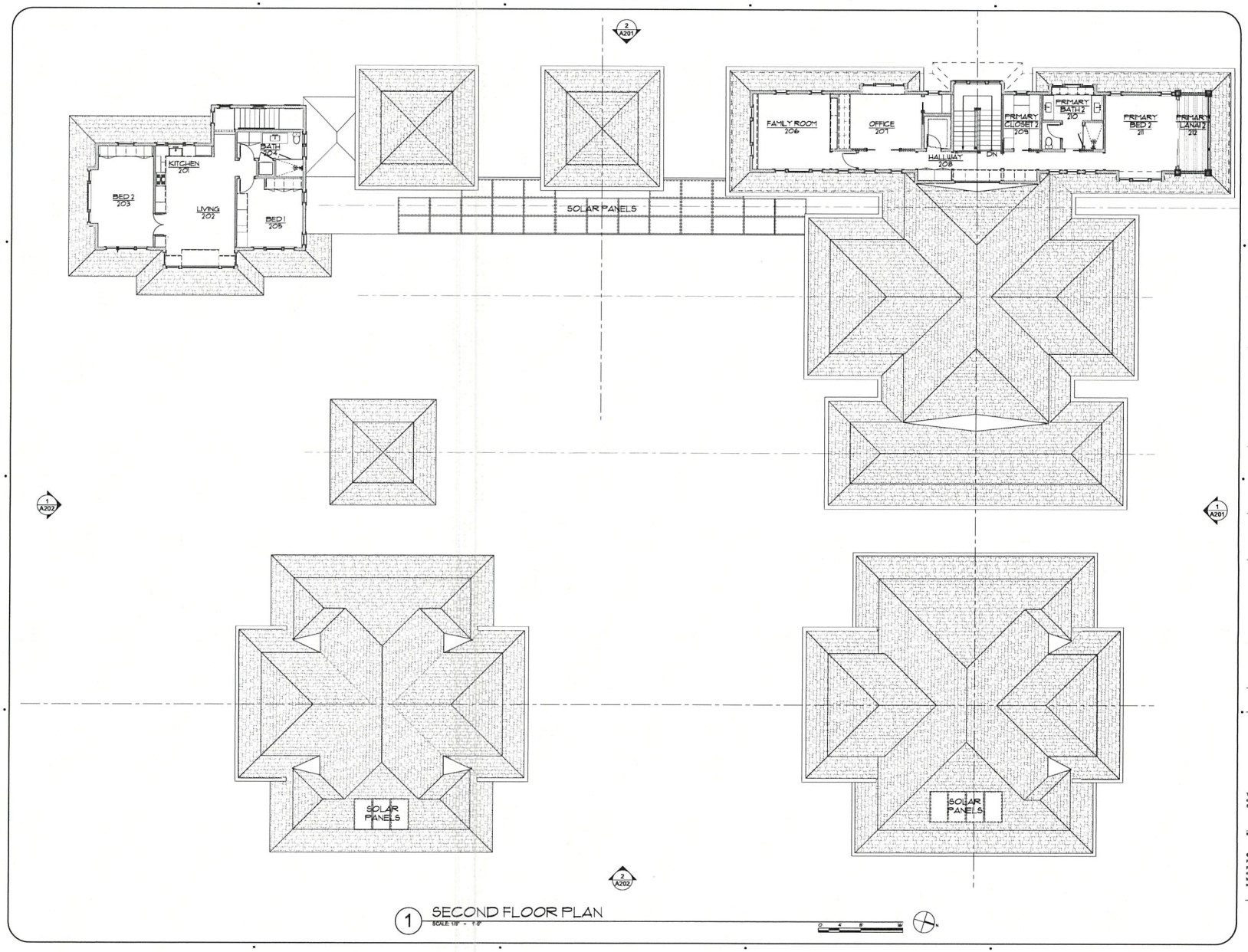
A102

Plotted on: 10/7/25 at 3:46 PM

EXHIBIT C-3 - FIRST FLOOR PLAN (FILE NO. 2025-SMA-98)



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

petervincentarchitects
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Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings

TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Second Floor Plan
Scale	As Noted

Revisions:

SMA

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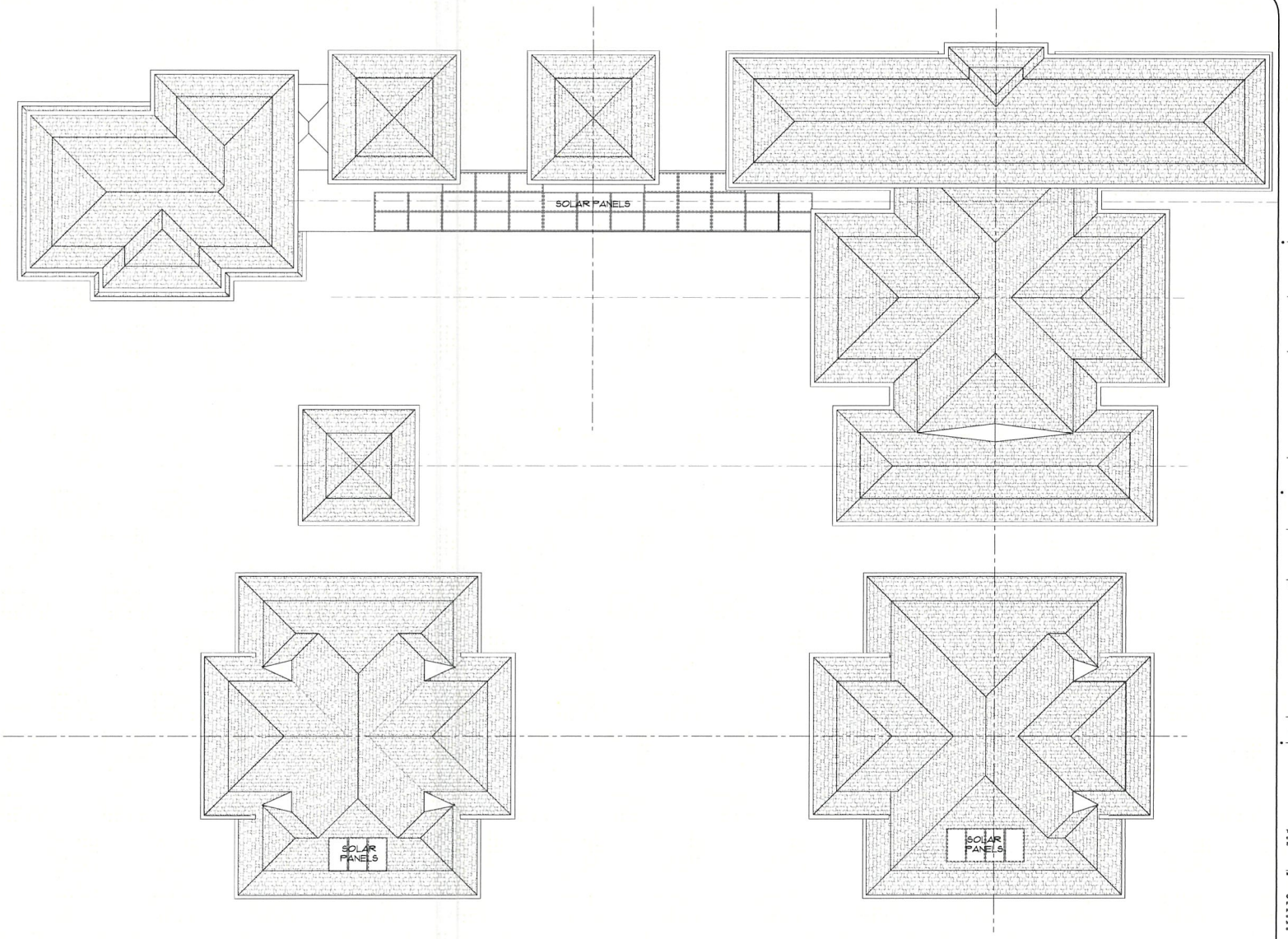
A103

Plotted on 10/13/25 at 2:29 PM

EXHIBIT C-4 - SECOND FLOOR PLAN (FILE NO. 2025-SMA-98)



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

PVA
petervincentarchitects
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Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Roof Plan
Scale	As Noted

Revisions:

SMA

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No.7458

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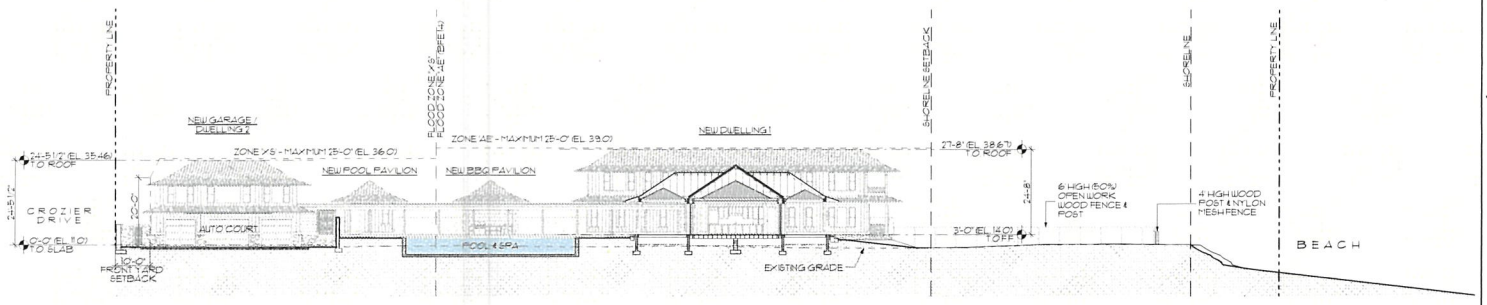
A104

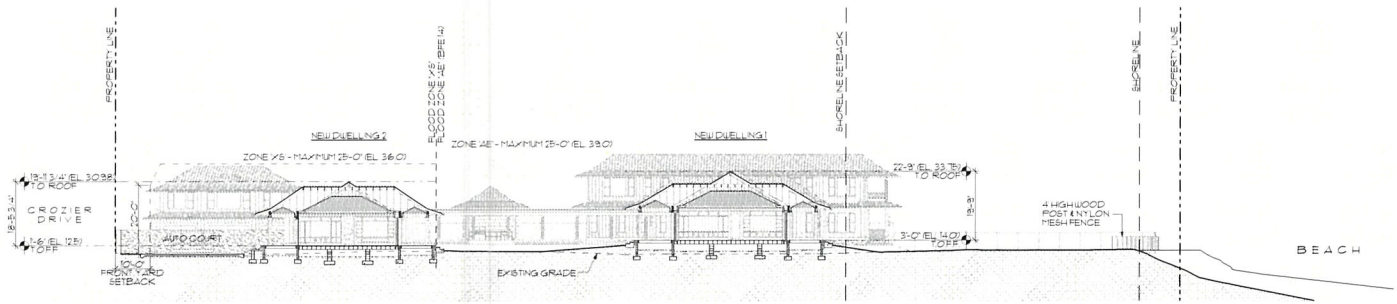
Plotted on: 10/13/25 at 2:26 PM

EXHIBIT C-5 - ROOF PLAN (FILE NO. 2025-SMA-98)



1 SITE SECTION

SCALE: 1/16" = 1'-0"



2 SITE SECTION

SCALE: 1/16" = 1'-0"

petervincentarchitects

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55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence

New Two Single Family Dwellings

TMK: 6-8-004 : 003 & 004

68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Site Sections
Scale	As Noted

Revisions

SMA

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No 7456

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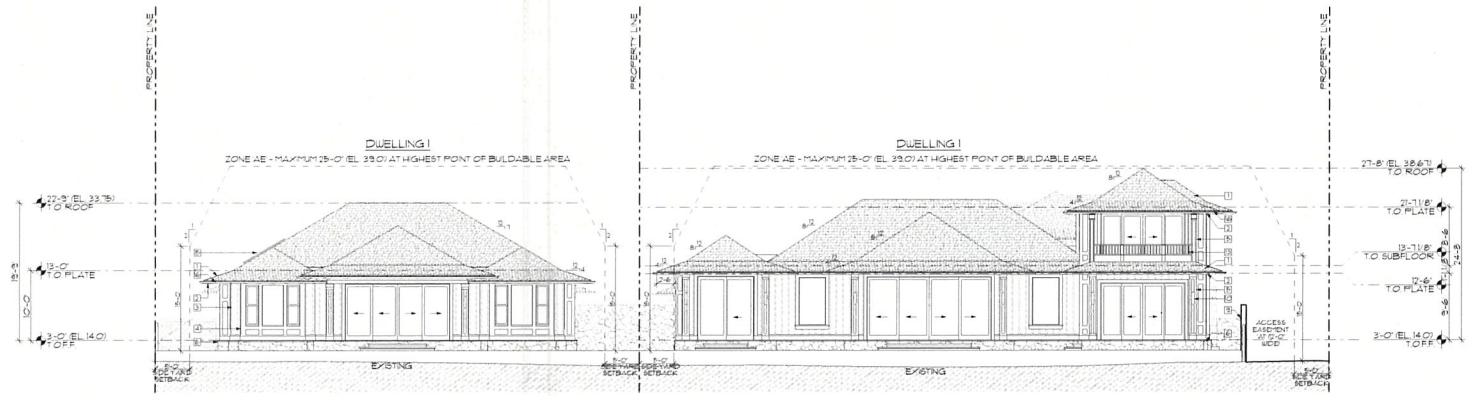
A101

Plotted on 10/13/25 at 2:33 PM

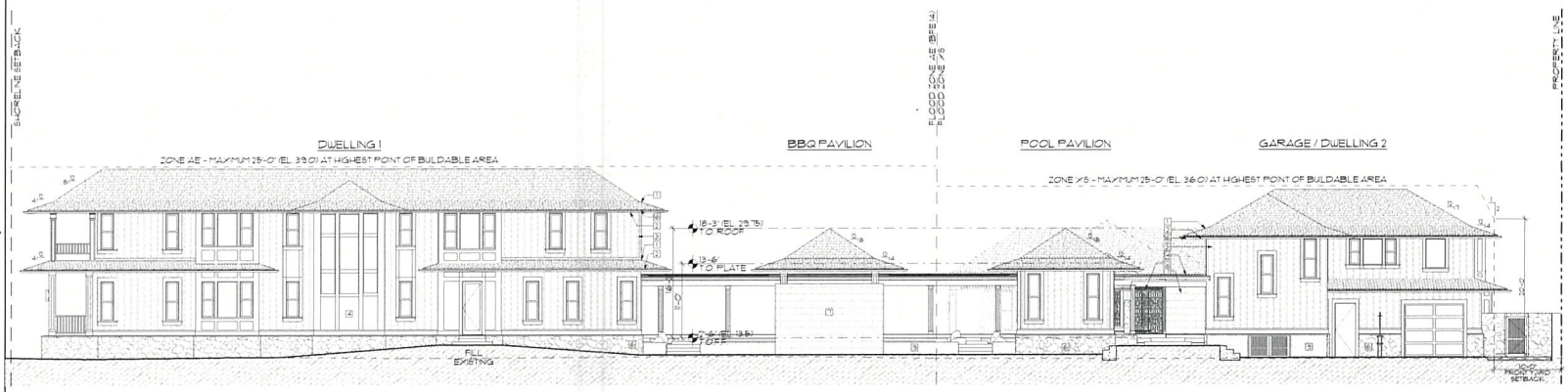
EXHIBIT C-6 - SITE SECTIONS LOOKING EAST AND WEST WITH FOUNDATIONS (FILE NO. 2025-SMA-98)

EXTERIOR MATERIAL LEGEND

1 CEDAR SHINGLE ROOF	4 WOOD PANELING AND TRIM	7 BASALT STONE VENEER	10 EXTERIOR LIGHT FIXTURE	13 WOOD RAILING 36" HIGH	16 PREFINISHED PERIMETER GUTTER & DOWNSPOUT	19 (E) 6'-0" CRM WALL
2 EXPOSED RAFTERS	5 COLUMN W/ WOOD TRIM	8 CMU WALL W/ MOSS ROCK VENEER	11 EXTERIOR GATE	14 TPO ROOF ASSEMBLY	17 NOT USED	
3 WOOD BOARD AND BATTEN @ 12" O.C.	6 MOSS ROCK VENEER W/ STONE CAP	9 CMU WALL W/ CEMENT WASH FINISH	12 DECORATIVE SCREEN / GATE	15 SOLAR PANELS	18 NOT USED	



1 MAKAI ELEVATION
SCALE: 1/8" = 1'-0"



2 KAENA ELEVATION
SCALE: 1/8" = 1'-0"

pva
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK 6-8-004 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Exterior Elevations
Scale	As Noted

Revisions:

SMA

PETER N VINCENT
LICENSED PROFESSIONAL ARCHITECT
No 7456

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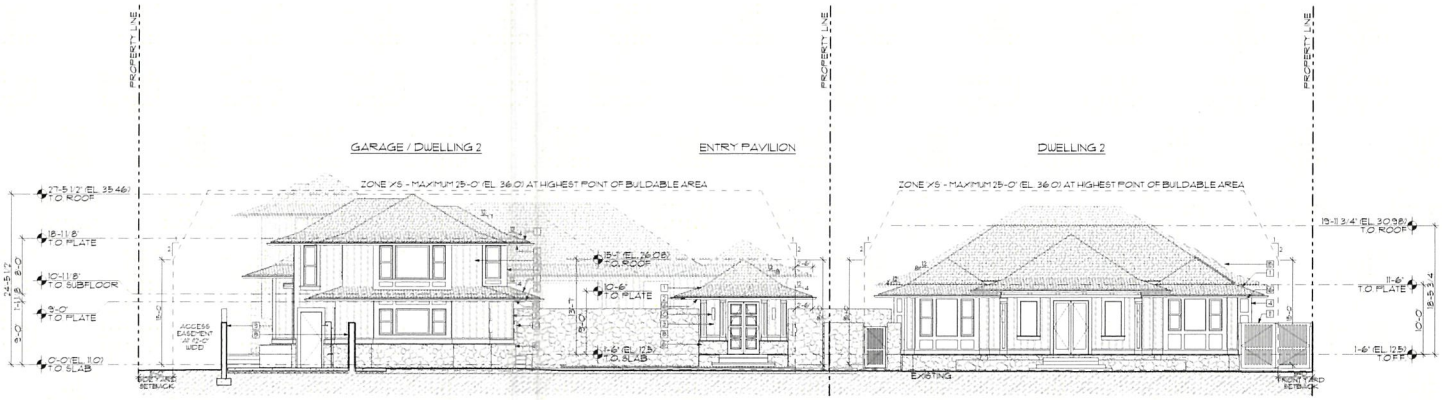
A201

Plotted on 10/13/25 at 2:28PM

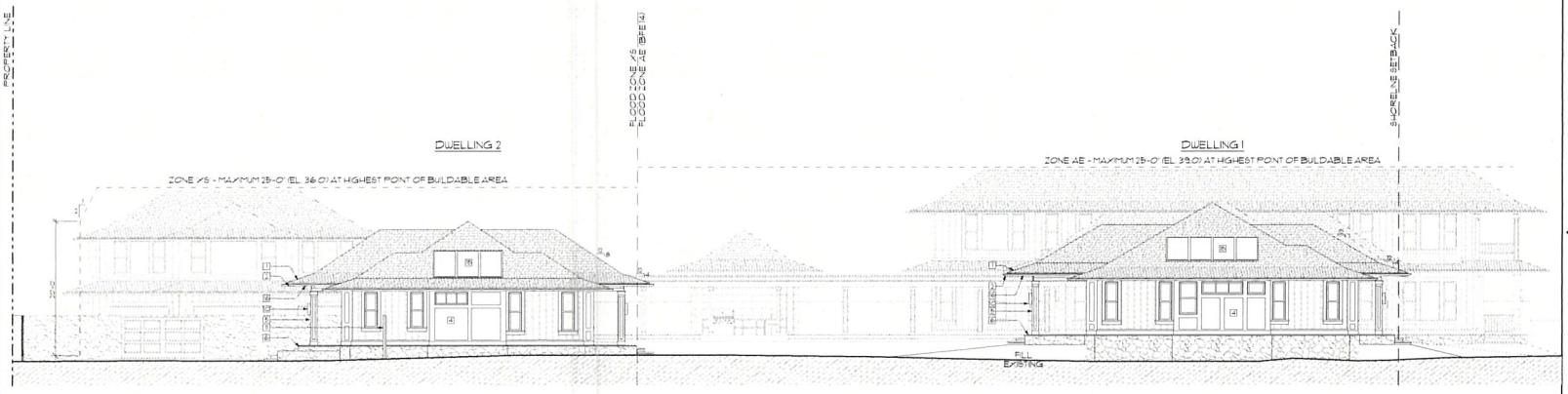
EXHIBIT C-7 - NORTH AND WEST ELEVATIONS (FILE NO. 2025-SMA-98)

EXTERIOR MATERIAL LEGEND

1 CEDAR SHINGLE ROOF	4 WOOD PANELING AND TRIM	7 BASALT STONE VENEER	10 EXTERIOR LIGHT FIXTURE	13 WOOD RAILING 36" HIGH	16 PREFINISHED PERIMETER GUTTER & DOWNSPOUT
2 EXPOSED RAFTERS	5 COLUMN W/ WOOD TRIM	8 CMU WALL W/ MOSS ROCK VENEER	11 EXTERIOR GATE	14 TPO ROOF ASSEMBLY	17 NOT USED
3 WOOD BOARD AND BATTEN @ 12" O.C.	6 MOSS ROCK VENEER W/ STONE CAP	9 CMU WALL W/ CEMENT WASH FINISH	12 DECORATIVE SCREEN / GATE	15 SOLAR PANELS	18 NOT USED



1 MAUKA ELEVATION
SCALE: 1/8" = 1'-0"



2 HALEIWA ELEVATION
SCALE: 1/8" = 1'-0"

PVA
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Exterior Elevations
Scale	As Noted

Revisions

SMA

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456

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A202

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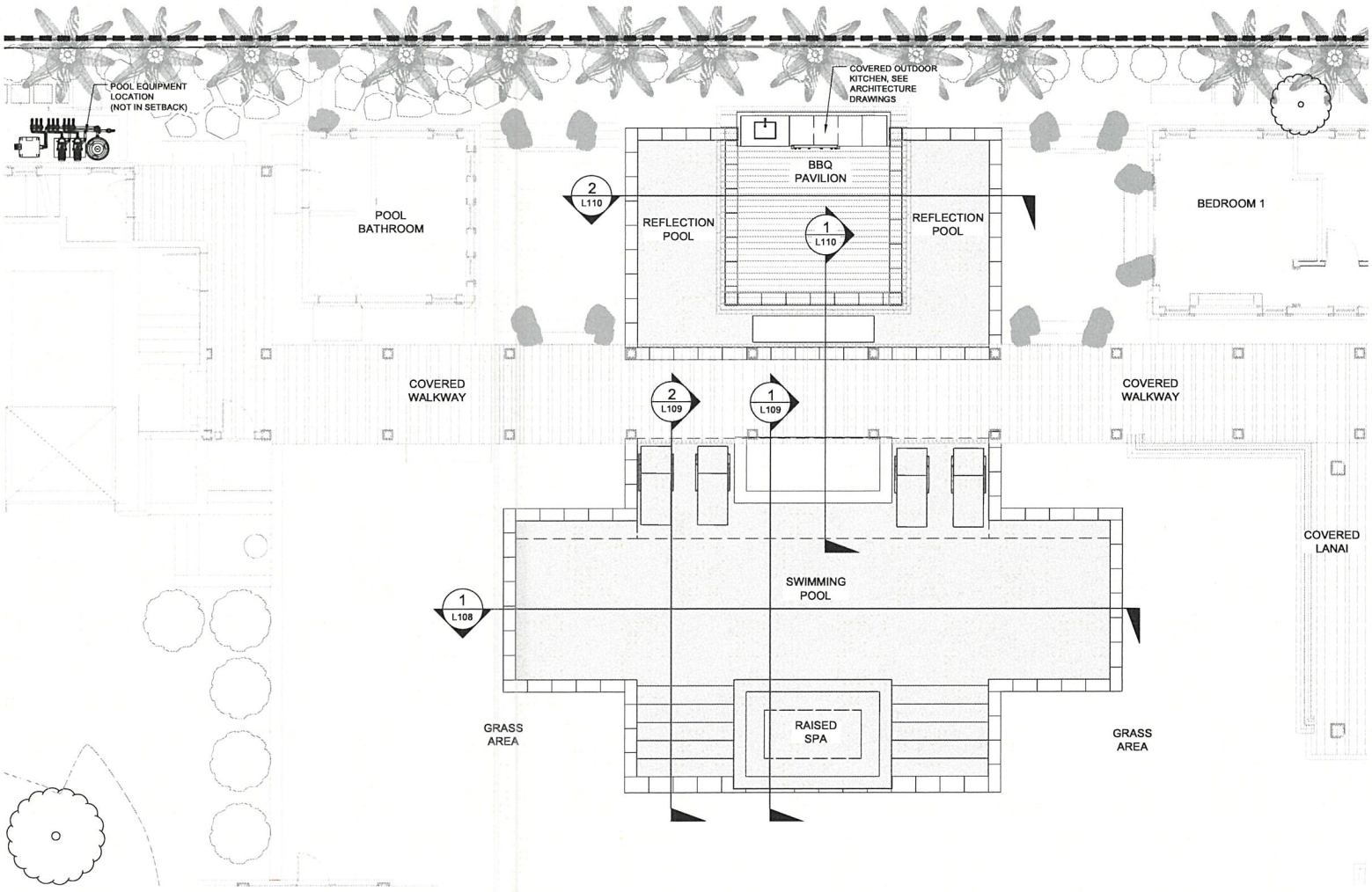
EXHIBIT C-8 - SOUTH AND EAST ELEVATIONS (FILE NO. 2025-SMA-98)



1 OVERALL POOL PLAN
SCALE: 1/4" = 1'-0"

NORTH 0 2 4 8 FEET

Plotted on 10/16/24 at 2:39 PM

petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

PALEKANA PERMITS
THIRD PARTY CERTIFICATION
1) BUILDING CODE | 2) ELECTRICAL CODE
3) MECHANICAL CODE | 4) RESIDENTIAL CODE ✓
5) STRUCTURAL (NONRESIDENTIAL/MULTI-RES)

WLA
WOLF LANDSCAPE ARCHITECTS
P.O. BOX 11625, HONOLULU, HAWAII 96828
e: studio@wla.design m: 856-261-0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Overall Pool Plan
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17748
HAWAII, U.S.A.

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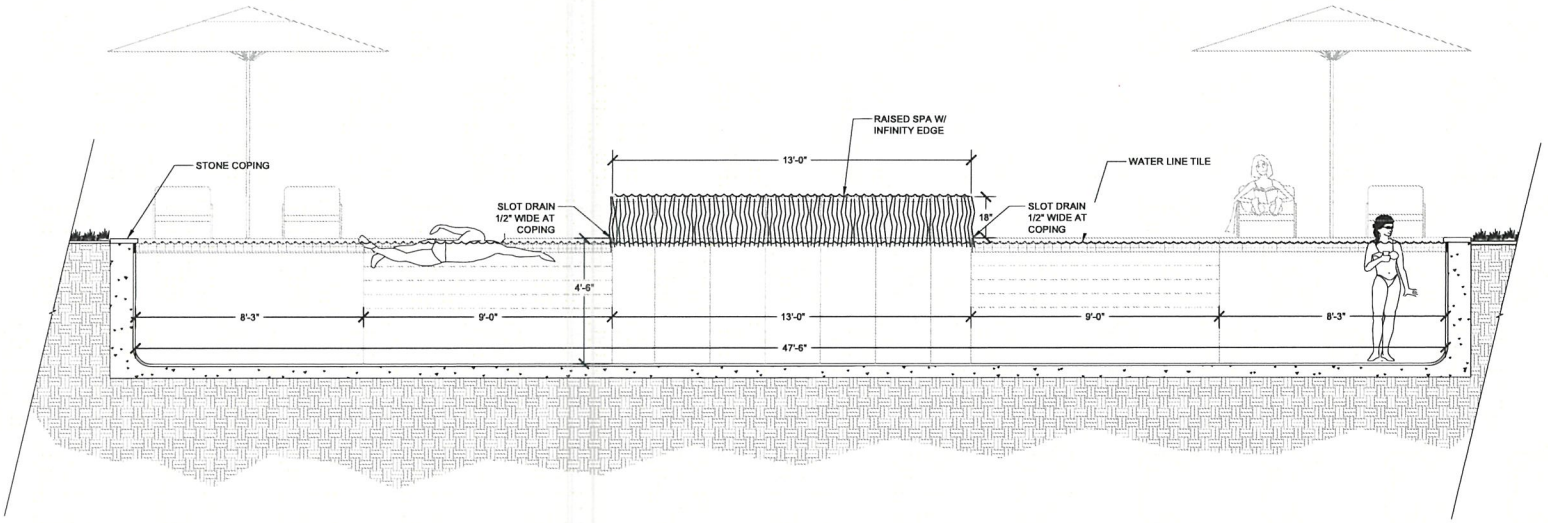
L100

EXHIBIT C-9 - OVERALL POOL PLAN (FILE NO. 2025-SMA-98)



1 SWIMMING POOL SECTION - 1
SCALE: 1/2" = 1'-0"

0 1 2 4
FEET

Plotted on 10/16/24 at 2:38 PM.

EXHIBIT C-10 - SWIMMING POOL SECTION - LENGTH (FILE NO. 2025-SMA-98)

petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

PALEKANA PERMITS
THIRD PARTY CERTIFICATION
BUILDING CODE | ELECTRICAL CODE
MECHANICAL CODE | ✓ RESIDENTIAL CODE
STRUCTURAL (NON-SINGLE/FAMILY DWELLINGS)

WLA
WOLF LANDSCAPE ARCHITECTS
P.O. BOX 11625, HONOLULU, HAWAII 96828
e: studio@wla.design m: 856-261-0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Swimming Pool Section - 1
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17748
HAWAII, U.S.A.

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Signature 4/30/2026 Expiration Date of License

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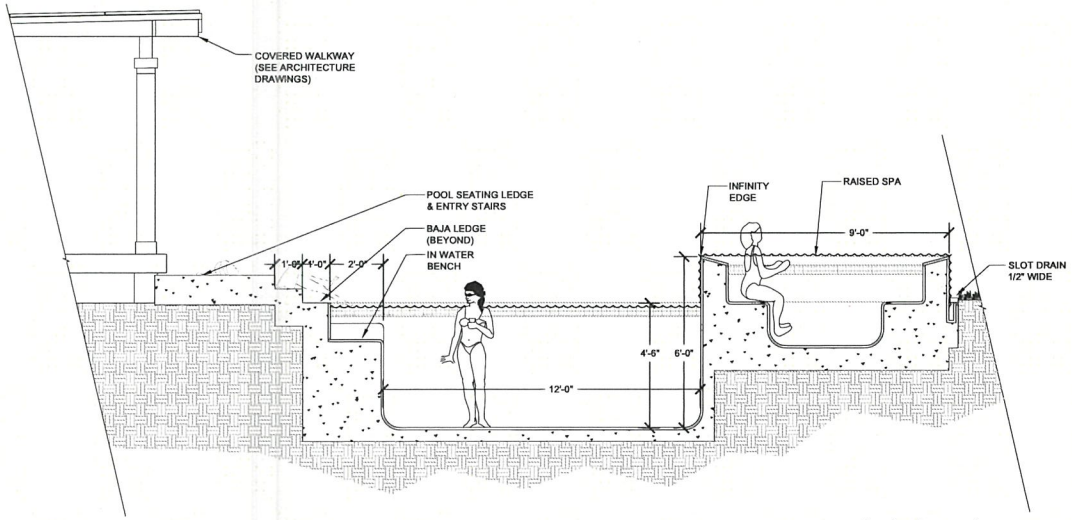
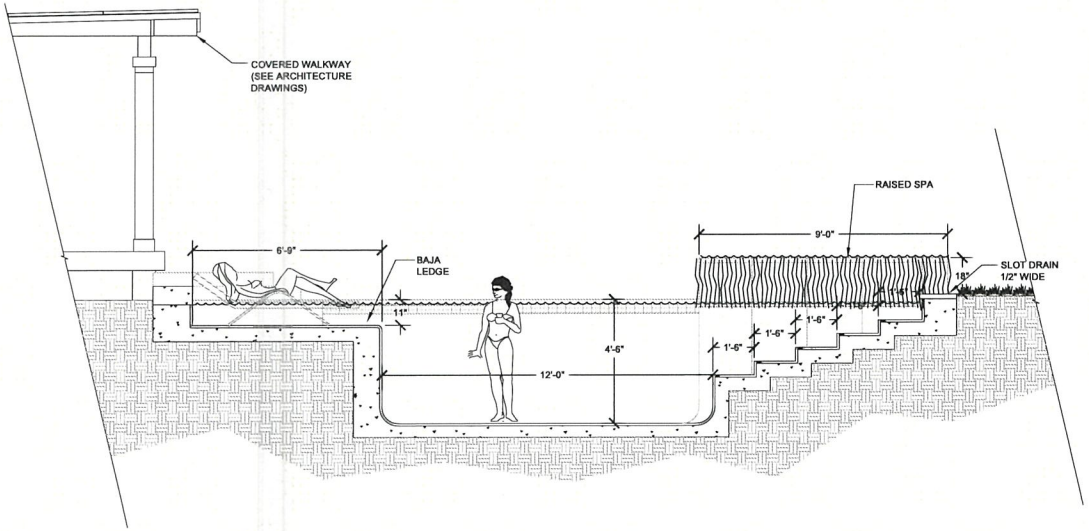
L104



1 SWIMMING POOL SECTION - 1
SCALE: 1/2" = 1'-0"

0 1 2 4
FEET



2 SWIMMING POOL SECTION - 2
SCALE: 1/2" = 1'-0"

0 1 2 4
FEET

Plotted on 10/10/24 at 2:36 PM

PVA
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

PALE-KANA PERMITS
THIRD PARTY CERTIFICATION
BUILDING CODE | ELECTRICAL CODE
MECHANICAL CODE | ✓ RESIDENTIAL CODE
STRUCTURAL (NON-BASTE/DOMINYZINELLIRSS)

WLA
WOLF LANDSCAPE ARCHITECTS
P.O. BOX 11625, HONOLULU, HAWAII 96828
e: studio@wla.design m: 856-261-0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Swimming Pool Sections - 2
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17748
HAWAII, U.S.A.

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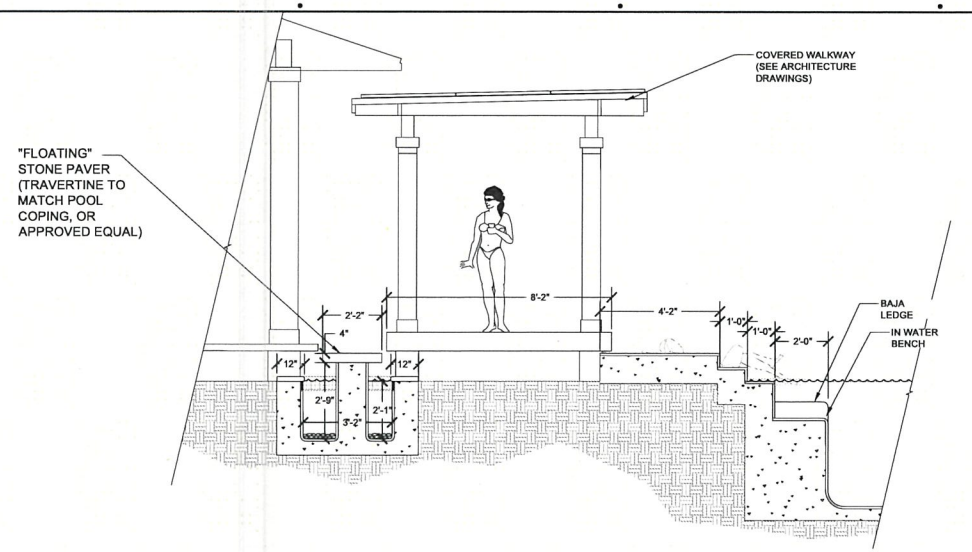
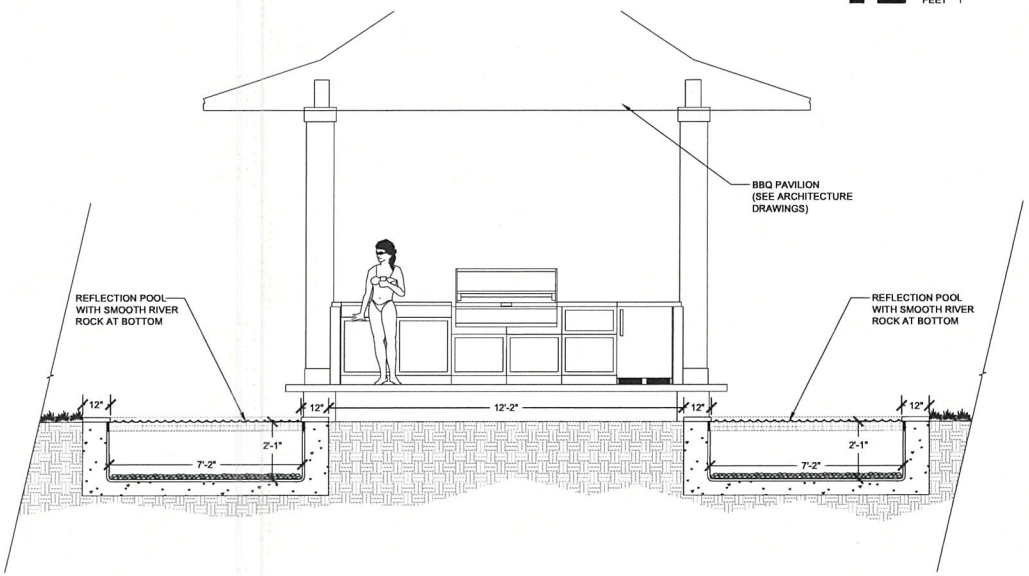
L105

EXHIBIT C-11 - SWIMMING POOL SECTIONS - WIDTH (FILE NO. 2025-SMA-98)



1 REFLECTION POOL SECTION - 1
SCALE: 1/2" = 1'-0"

0 1 2 4 FEET



2 REFLECTION POOL SECTION - 2
SCALE: 1/2" = 1'-0"

0 1 2 4 FEET

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55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

PALE-KANA PERMITS
THIRD PARTY CERTIFICATION
( ) BUILDING CODE ( ) ELECTRICAL CODE
( ) MECHANICAL CODE (✓) RESIDENTIAL CODE
( ) STRUCTURAL (NON-SINGLE/DUPLEX DWELLINGS)

WLA
WOLF LANDSCAPE ARCHITECTS
P.O. BOX 11625, HONOLULU, HAWAII 96828
e: studio@wla.design m: 856-261-0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Reflection Pool Sections
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17748
HAWAII, U.S.A.

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L106

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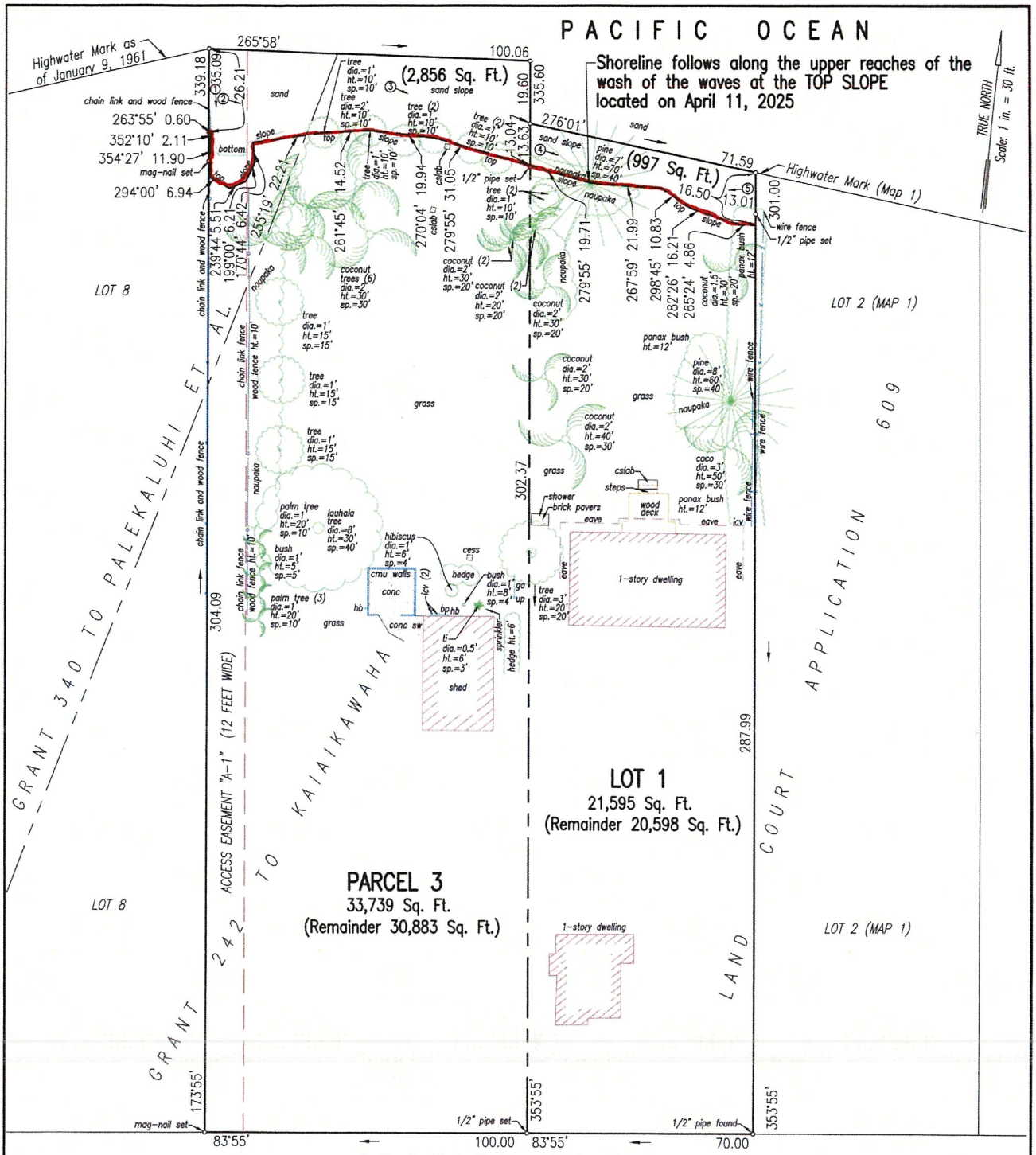
EXHIBIT C-12 - REFLECTION POOL SECTIONS (FILE NO. 2025-SMA-98)



SURVEY OFFICE COPY

LEGEND:

bp	backflow preventer
cmu	concrete masonry unit
conc	concrete
crm	concrete rubble masonry
cslab	concrete slab
dia	diameter
ga	guy anchor
hb	hose bibb
ht	height
icv	irrigation control valve
sp	spread
sw	sidewalk
up	utility pole

NOTE:
(1)– Picture Number & Direction
Only items shown were surveyed

SHORELINE SURVEY MAP
LOT 1 (MAP 1)
LAND COURT APPLICATION 609
PARCEL 3
BEING A PORTION OF R. P. GR. 340 TO PALEKALUHI ET AL. AND R. P. GR. 242 TO KAIAIKAWAHA

At Mokuleia, Waialua, Oahu, Hawaii
Date: April 11, 2025
Tax Map Key (1) 6-8-004: 003 & (1) 6-8-004: 004
Scale: 1 in. = 30 ft.
Owner: Libby Trust
Address: 4263 Kaimanahila Street
Honolulu, Hawaii 96816

The shoreline as delineated in red is hereby certified as the shoreline as of
SEP 29 2025

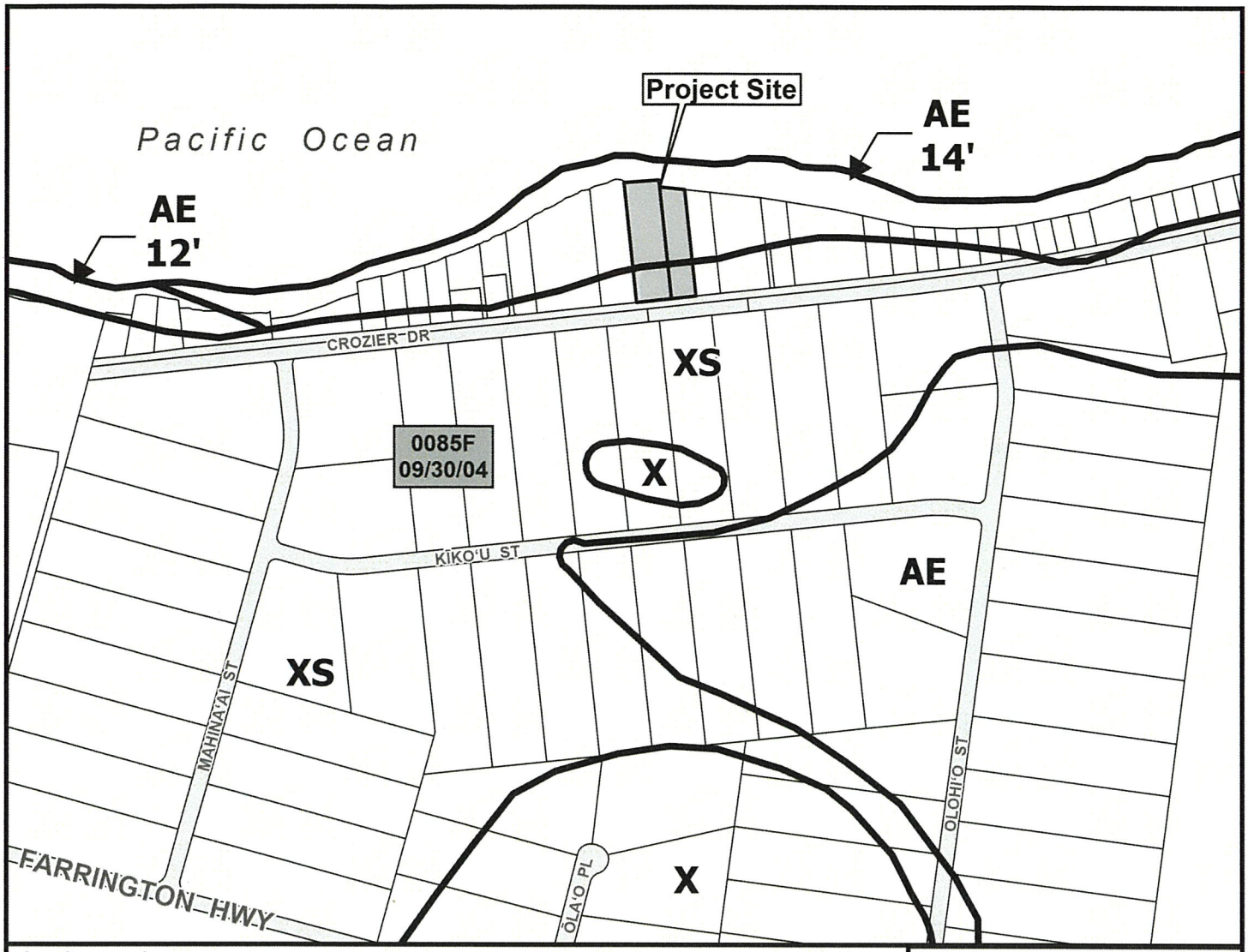
Chairperson, Board of Land and Natural Resources

ARDEN J. TORCUATO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10257
HAWAII, U.S.A.

This map was prepared by me or under my direct supervision

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 10257
EXP. 4/30/2026

EXHIBIT D - CERTIFIED SHORELINE SURVEY
FILE NO. 2025-SMA-98



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

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.

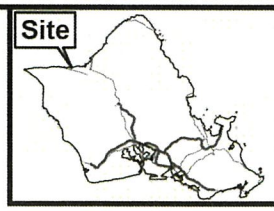
Other Areas
Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

Legend

- Project Site
- Tax Parcel
- 0085F 09/30/04 FIRM Flood Panel (Index) 2014

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

0 200 400 800
Distance in Feet



VICINITY MAP

EXHIBIT E - FLOOD HAZARD MAP

FIRM PANEL 15003C0085F

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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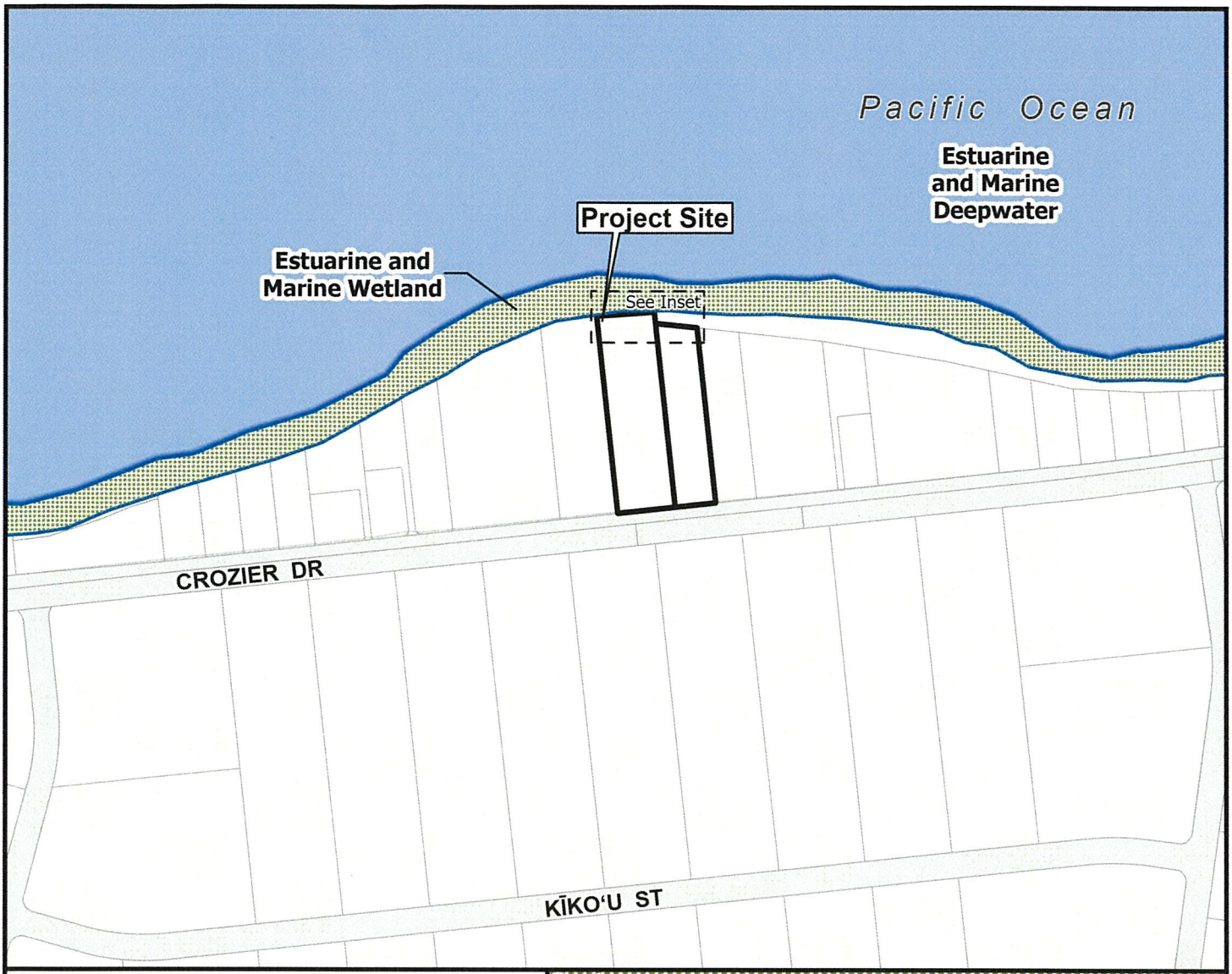
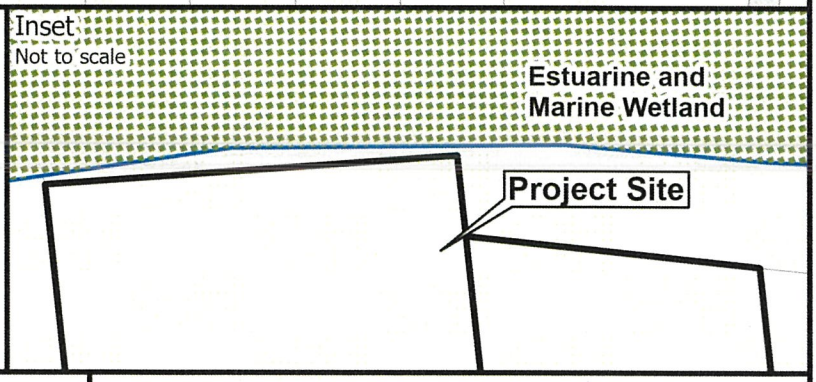


Legend

- Project Site
- Tax Parcel

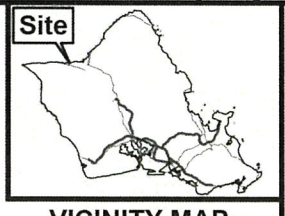
WETLAND TYPE

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland



0 100 200 400

Distance in Feet



VICINITY MAP

EXHIBIT F - WETLANDS MAP

WAIALUA, MOKULĒʻIA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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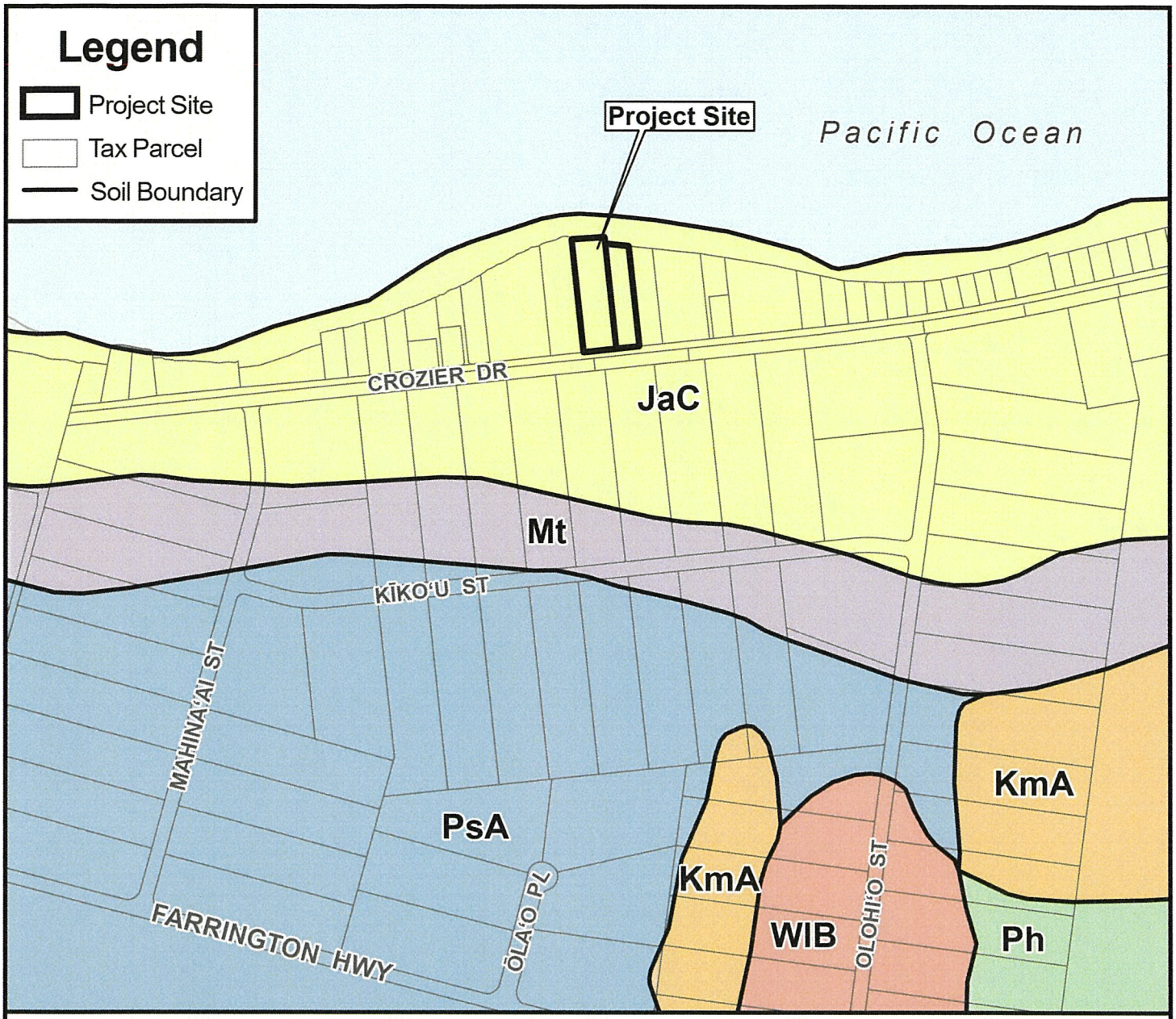
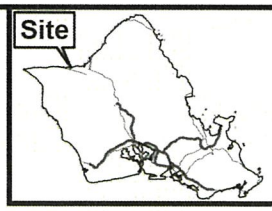


NRCS Soil Type

JaC	Jaucas sand, 0 to 15 percent slopes, MLRA 163	**KmA**	Keaau clay, 0 to 2 percent slopes	**Mt**	Mokuleia clay loam
Ph	Pearl Harbor Clay, 0 to 2 percent slopes, MLRA 163	**PsA**	Pulehu clay loam, 0 to 2 percent slopes, MLRA 163	**WIB**	Waialua stony silty clay, 3 to 8 percent slopes

0 200 400 800

Distance in Feet



VICINITY MAP

EXHIBIT G - SOILS MAP

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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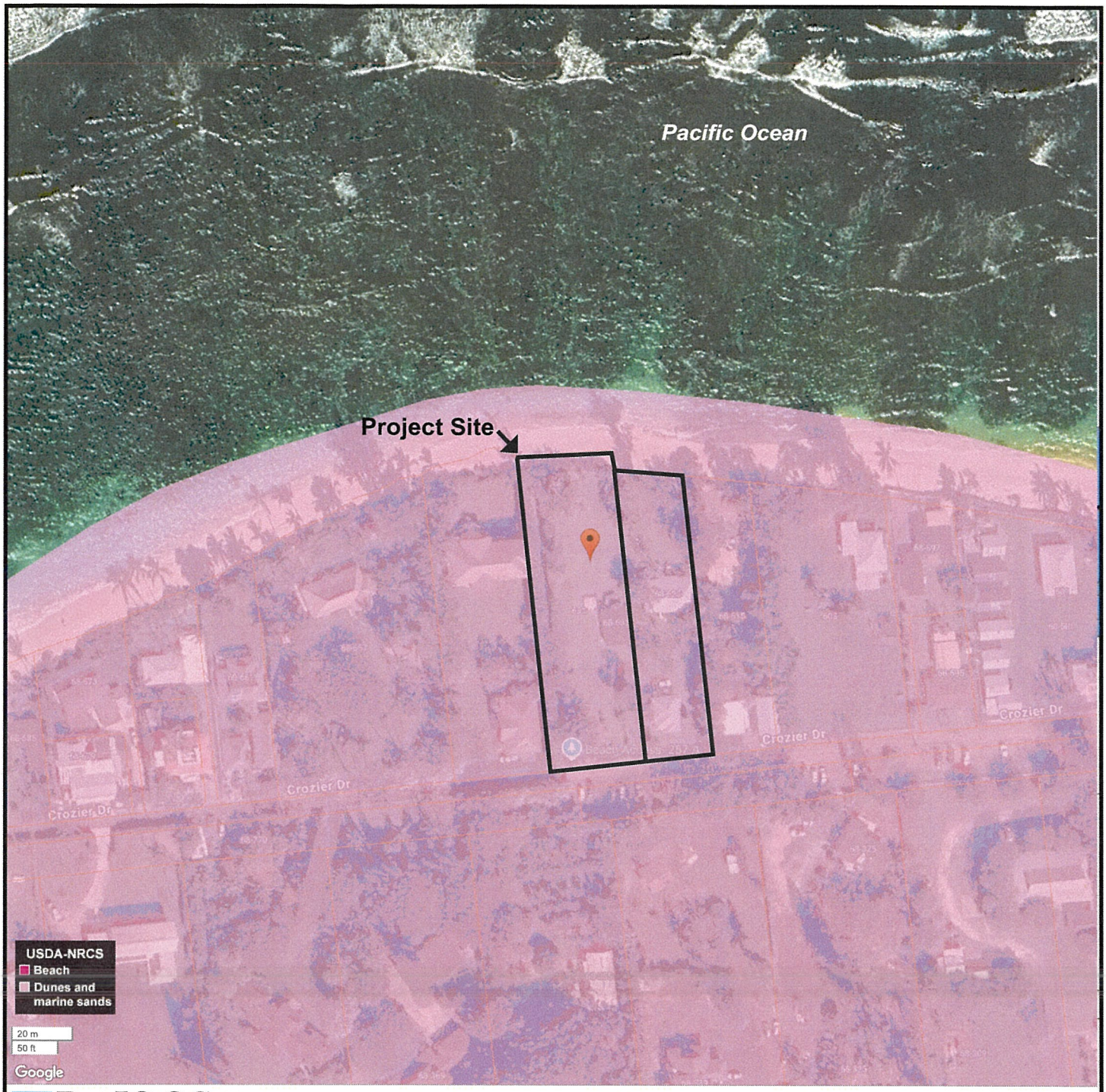
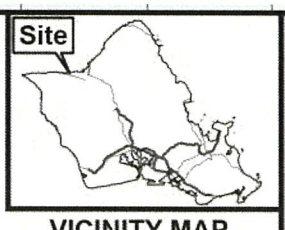


PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

0 100 200 400
Distance in Feet



VICINITY MAP

EXHIBIT H - COASTAL DUNES AND MARINE SANDS

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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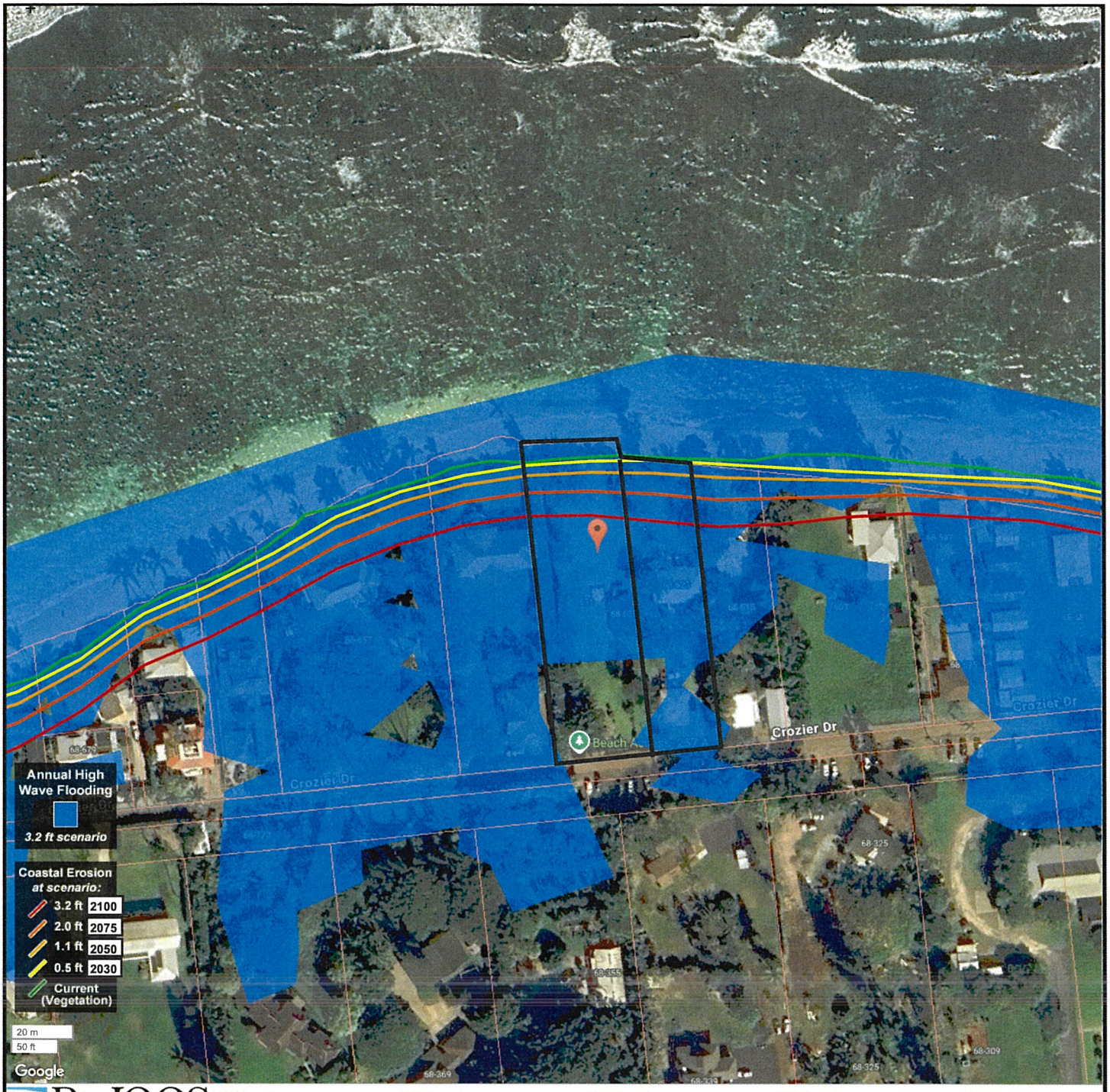
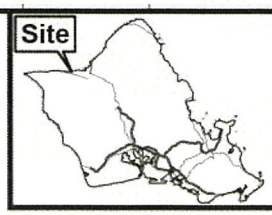


PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 100 200 400
Distance in Feet



VICINITY MAP

EXHIBIT I - SEA LEVEL RISE EXPOSURE AREA MAP

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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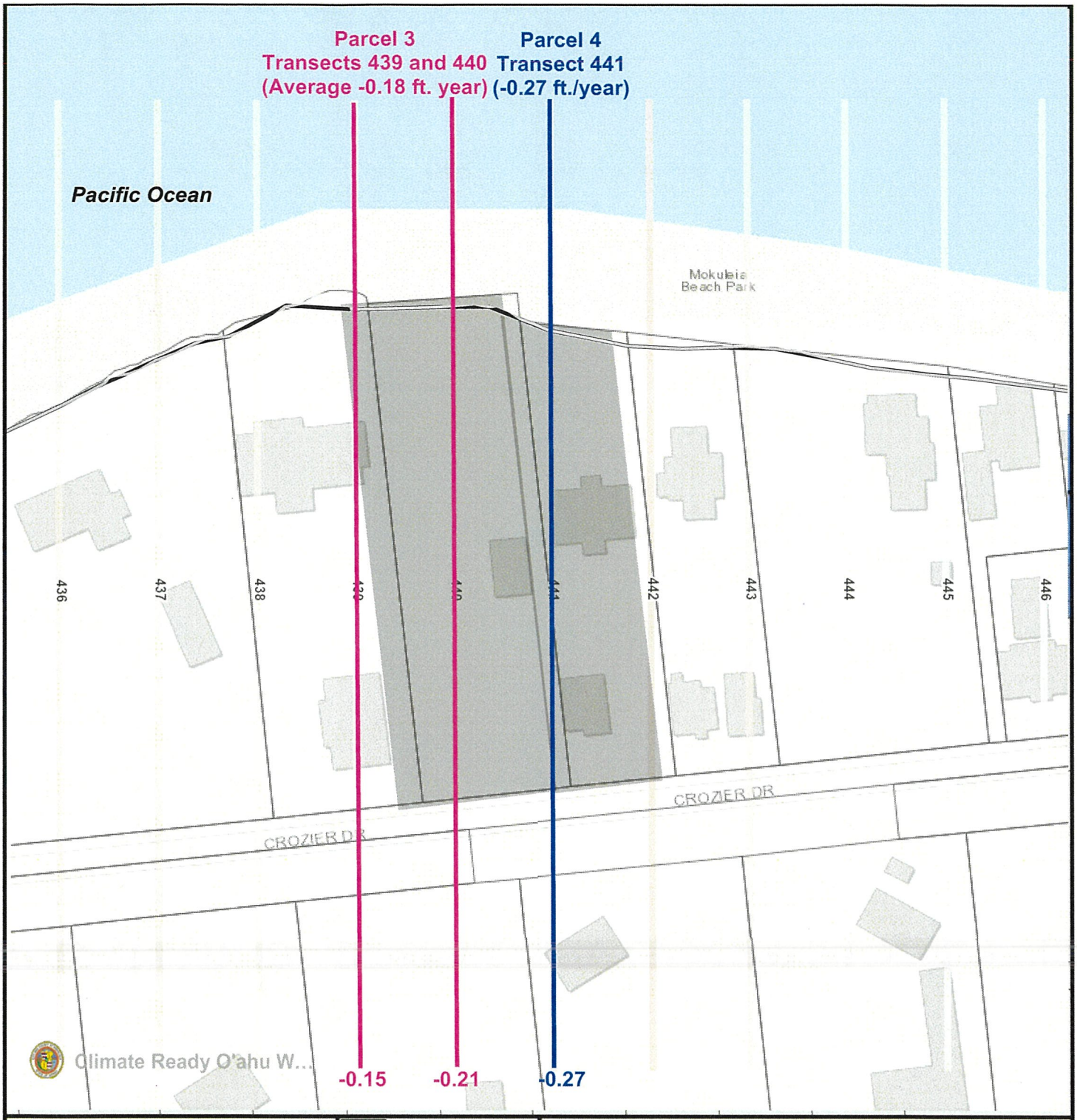



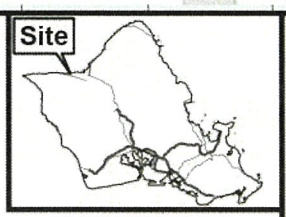

VICINITY MAP

EXHIBIT J - HISTORIC COASTAL EROSION RATE

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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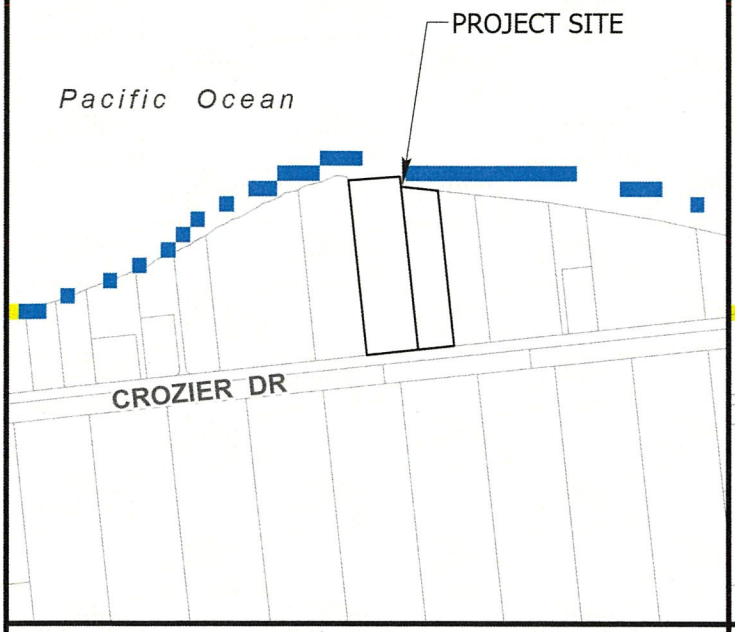
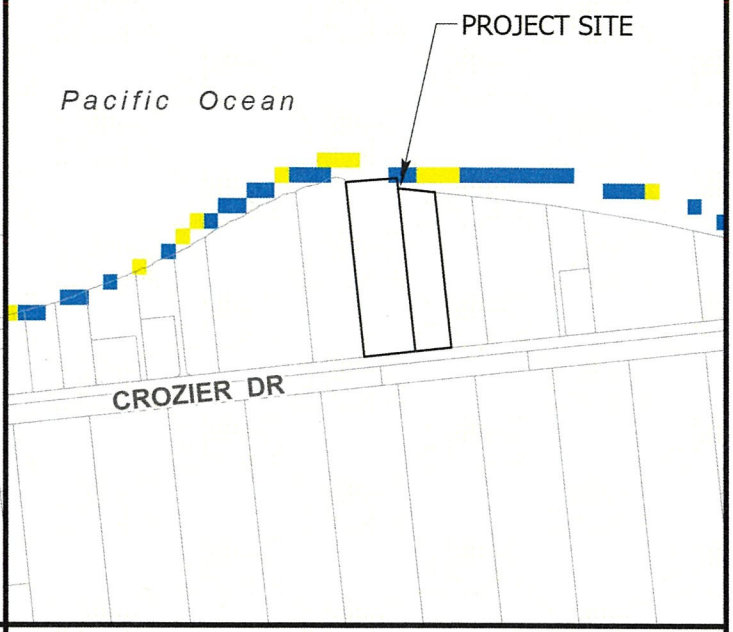
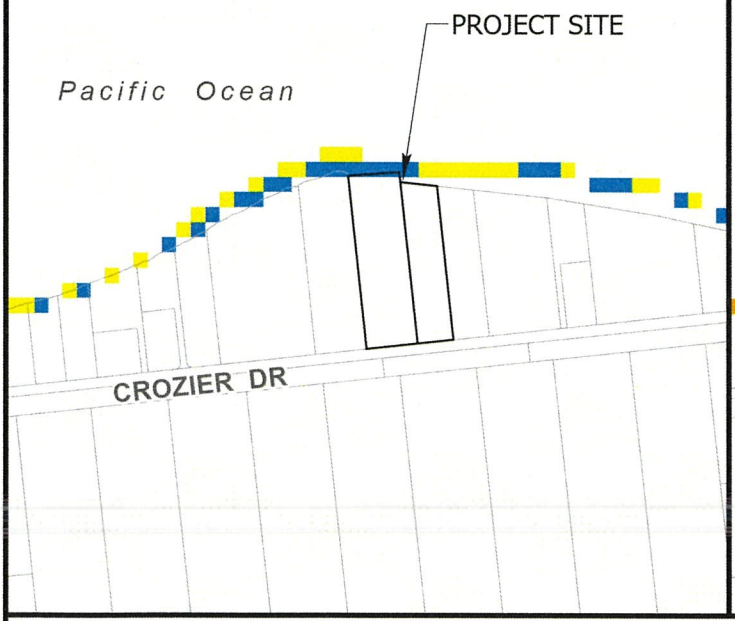
Category 1 Hurricane



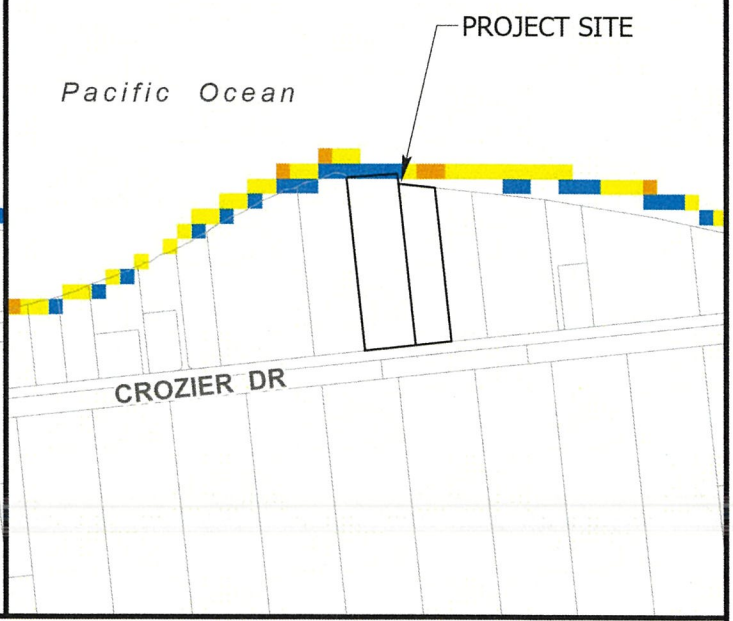
Category 2 Hurricane



Category 3 Hurricane



Category 4 Hurricane

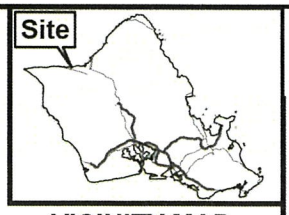


Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

0 200 400

Distance in Feet



VICINITY MAP

EXHIBIT K - HURRICANE 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): 6-8-004:003 & 004

FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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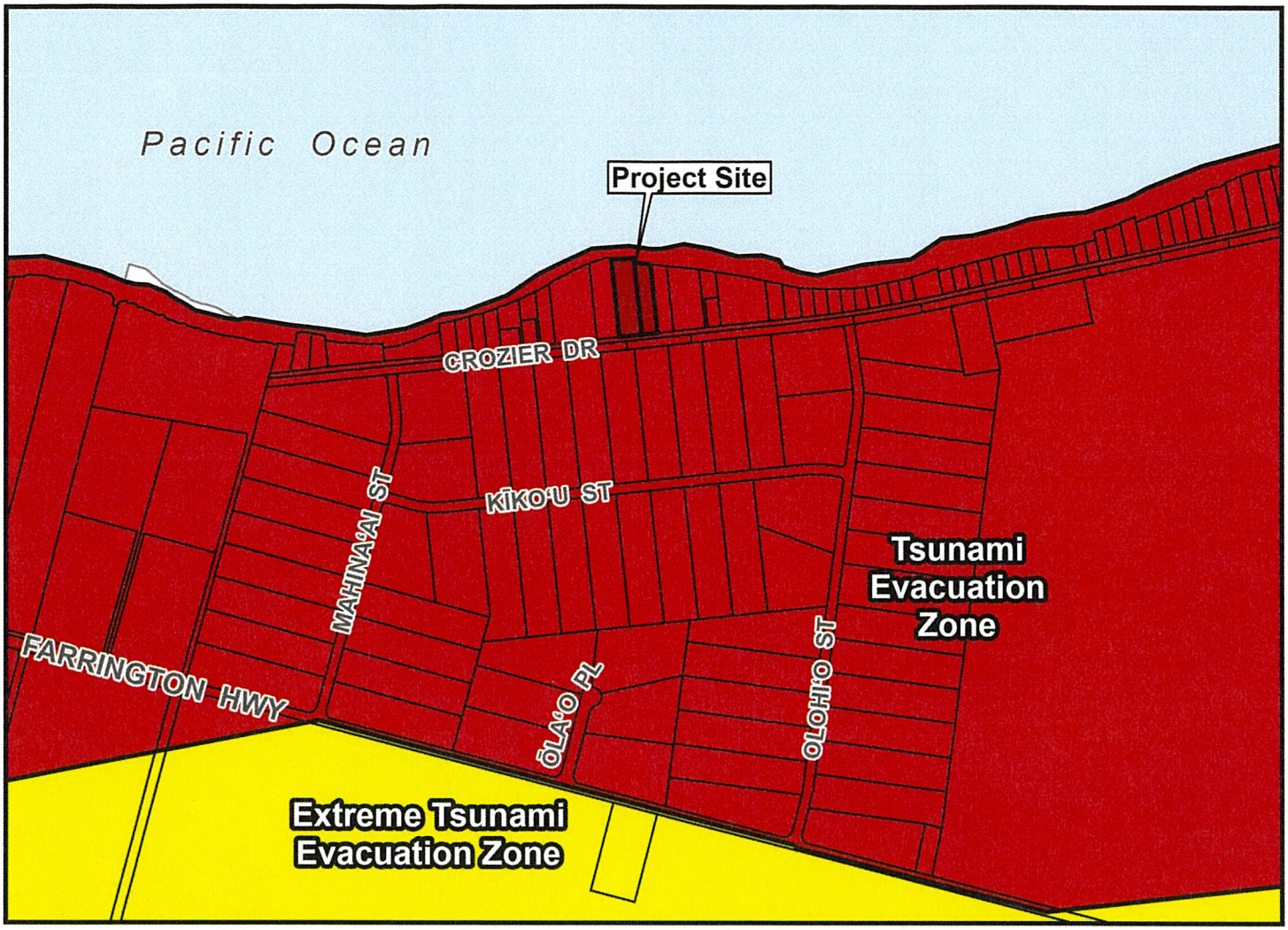
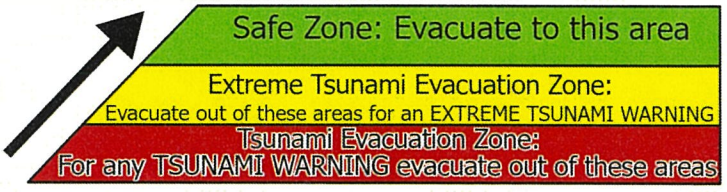


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- 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

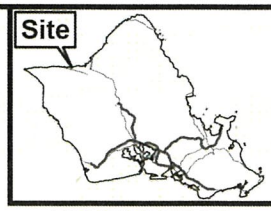
1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

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



0 250 500 1000

Distance in Feet



VICINITY MAP

EXHIBIT L - TSUNAMI EVACUATION ZONE MAP

TAX MAP KEY(S): 6-8-004:003 & 004

FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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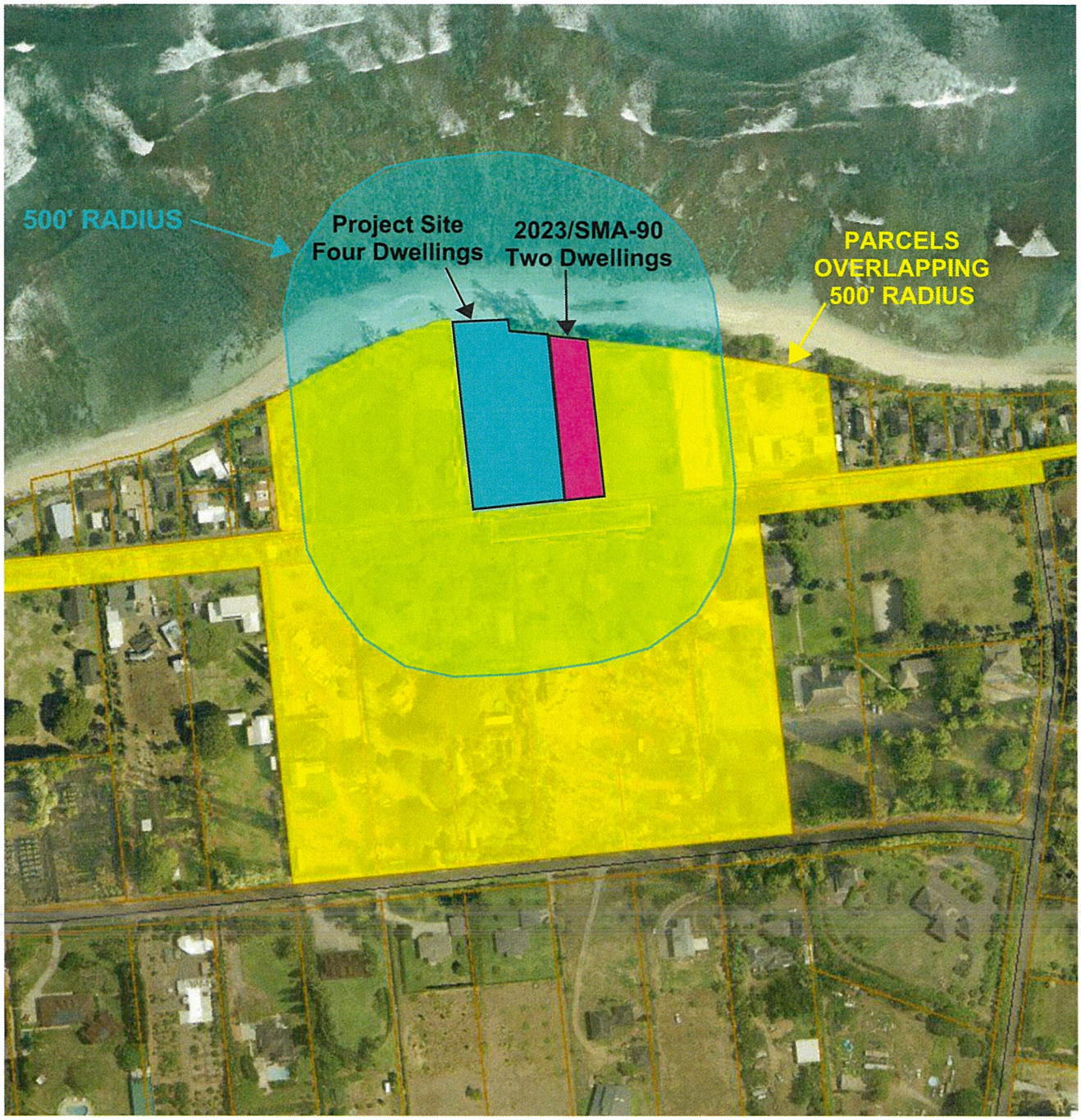


EXHIBIT M - CUMULATIVE PROJECTS MAP
500' RADIUS + PAST FIVE YEARS
FILE NO. 2025-SMA-98

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____.

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF FOUR NEW SINGLE-UNIT DWELLINGS, FOUR NEW INDIVIDUAL WASTEWATER SYSTEMS, A NEW SWIMMING POOL, NEW POOL, BARBEQUE, AND ENTRY PAVILIONS, AND A NEW AUTO AND BASKETBALL COURT IN WAIALUA, O‘AHU.

WHEREAS, on November 24, 2025, the Department of Planning and Permitting (“DPP”) accepted the application (DPP Reference Number 2025-SMA-98) from the John A. and Kathleen H. Libby Trust (the “Applicant”) for a Special Management Area (“SMA”) Major Permit to allow for the the construction of four new single-unit dwellings, four new individual wastewater systems, a swimming pool, barbeque, and entry pavilions, and a new auto and basketball court, on approximately 51,481-square-feet of land on two shoreline lots zoned R-7.5 Residential District, located at 68-631 and 68-623 Crozier Drive, and identified as Tax Map Keys 6-8-004: 003 and 6-8-004: 004 (the “Project”); and

WHEREAS, on January 9, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended in person by DPP staff members, and the Applicant’s Agent, and no members of the public; and

WHEREAS, on February 20, 2026, within 45 days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines 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 February __, 2026, by Departmental Communication ___ (2026), 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, B, C-1 through C-12, and D through M, 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 and address the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP its review and approval:

   Any structure proposed outside of the 3.2-ft. SLR coastal erosion line, but within the 3.2-ft. SLR-Exposure Area as mapped on the Hawai'i SLR Viewer (see Exhibits C-1 and I) must incorporate a foundation or other adaptation or design measures that must be stamped by a civil or structural engineer licensed by the State of Hawai'i.

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

   1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 6-8-004: 003 and 6-8-004: 004 are susceptible to coastal hazards, which may result in harm to or loss of life and property;"* and

   2. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 6-8-004: 003 and 6-8-004: 004 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed dwelling units and accessory structures are located within the 3.2-foot sea level rise-exposure area. The landowner agrees to*

assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

D. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Keys 6-8-004: 003 and 6-8-004: 004, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Keys 6-8-004: 003 and 6-8-004: 004, the landowner hereby acknowledges (and any successor owner or interested party is

notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Keys 6-8-004: 003 and 6-8-004: 004."

G. To minimize impacts to archaeological, historic, and cultural resources that may be present at 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 State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Monitoring Plan ("AMP") that meets the requirements of Hawai'i Administrative Rules Chapter 13-279-4.

2. If any archaeological, historic, or cultural resources discovered on the Project site, the Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AMP, or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

3. 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 the SHPD immediately. Work in the immediate area must be stopped until the SHPD has assessed the impact and has made 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.

H. 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 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 lighting 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. 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);

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

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves

the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities;

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and Federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

   a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

   b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

   c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

      (i) The United States Fish and Wildlife Service ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

      (ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

      (iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

   d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct a subsequent preconstruction nest surveys for any new nests that

Hawaiian seabirds or protected migratory birds may have attempted to establish.

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW; and

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.8.c must be implemented.

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

I. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping in the dune or shoreline area between the dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

J. 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 Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 1,000 cubic yards of engineered and structural fill material. No importation of soil fill material is proposed.

2. 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 Oʻahu Invasive Species Committee ("OISC").

3. 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 Project site, or the Protocols must be posted on 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 is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. 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 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.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture’s Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

K. Permits.

1. The Applicant shall obtain a Minor Shoreline Structure Permit for any proposed structures located within the shoreline setback area, including the proposed perimeter privacy and security fencing.

2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, or approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

c. If the Council fails to take final action on the proposed extension within the first to occur of:

(i) 60 days after receipt of the DPP Director's report; or

(ii) The Applicants' then-existing deadline for obtaining a construction permit or building permit;

the extension will be deemed to be denied.

L. 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._____.

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the John A. and Kathleen H. Libby Trust, 4263 Kaimanahila Street, Honolulu, Hawai‘i 96816; Makena White, Planning Solutions, Inc., 711 Kapiolani Boulevard, Suite 950, Honolulu, Hawai‘i 96813-5213; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai‘i 96813; and Mary Alice Evans, Director of the State of Hawai‘i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai‘i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

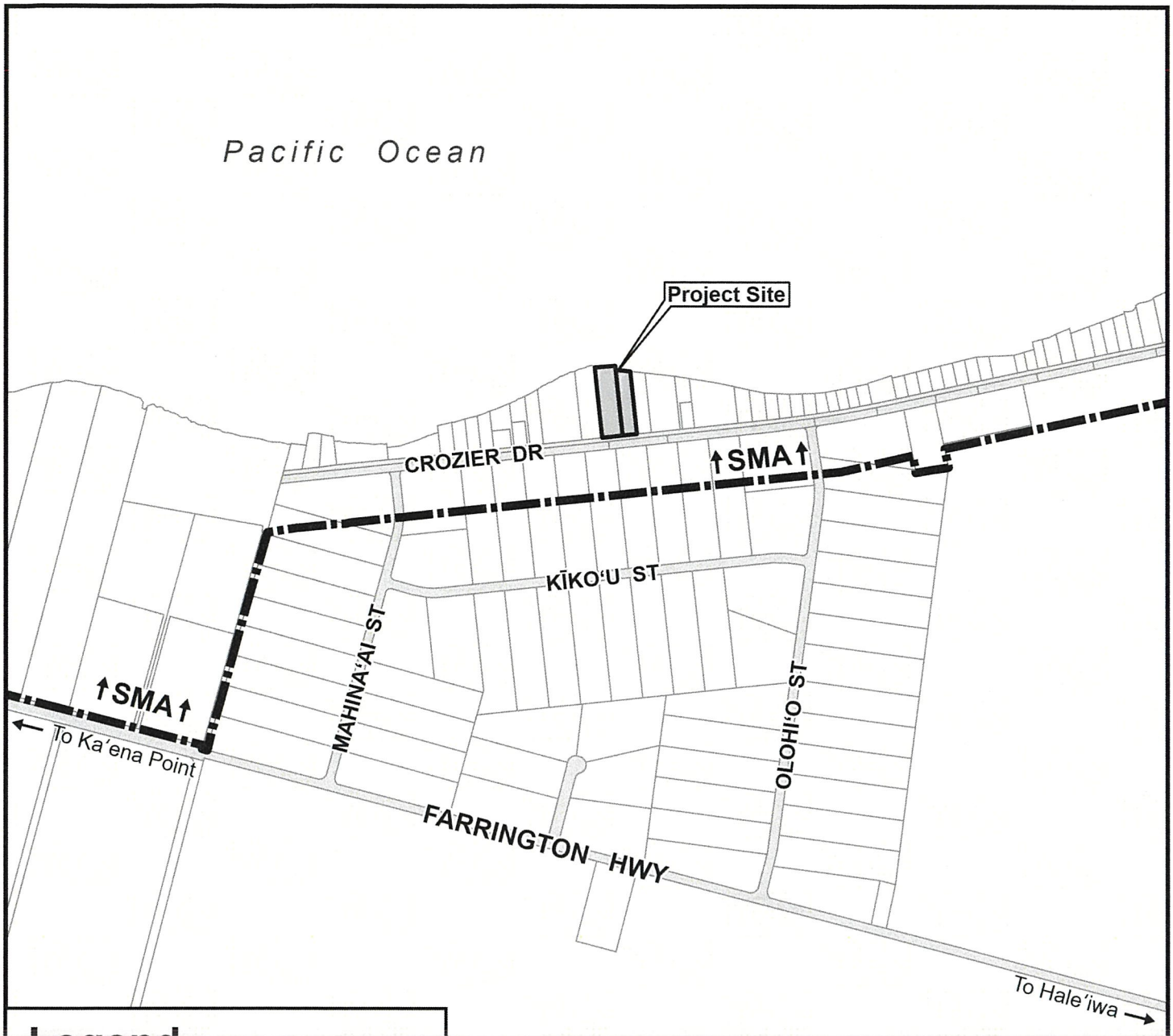
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai‘i Councilmembers

DPP25SMA98



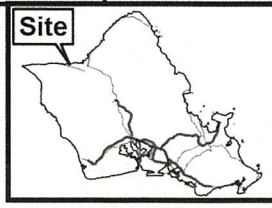
Legend

- Project Site
- Tax Parcel
- SMA Special Management Area

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500 1,000

Distance in Feet



VICINITY MAP

EXHIBIT A - LOCATION MAP WITH SMA MOKULĒ'IA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 12/2025

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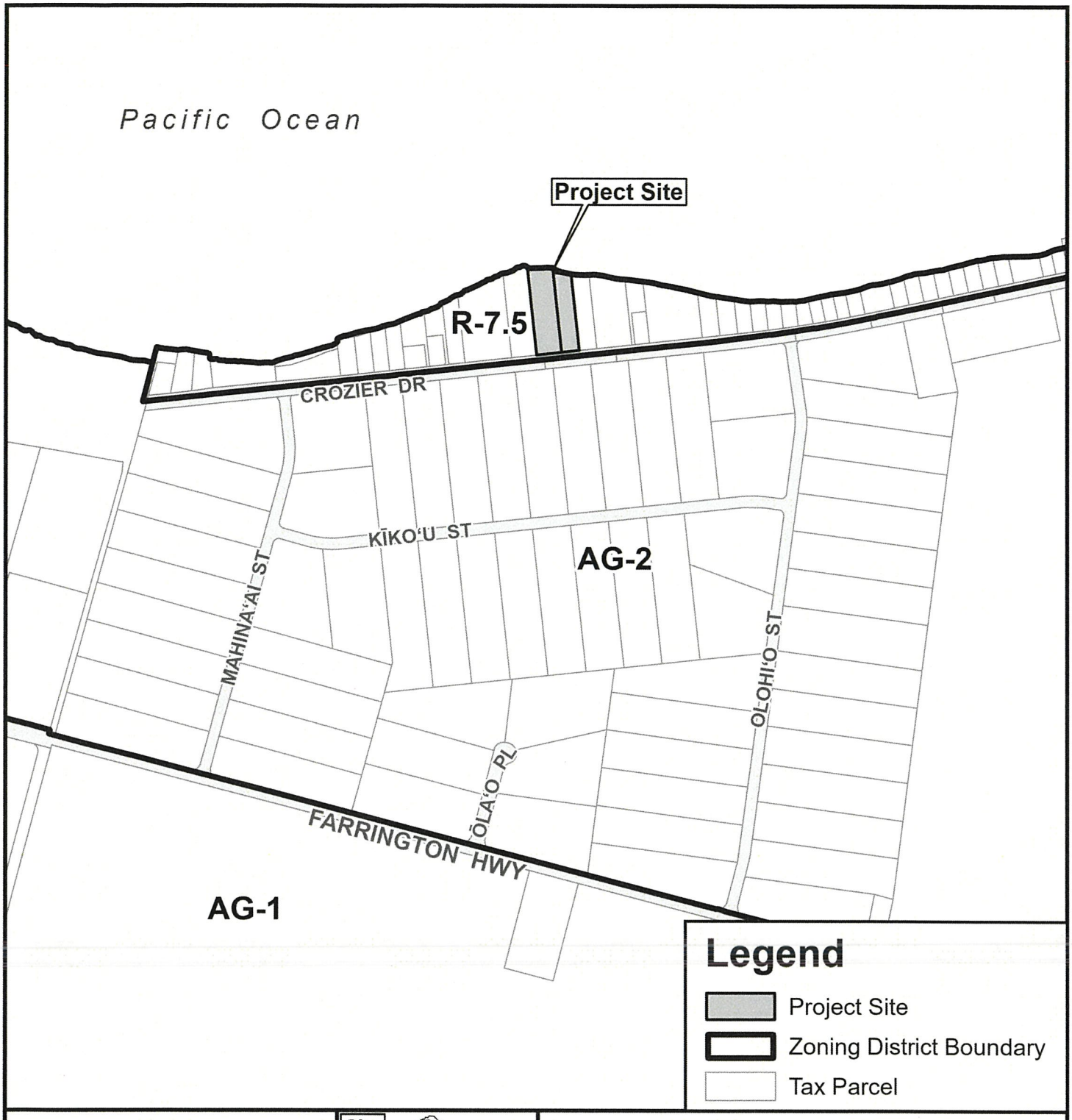
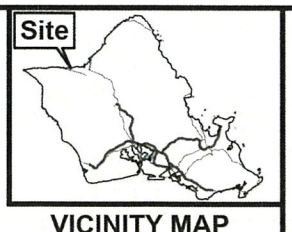


Legend

- Project Site
- Zoning District Boundary
- Tax Parcel

0 200 400 800

Distance in Feet



VICINITY MAP

EXHIBIT B - ZONING MAP

MOKULĒʻIA - WAIALUA - HALEʻIWA

TAX MAP KEY(S): 6-8-004:003 & 004

FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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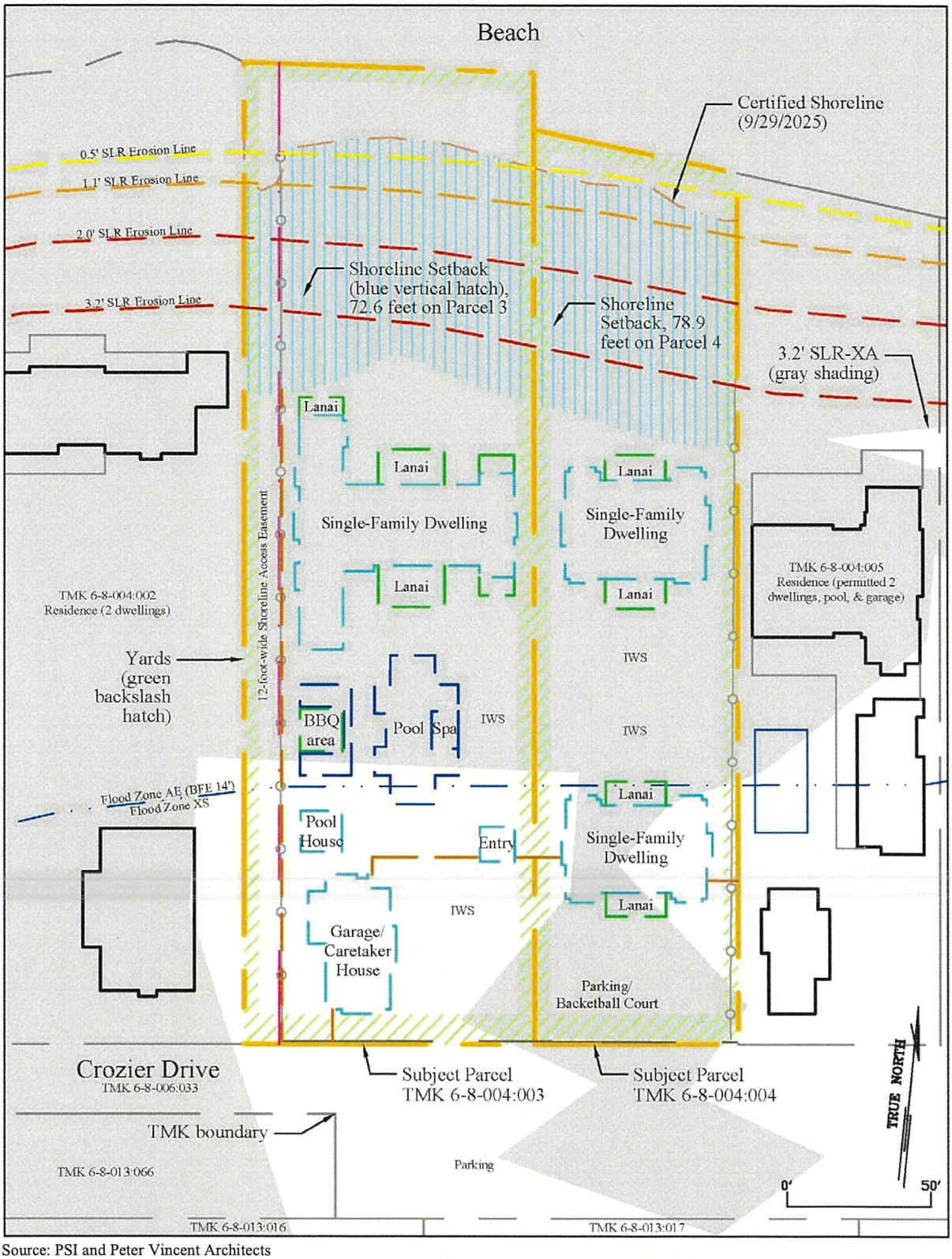
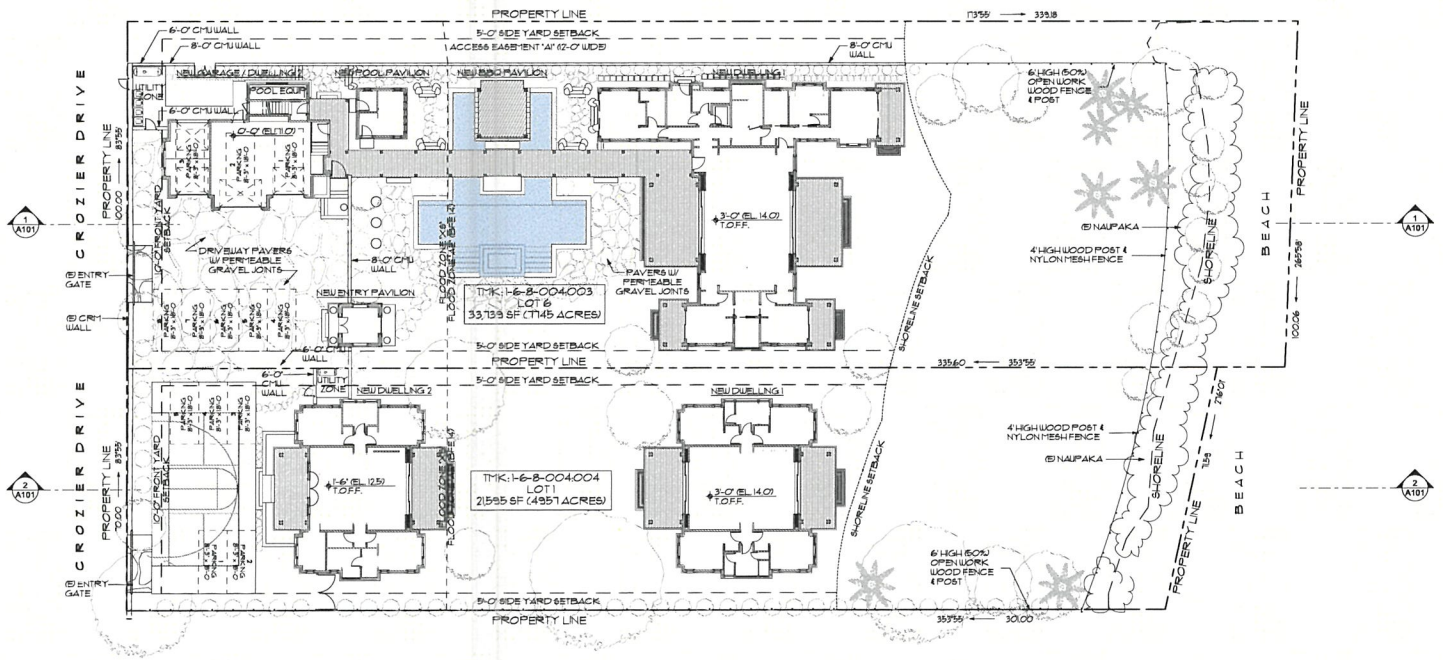


Source: PSI and Peter Vincent Architects

EXHIBIT C-1 - CONCEPTUAL SITE PLAN
FILE NO. 2025-SMA-98



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

EXHIBIT C-2 - SITE PLAN
FILE NO. 2025-SMA-98

PVA
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive, Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Site Plan
Scale	As Noted

Revisions:

SMA

PETER N. VINCENT LICENSED PROFESSIONAL ARCHITECT No. 7456

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-66-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

4/30/2026
Signature — Expiration Date of License

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A100

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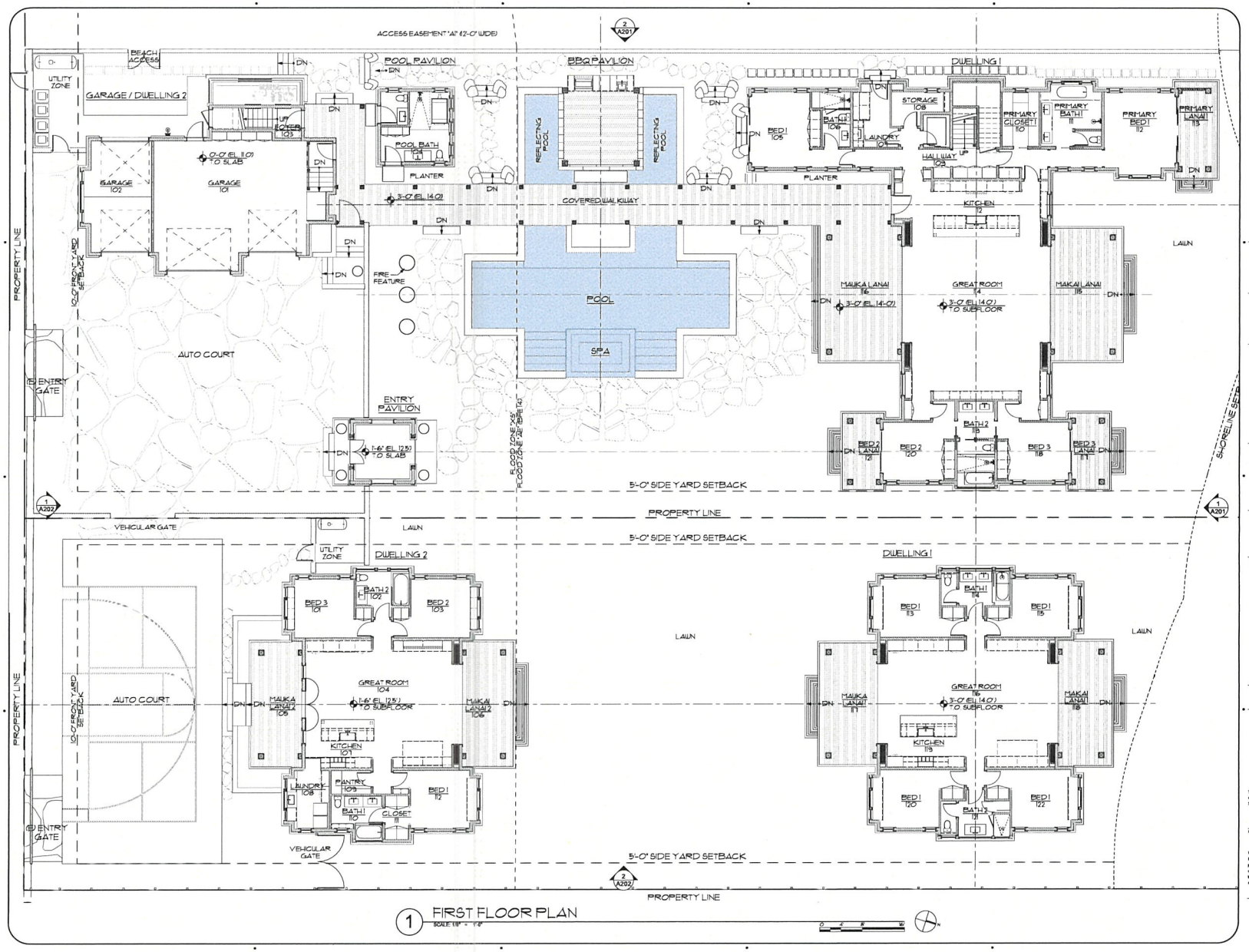

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PVA
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Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	First Floor Plan
Scale	As Noted

Revisions:

SMA

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No.7458

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A102

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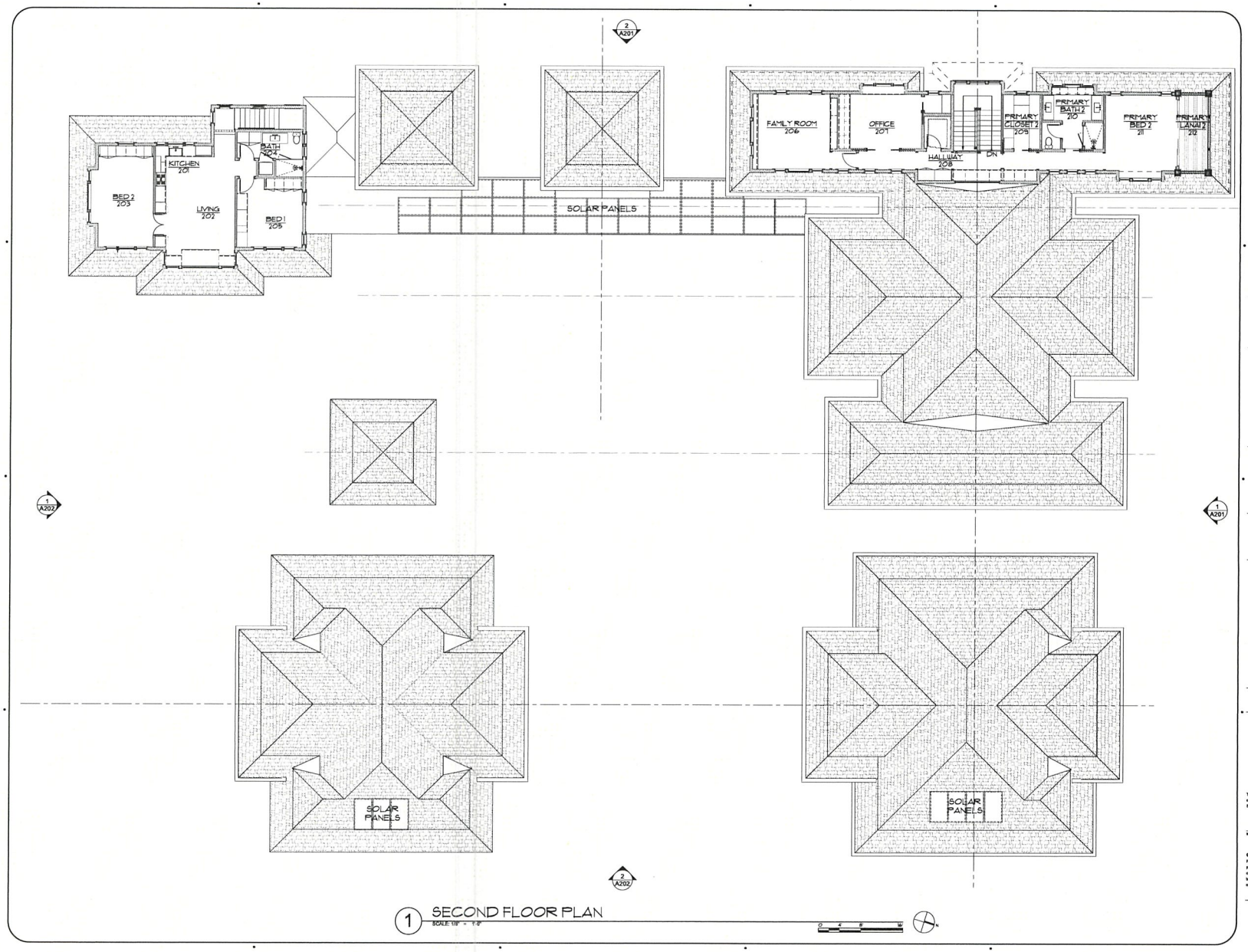
EXHIBIT C-3 - FIRST FLOOR PLAN (FILE NO. 2025-SMA-98)



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings

TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Second Floor Plan
Scale	As Noted

Revisions:

SMA

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No.7458

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A103

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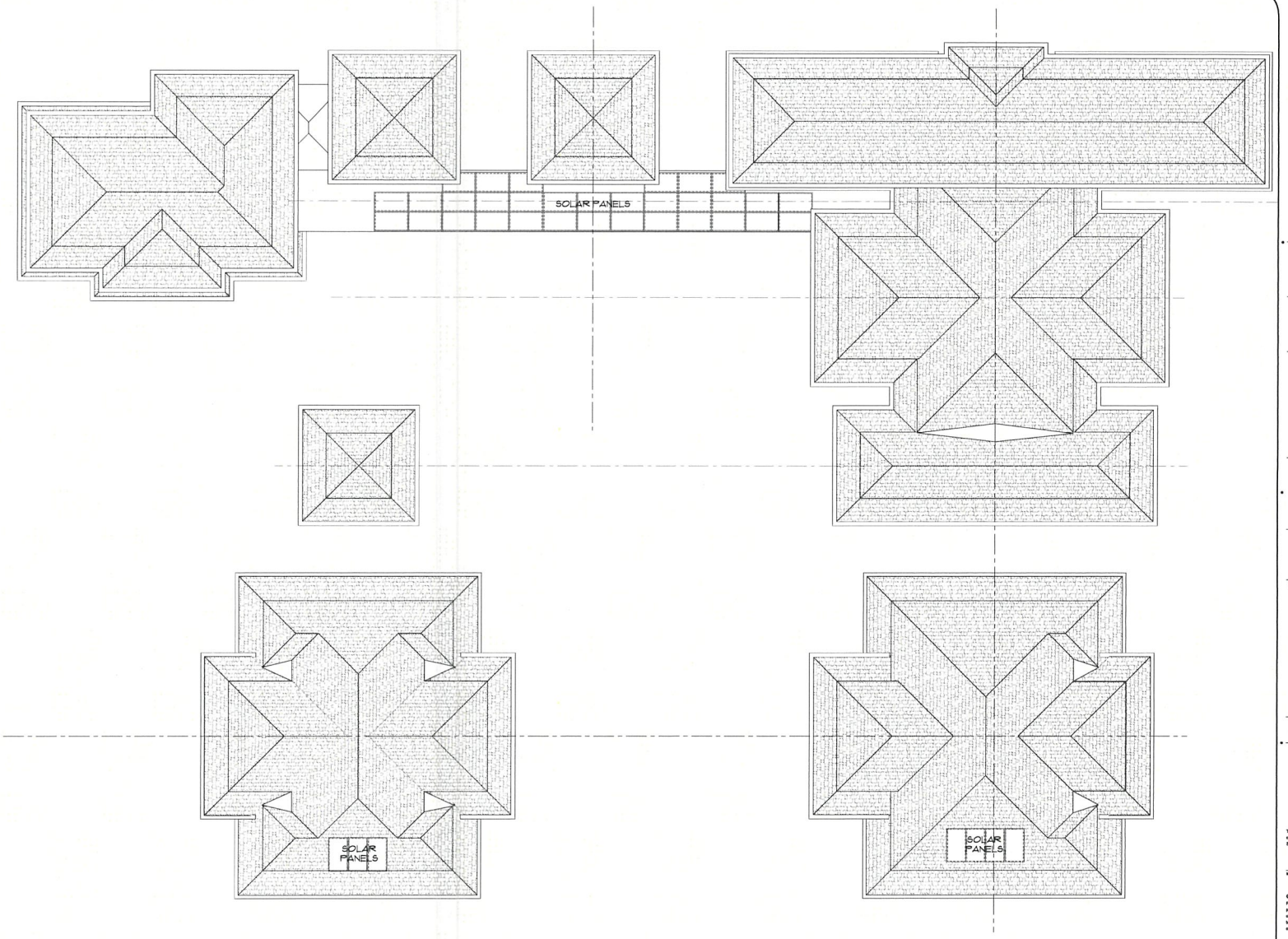
EXHIBIT C-4 - SECOND FLOOR PLAN (FILE NO. 2025-SMA-98)



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

PVA
petervincentarchitects
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55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Roof Plan
Scale	As Noted

Revisions:

SMA

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LICENSED PROFESSIONAL ARCHITECT
No.7458

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A104

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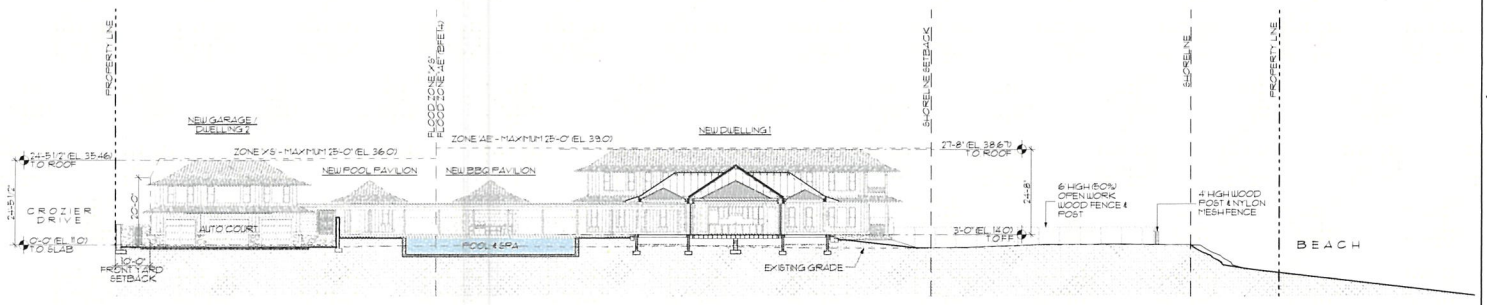
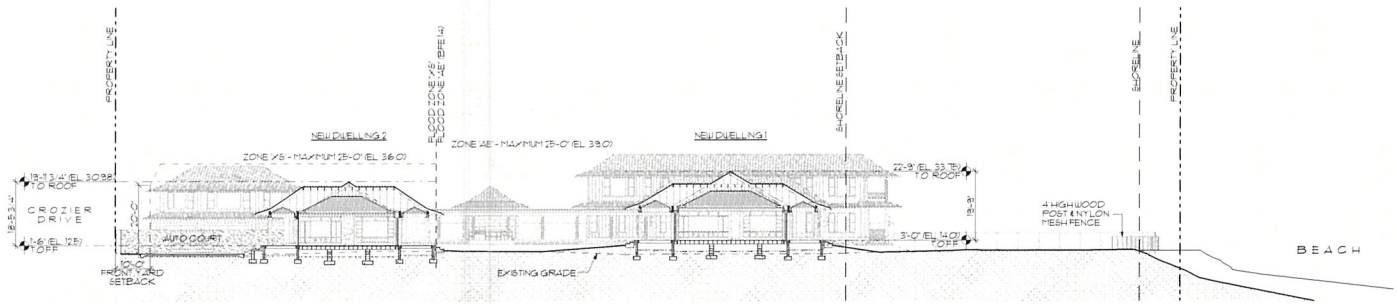
EXHIBIT C-5 - ROOF PLAN (FILE NO. 2025-SMA-98)



1 SITE SECTION

SCALE: 1/16" = 1'-0"



2 SITE SECTION

SCALE: 1/16" = 1'-0"

petervincentarchitects

Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence

New Two Single Family Dwellings

TMK: 6-8-004 : 003 & 004

68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Site Sections
Scale	As Noted

Revisions

SMA

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No 7456

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies State of Hawaii Rules relating to Engineers Architects, Land Surveyors and Landscape Architects

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A101

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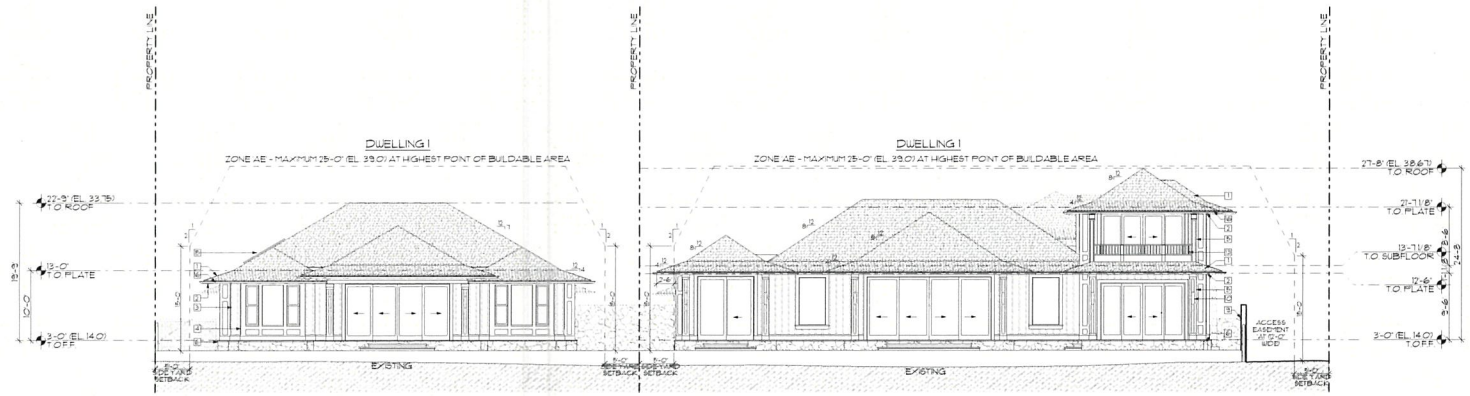
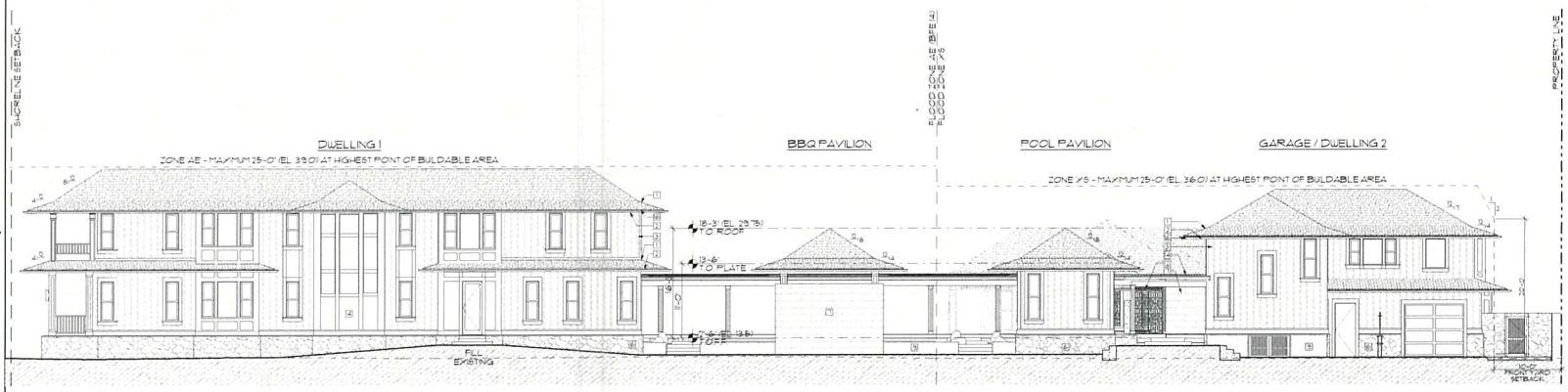
EXHIBIT C-6 - SITE SECTIONS LOOKING EAST AND WEST WITH FOUNDATIONS (FILE NO. 2025-SMA-98)

EXTERIOR MATERIAL LEGEND

1 CEDAR SHINGLE ROOF	4 WOOD PANELING AND TRIM	7 BASALT STONE VENEER	10 EXTERIOR LIGHT FIXTURE	13 WOOD RAILING 36" HIGH	16 PREFINISHED PERIMETER GUTTER & DOWNSPOUT	19 (E) 6'-0" CRM WALL
2 EXPOSED RAFTERS	5 COLUMN W/ WOOD TRIM	8 CMU WALL W/ MOSS ROCK VENEER	11 EXTERIOR GATE	14 TPO ROOF ASSEMBLY	17 NOT USED	
3 WOOD BOARD AND BATTEN @ 12" O.C.	6 MOSS ROCK VENEER W/ STONE CAP	9 CMU WALL W/ CEMENT WASH FINISH	12 DECORATIVE SCREEN / GATE	15 SOLAR PANELS	18 NOT USED	



1 MAKAI ELEVATION
SCALE: 1/8" = 1'-0"



2 KAENA ELEVATION
SCALE: 1/8" = 1'-0"

pva
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK 6-8-004 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Exterior Elevations
Scale	As Noted

Revisions:

SMA

PETER N VINCENT
LICENSED PROFESSIONAL ARCHITECT
No 7456

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4/30/2026
Signature — Expiration Date of License

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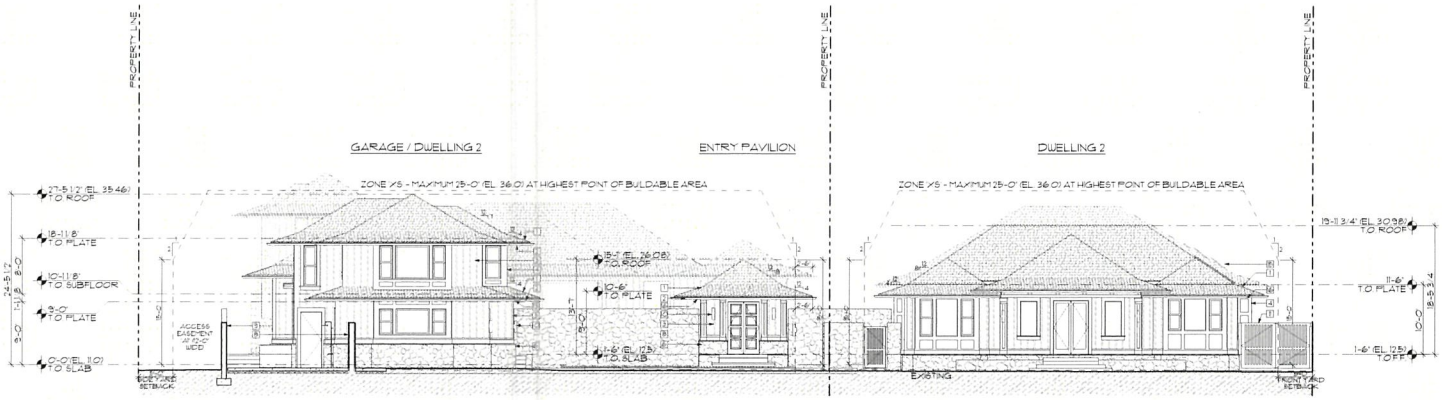
A201

Plotted on 10/13/25 at 2:28PM

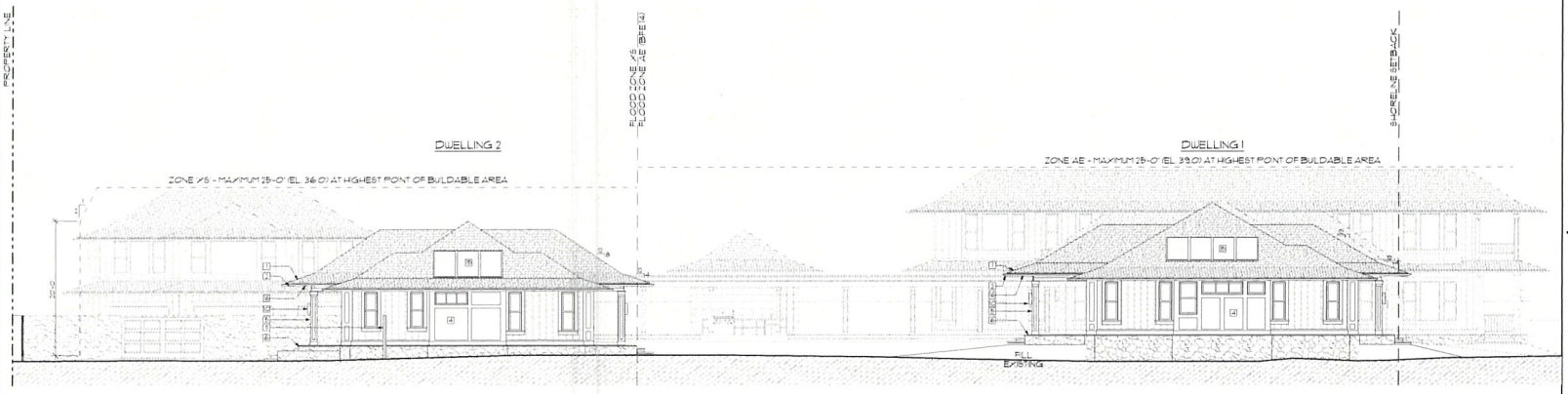
EXHIBIT C-7 - NORTH AND WEST ELEVATIONS (FILE NO. 2025-SMA-98)

EXTERIOR MATERIAL LEGEND

1 CEDAR SHINGLE ROOF	4 WOOD PANELING AND TRIM	7 BASALT STONE VENEER	10 EXTERIOR LIGHT FIXTURE	13 WOOD RAILING 36" HIGH	16 PREFINISHED PERIMETER GUTTER & DOWNSPOUT
2 EXPOSED RAFTERS	5 COLUMN W/ WOOD TRIM	8 CMU WALL W/ MOSS ROCK VENEER	11 EXTERIOR GATE	14 TPO ROOF ASSEMBLY	17 NOT USED
3 WOOD BOARD AND BATTEN @ 12" O.C.	6 MOSS ROCK VENEER W/ STONE CAP	9 CMU WALL W/ CEMENT WASH FINISH	12 DECORATIVE SCREEN / GATE	15 SOLAR PANELS	18 NOT USED



1 MAUKA ELEVATION
SCALE: 1/8" = 1'-0"



2 HALEIWA ELEVATION
SCALE: 1/8" = 1'-0"

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55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	Exterior Elevations
Scale	As Noted

Revisions

SMA

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456

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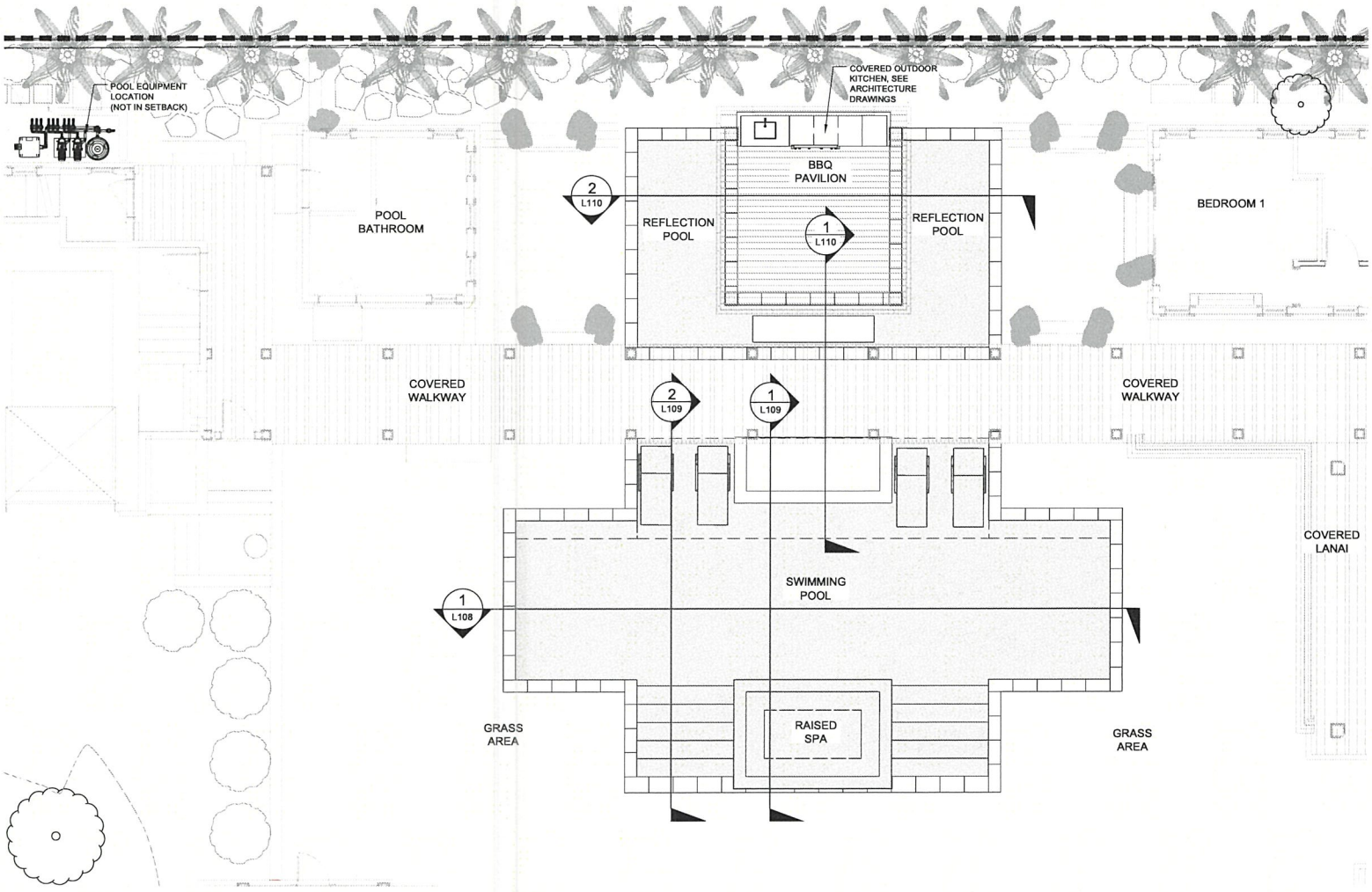
A202

Plotted on: 10/13/25 at 2:26 PM

EXHIBIT C-8 - SOUTH AND EAST ELEVATIONS (FILE NO. 2025-SMA-98)



1 OVERALL POOL PLAN
SCALE: 1/4" = 1'-0"

NORTH 0 2 4 8 FEET

Plotted on 10/16/24 at 2:39 PM

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PALEKANA PERMITS
THIRD PARTY CERTIFICATION
1) BUILDING CODE | 2) ELECTRICAL CODE
3) MECHANICAL CODE | 4) RESIDENTIAL CODE ✓
5) STRUCTURAL (NONRESIDENTIAL/MULTI-RES)

WLA
WOLF LANDSCAPE ARCHITECTS
P.O. BOX 11625, HONOLULU, HAWAII 96828
e: studio@wla.design m: 856-261-0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Overall Pool Plan
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17748
HAWAII, U.S.A.

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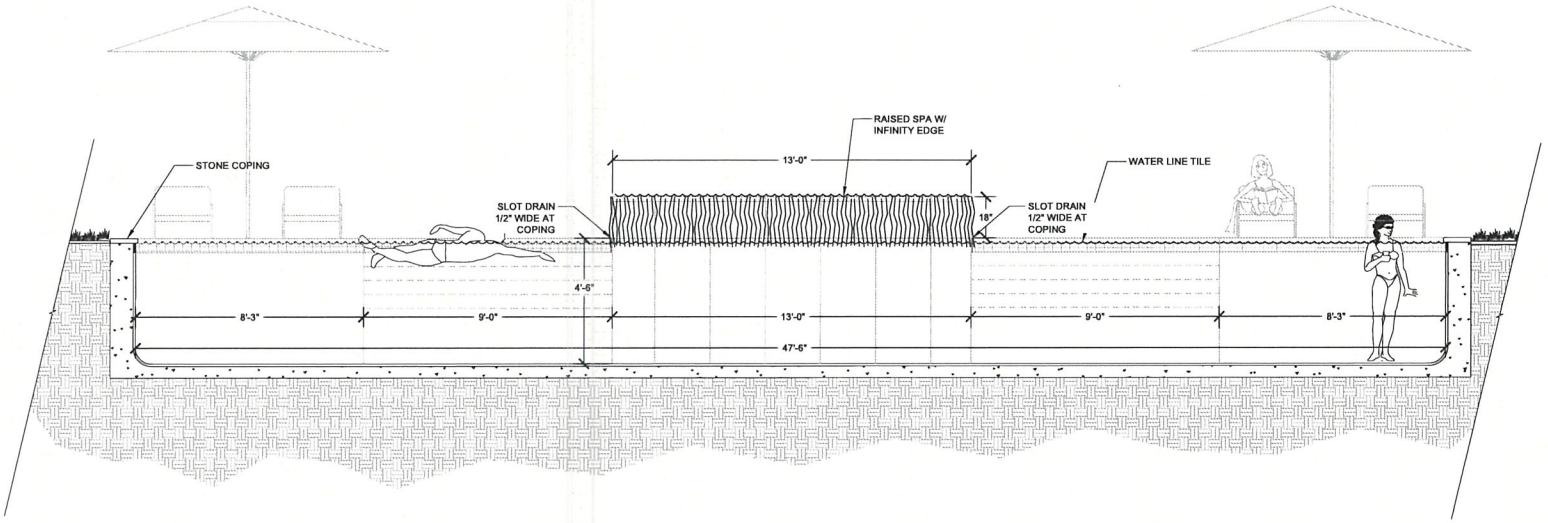
L100

EXHIBIT C-9 - OVERALL POOL PLAN (FILE NO. 2025-SMA-98)



1 SWIMMING POOL SECTION - 1
SCALE: 1/2" = 1'-0"

0 1 2 4
FEET

Plotted on 10/16/24 at 2:38 PM.

EXHIBIT C-10 - SWIMMING POOL SECTION - LENGTH (FILE NO. 2025-SMA-98)

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MECHANICAL CODE | ✓ RESIDENTIAL CODE
STRUCTURAL (NON-SINGLE/FAMILY DWELLINGS)

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P.O. BOX 11625, HONOLULU, HAWAII 96828
e: studio@wla.design m: 856-261-0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Swimming Pool Section - 1
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17748
HAWAII, U.S.A.

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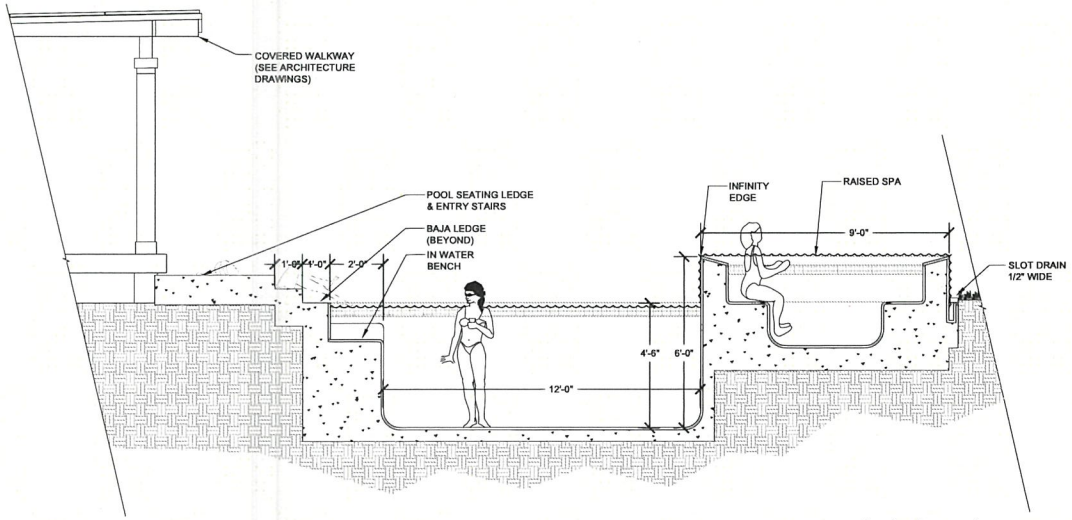
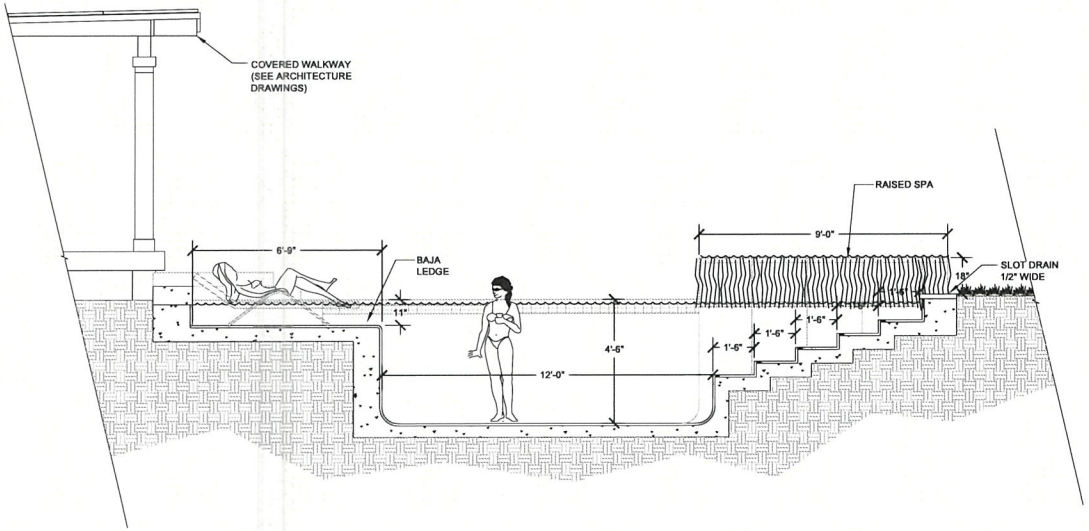
L104



1 SWIMMING POOL SECTION - 1
SCALE: 1/2" = 1'-0"

0 1 2 4
FEET



2 SWIMMING POOL SECTION - 2
SCALE: 1/2" = 1'-0"

0 1 2 4
FEET

Plotted on 10/10/24 at 2:36 PM

PVA
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Honolulu Hawai'i 96813
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BUILDING CODE | ELECTRICAL CODE
MECHANICAL CODE | ✓ RESIDENTIAL CODE
STRUCTURAL (NON-BASTE/DOMINYZINELLIRSS)

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Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Swimming Pool Sections - 2
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
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No. 17748
HAWAII, U.S.A.

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Signature 4/30/2026 Signature Date of Licensee

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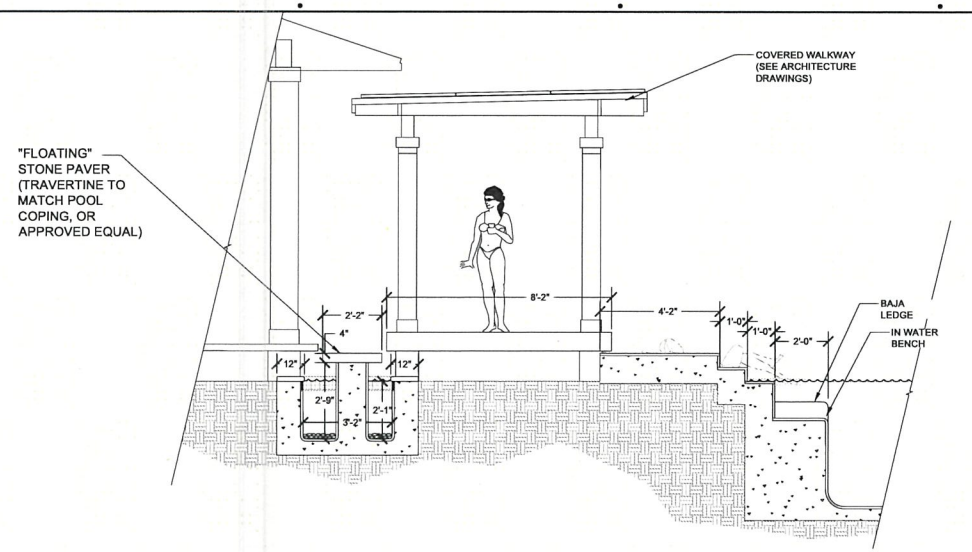
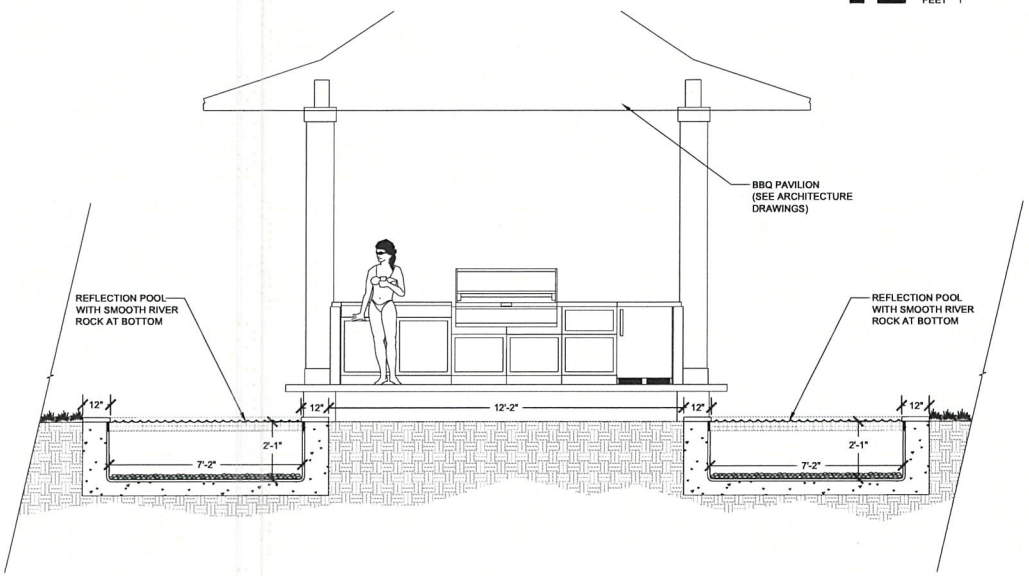
L105

EXHIBIT C-11 - SWIMMING POOL SECTIONS - WIDTH (FILE NO. 2025-SMA-98)



1 REFLECTION POOL SECTION - 1
SCALE: 1/2" = 1'-0"

0 1 2 4 FEET



2 REFLECTION POOL SECTION - 2
SCALE: 1/2" = 1'-0"

0 1 2 4 FEET

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PALE-KANA PERMITS
THIRD PARTY CERTIFICATION
( ) BUILDING CODE ( ) ELECTRICAL CODE
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e: studio@wla.design m: 856-261-0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive , Waialua, Hawaii 96791

Project	20-026
Date	August 25, 2025
Drawing	Reflection Pool Sections
Scale	As Noted

Revisions:

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17748
HAWAII, U.S.A.

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L106

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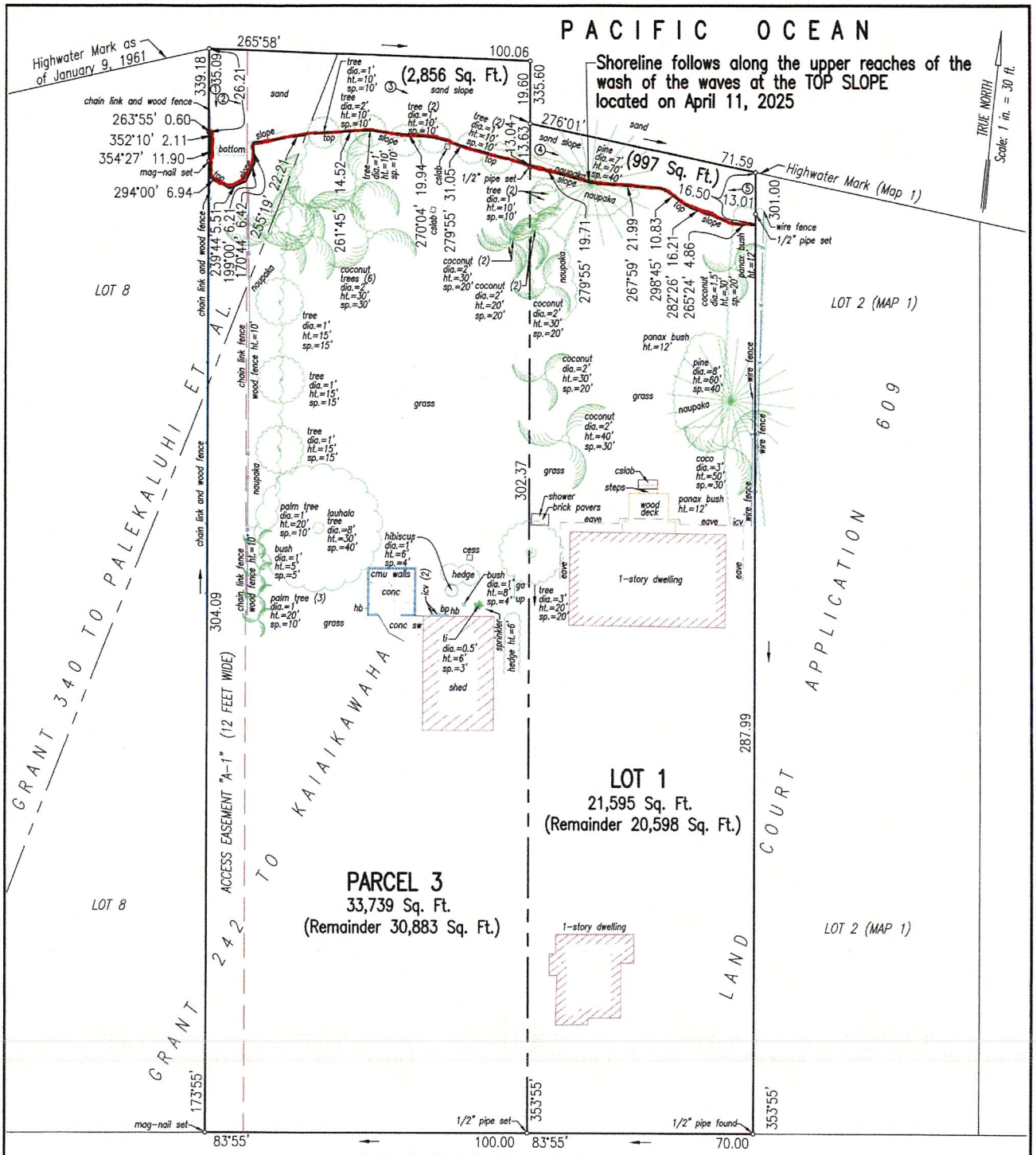
EXHIBIT C-12 - REFLECTION POOL SECTIONS (FILE NO. 2025-SMA-98)



SURVEY OFFICE COPY

LEGEND:

bp	backflow preventer
cmu	concrete masonry unit
conc	concrete
crm	concrete rubble masonry
cslab	concrete slab
dia	diameter
ga	guy anchor
hb	hose bibb
ht	height
icv	irrigation control valve
sp	spread
sw	sidewalk
up	utility pole

NOTE:
(1)– Picture Number & Direction
Only items shown were surveyed

SHORELINE SURVEY MAP
LOT 1 (MAP 1)
LAND COURT APPLICATION 609
PARCEL 3
BEING A PORTION OF R. P. GR. 340 TO PALEKALUHI ET AL. AND R. P. GR. 242 TO KAIAIKAWAHA

At Mokuleia, Waialua, Oahu, Hawaii
Date: April 11, 2025
Tax Map Key (1) 6-8-004: 003 & (1) 6-8-004: 004
Scale: 1 in. = 30 ft.
Owner: Libby Trust
Address: 4263 Kaimanahila Street
Honolulu, Hawaii 96816

The shoreline as delineated in red is hereby certified as the shoreline as of
SEP 29 2025

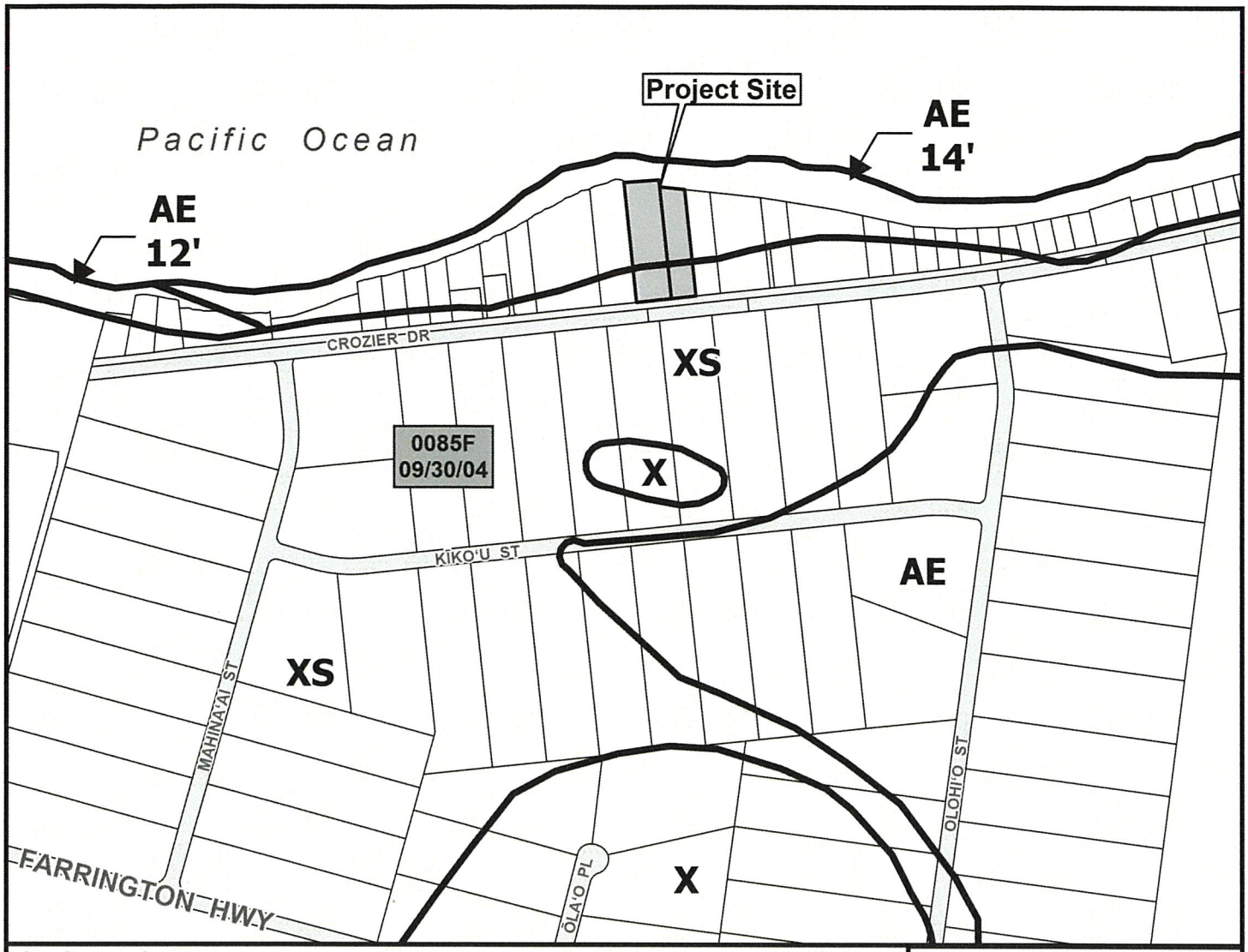
Chairperson, Board of Land and Natural Resources

ARDEN J. TORCUATO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10257
HAWAII, U.S.A.

This map was prepared by me or under my direct supervision

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 10257
EXP. 4/30/2026

EXHIBIT D - CERTIFIED SHORELINE SURVEY
FILE NO. 2025-SMA-98



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

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.

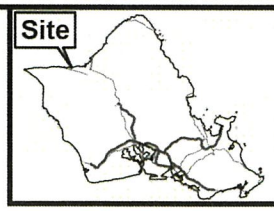
Other Areas
Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

Legend

- Project Site
- Tax Parcel
- 0085F 09/30/04 FIRM Flood Panel (Index) 2014

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

0 200 400 800
Distance in Feet



VICINITY MAP

EXHIBIT E - FLOOD HAZARD MAP

FIRM PANEL 15003C0085F

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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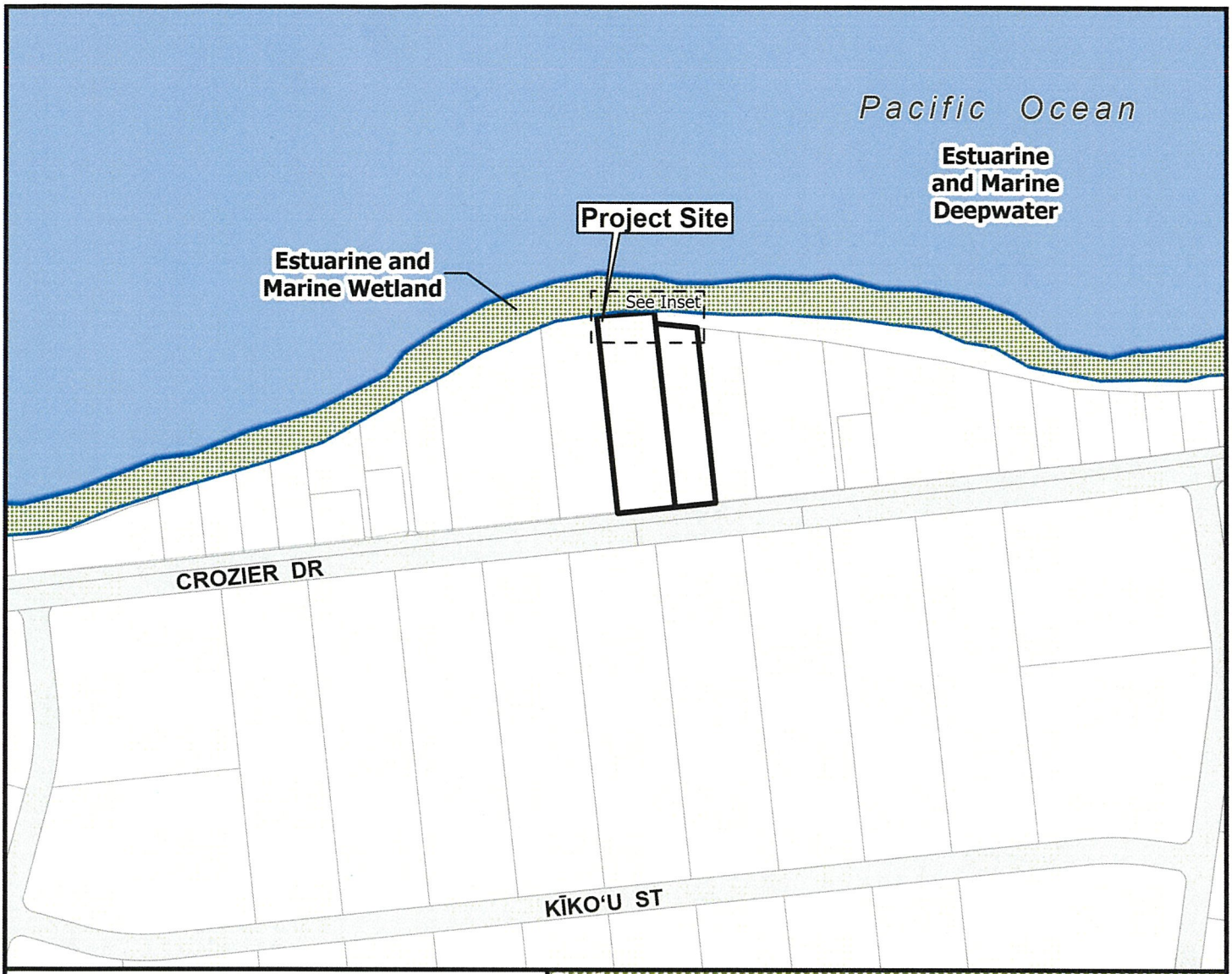
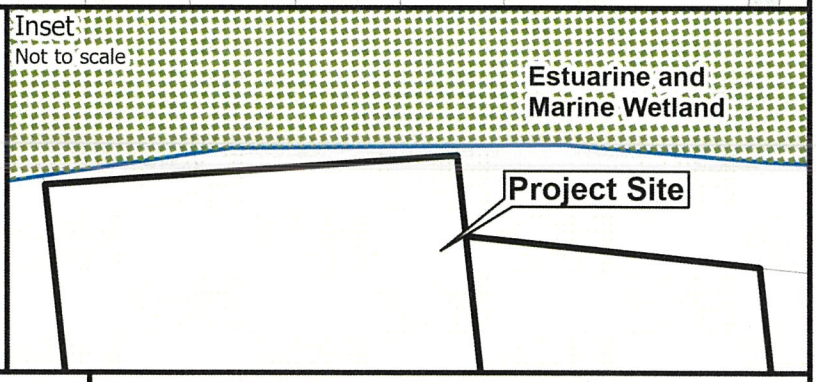


Legend

- Project Site
- Tax Parcel

WETLAND TYPE

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland



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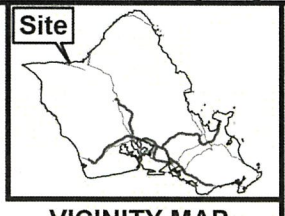
Distance in Feet



VICINITY MAP

EXHIBIT F - WETLANDS MAP

WAIALUA, MOKULĒʻIA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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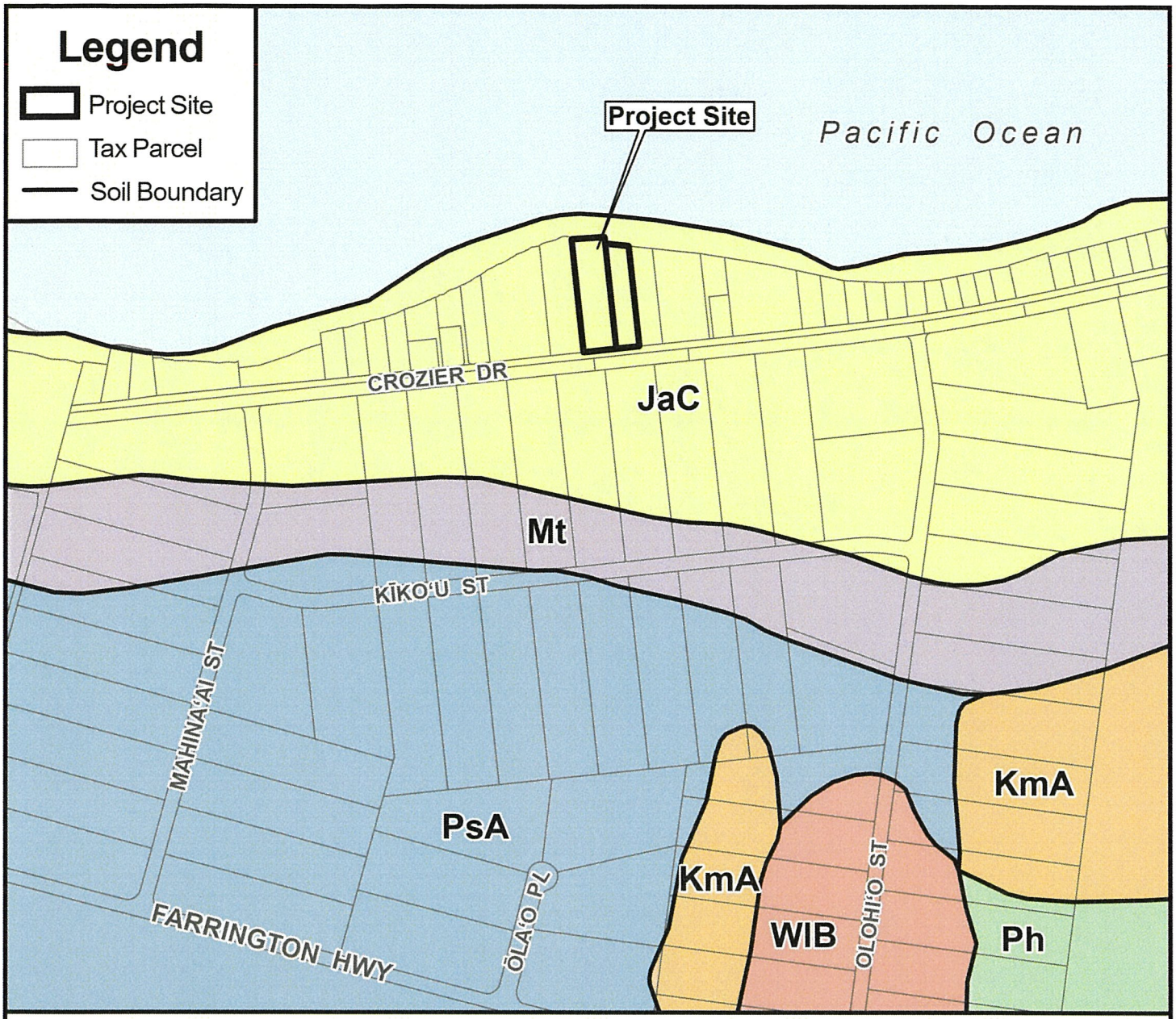
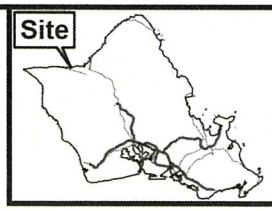


NRCS Soil Type

JaC	Jaucas sand, 0 to 15 percent slopes, MLRA 163	**KmA**	Keaau clay, 0 to 2 percent slopes	**Mt**	Mokuleia clay loam
Ph	Pearl Harbor Clay, 0 to 2 percent slopes, MLRA 163	**PsA**	Pulehu clay loam, 0 to 2 percent slopes, MLRA 163	**WIB**	Waialua stony silty clay, 3 to 8 percent slopes

0 200 400 800

Distance in Feet



VICINITY MAP

EXHIBIT G - SOILS MAP

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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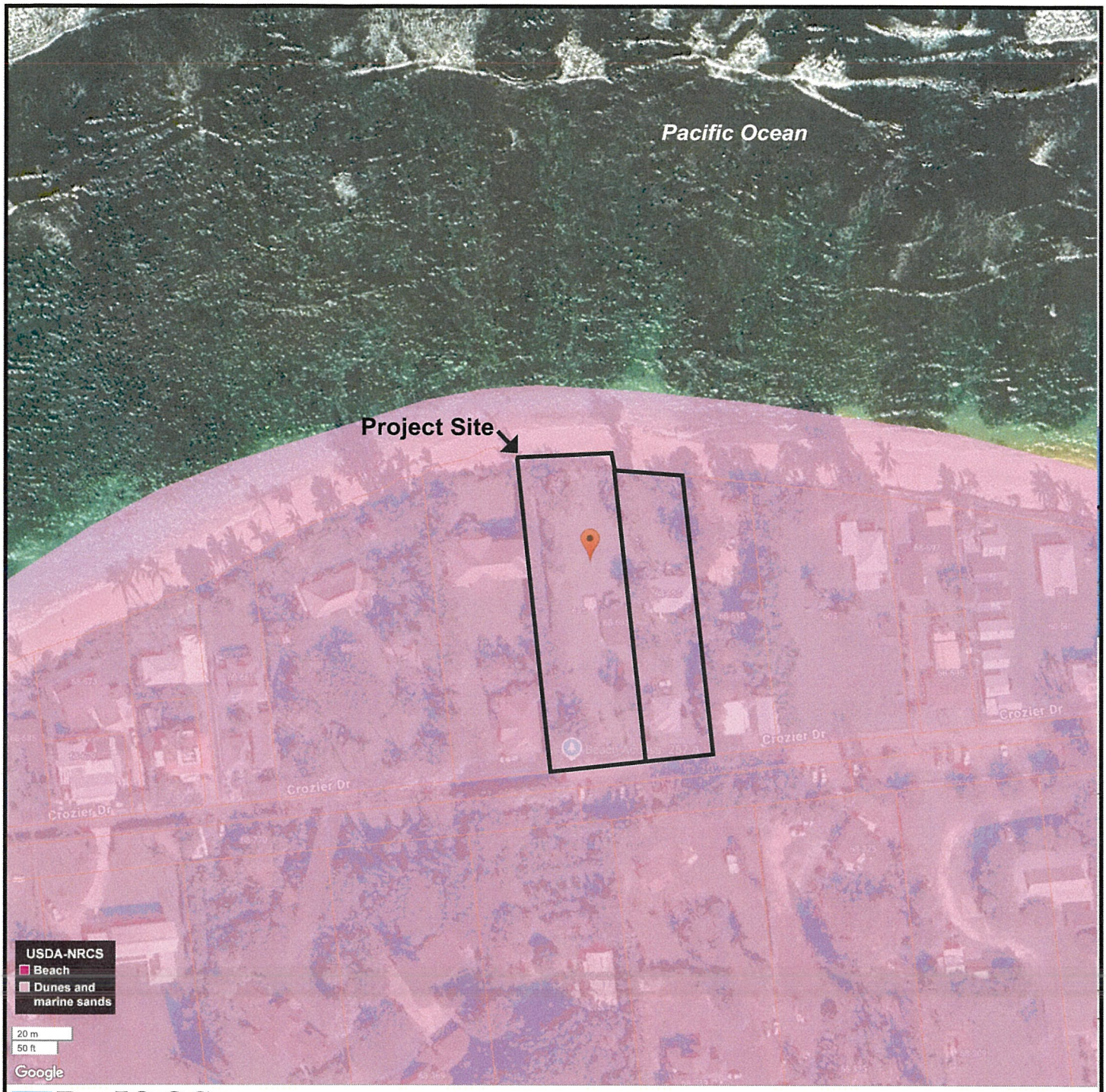
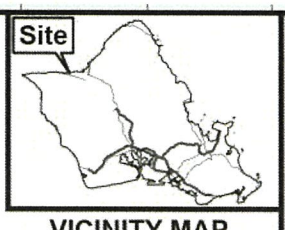


PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

0 100 200 400
Distance in Feet



VICINITY MAP

EXHIBIT H - COASTAL DUNES AND MARINE SANDS

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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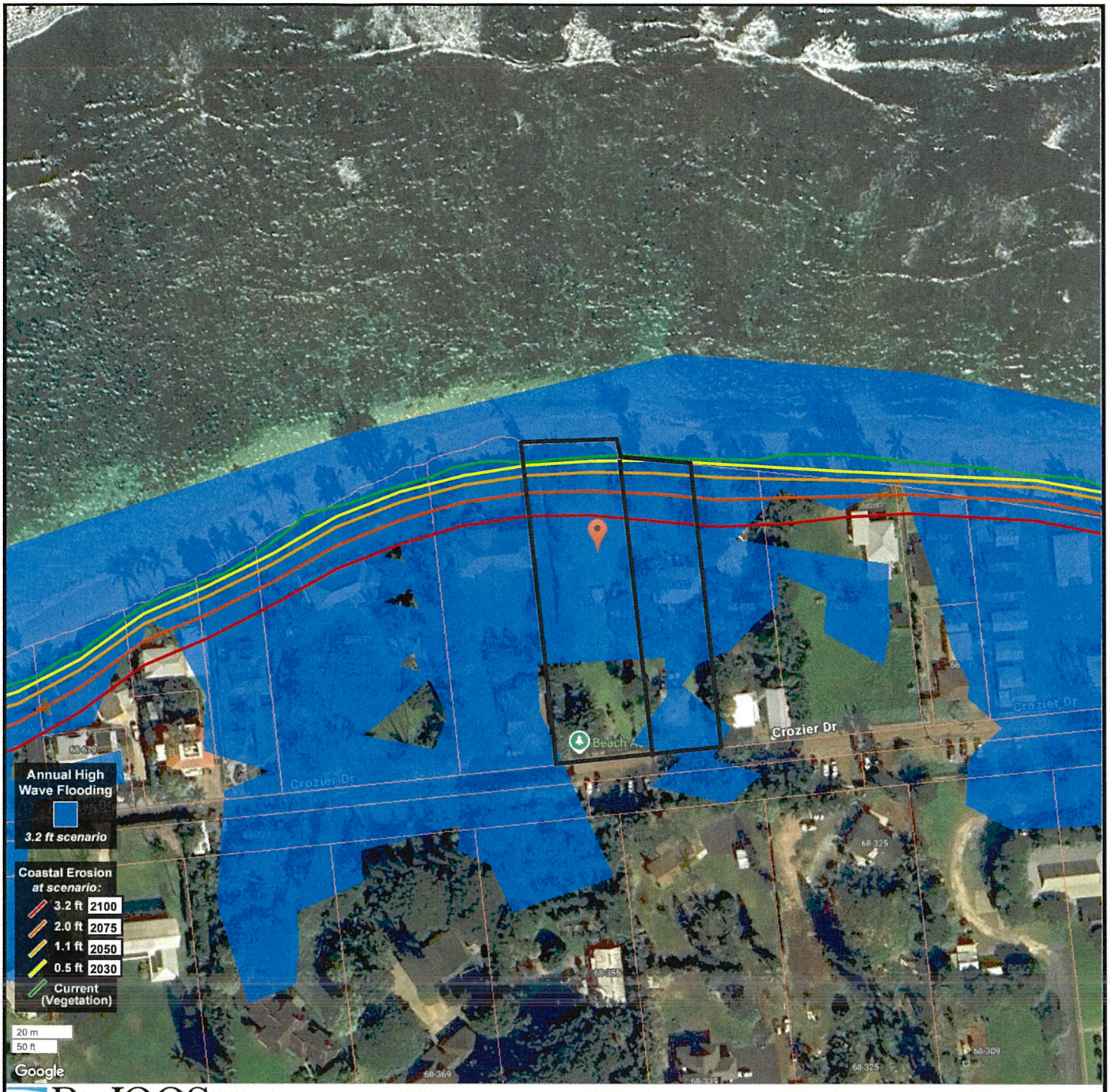
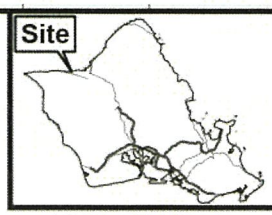


PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 100 200 400
Distance in Feet



VICINITY MAP

EXHIBIT I - SEA LEVEL RISE EXPOSURE AREA MAP

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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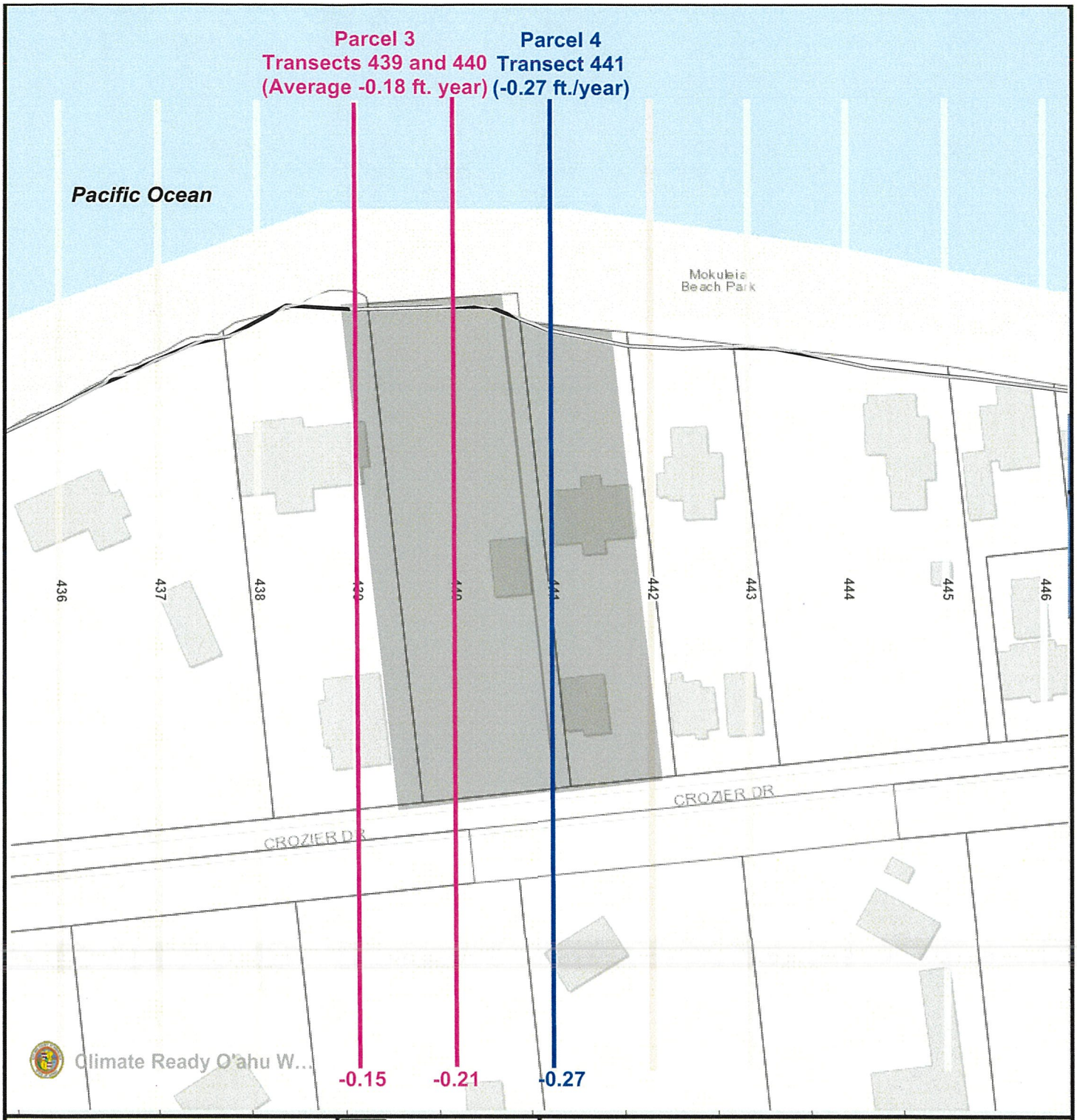



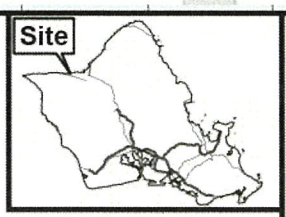

VICINITY MAP

EXHIBIT J - HISTORIC COASTAL EROSION RATE

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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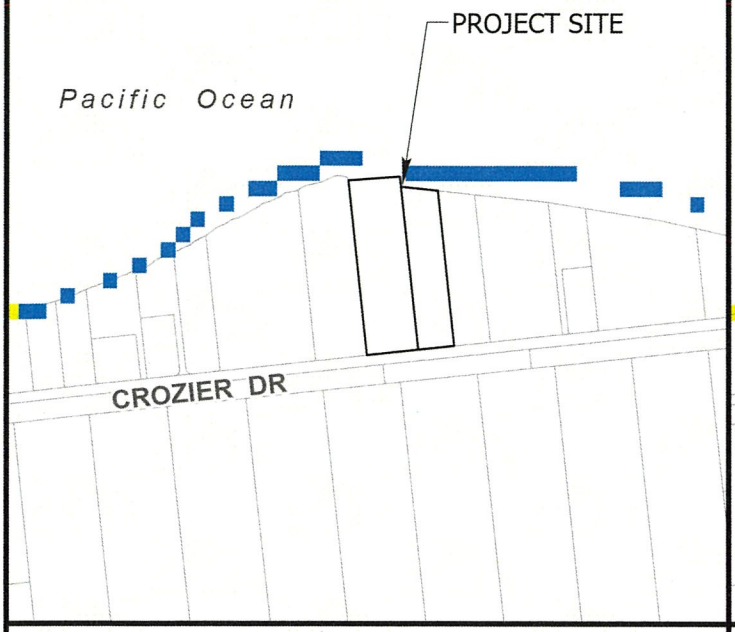
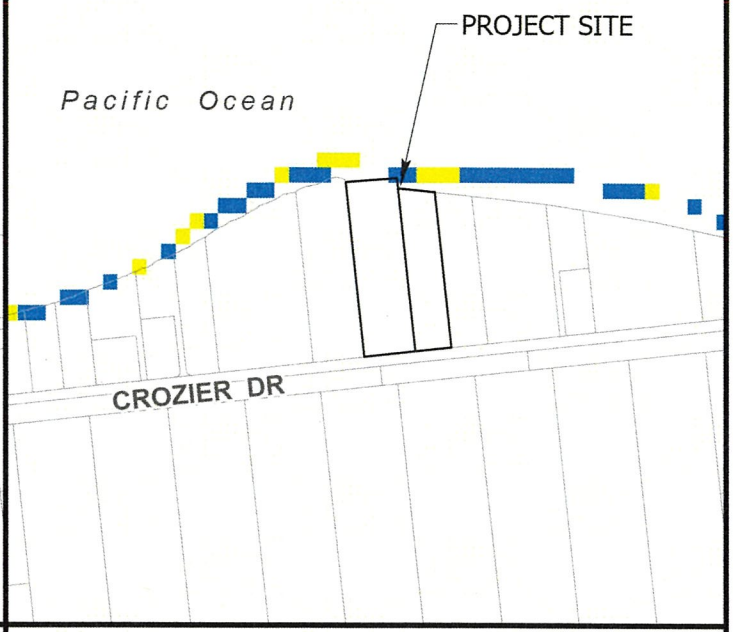
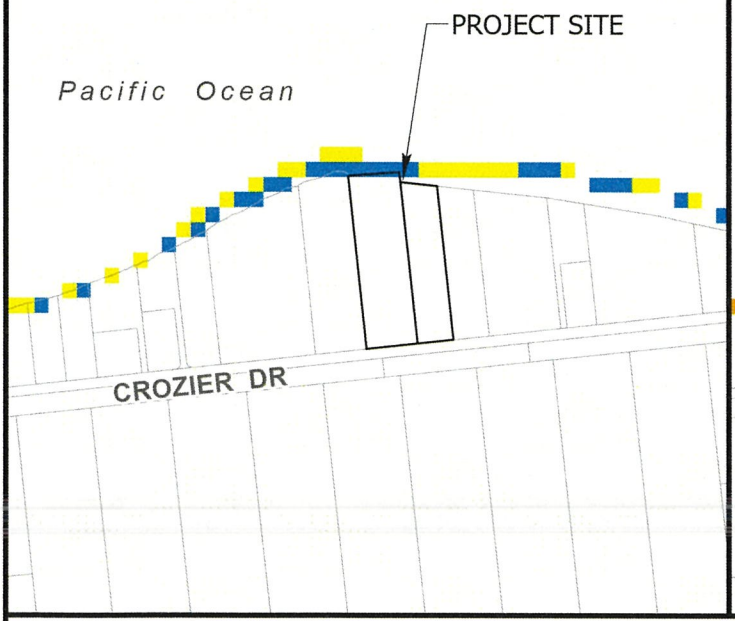
Category 1 Hurricane



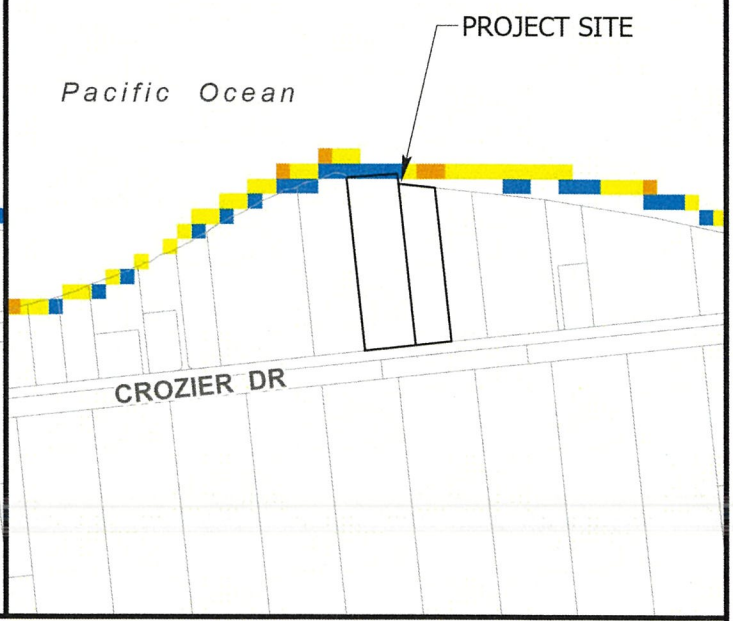
Category 2 Hurricane



Category 3 Hurricane



Category 4 Hurricane

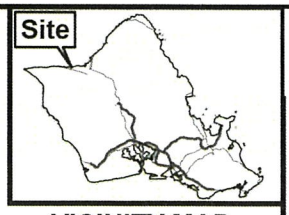


Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

0 200 400

Distance in Feet



VICINITY MAP

EXHIBIT K - HURRICANE 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): 6-8-004:003 & 004

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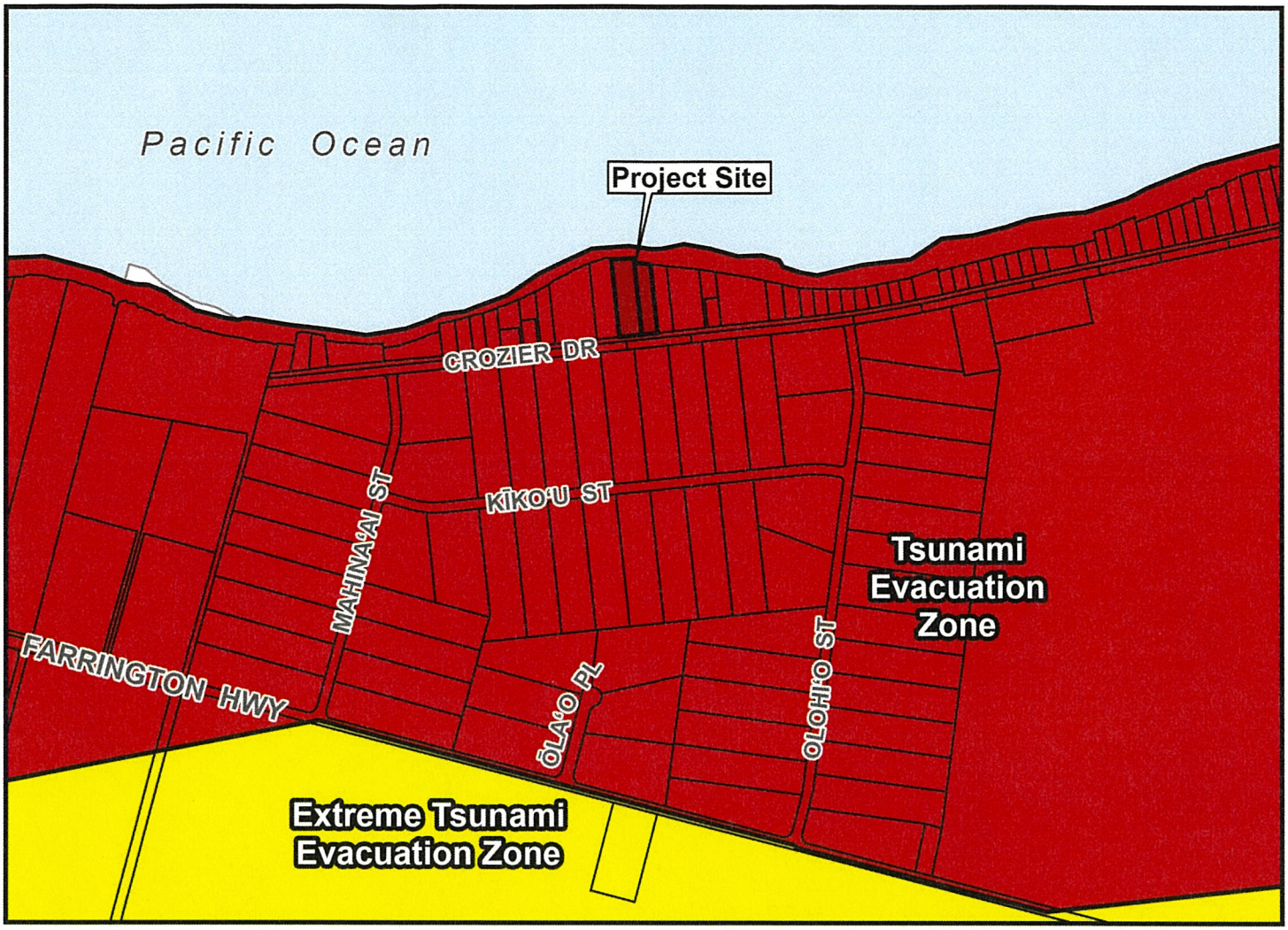
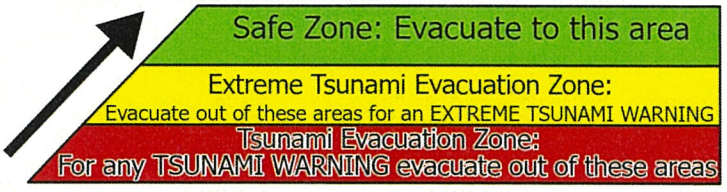


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- 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

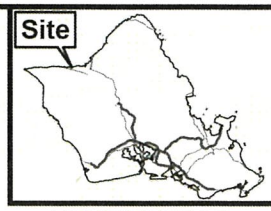
1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

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



0 250 500 1000

Distance in Feet



VICINITY MAP

EXHIBIT L - TSUNAMI EVACUATION ZONE MAP

TAX MAP KEY(S): 6-8-004:003 & 004

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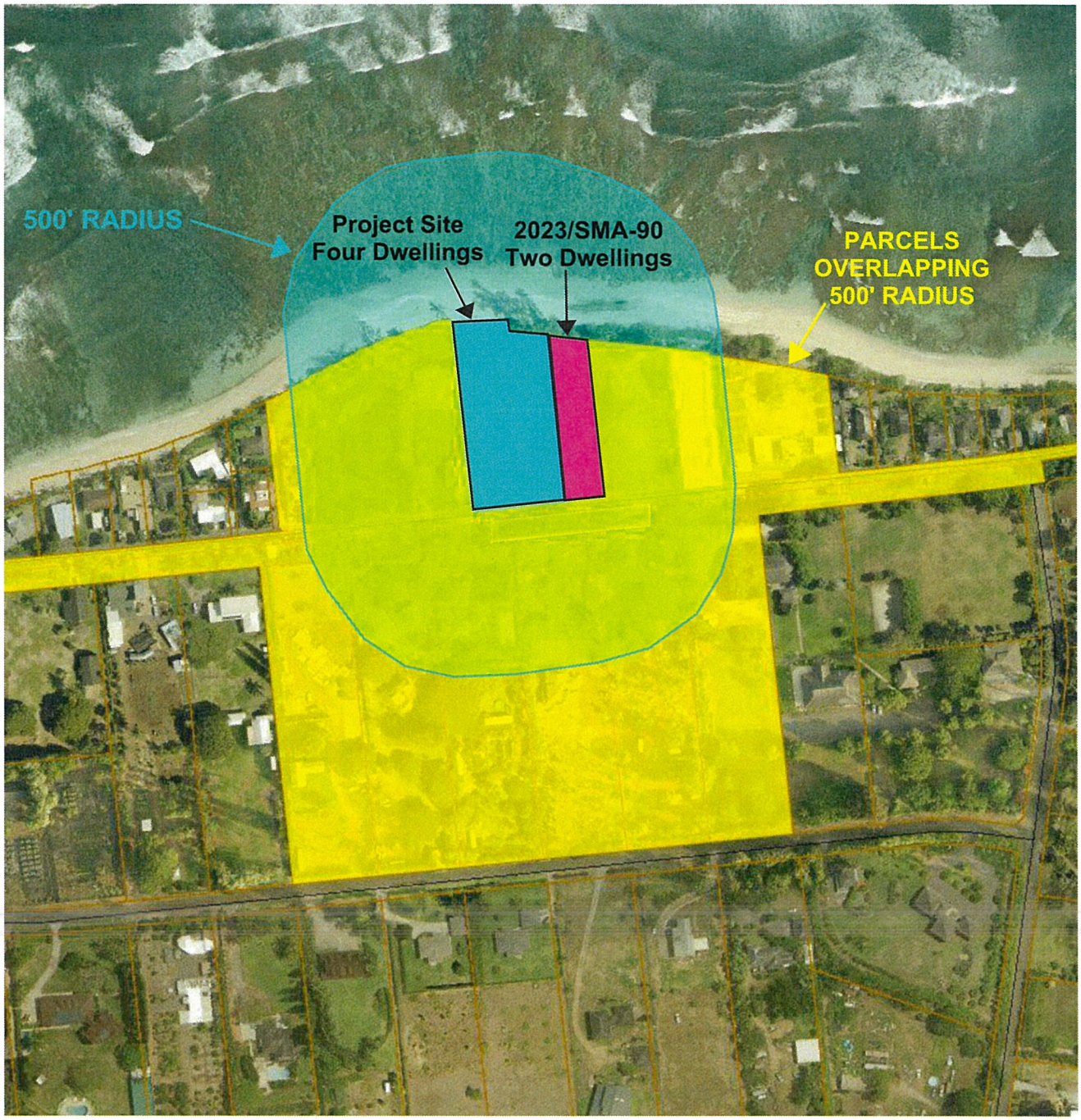

EXHIBIT M - CUMULATIVE PROJECTS MAP
500' RADIUS + PAST FIVE YEARS
FILE NO. 2025-SMA-98