December 22, 2016

MEMORANDUM

TO: Dean I. Hazama, Chair and Members of the Planning Commission

FROM: Arthur D. Challacombe, Acting Director
Department of Planning and Permitting

SUBJECT: Request for a State Land Use District Boundary Amendment of 15 Acres or Less from the State Agricultural District to the State Urban District, and a Zone Change from the AG-2 General Agricultural District to the R-5 Residential District, Haleiwa, Oahu, Tax Map Keys: 6-6-009:002 and 6-6-010:003

Transmitted for appropriate action is our report and recommendation of approval for both a State Land Use Amendment from Agricultural to Urban and a zone change from the AG-2 General Agricultural District to the R-5 Residential District. The Applicant, Scott C. Wallace, proposes a new single-family residential subdivision called Haleiwa Plantation Village. The project plan calls for constructing on-site infrastructure and 29 house lots, with future lot owners to build their own homes. Pending the final design of the project, several of these house lots may be large enough to accommodate more than one residential unit. The maximum development capacity could be 35 units.

The project site includes two parcels of land totaling 6.9 acres, one of which (Tax Map Key (TMK): 6-6-009:002) is located in the State Agricultural District and needs to be redesignated to the State Urban District before the two parcels can be rezoned to the R-5 Residential District.

Three public agencies requested some minor changes to the details of the project's infrastructure plan.

The North Shore Neighborhood Board received several updates from the Applicant on this project. At the latest Board meeting, on October 25, 2016, the Board voted to "not support" the project.
The above proposal for a State Land Use Amendment and a zone change is consistent with applicable land use laws and county policies, plans, and regulations. Therefore, the Department of Planning and Permitting recommends approval of both applications, subject to various conditions applying to the zone change. However, no conditions are proposed to be placed on the State Land Use District Boundary Amendment (SLUDBA), since the two applications are being processed concurrently, and as part of the zone change process, conditions of approval will be addressed through an anticipated Unilateral Agreement.

Please review the report and recommendation and forward them, together with your recommendation, through the Mayor to the City Council.

Attachment

cc: Pacific Catalyst LLC
Scott C. Wallace
DEPARTMENT OF PLANNING AND PERMITTING  
OF THE CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII  

IN THE MATTER OF THE APPLICATIONS  
OF  
SCOTT C. WALLACE FOR A STATE LAND  
USE DISTRICT BOUNDARY AMENDMENT  
(15 ACRES OR LESS) FROM THE STATE  
AGRICULTURAL DISTRICT TO THE URBAN  
DISTRICT; AND A ZONE CHANGE FROM THE  
AG-2 GENERAL AGRICULTURAL DISTRICT  
TO THE R-5 RESIDENTIAL DISTRICT  

FILE NOS. 2016/S卢-1  
2016/Z-7  

FINDINGS OF FACT, ANALYSIS,  
CONCLUSIONS OF LAW, AND RECOMMENDATION  

I. APPLICATION  

A. Basic Information.  

PROJECT : Haleiwa Plantation Village  
APPLICANT/LANDOWNER : Scott C. Wallace  
AGENT : Pacific Catalyst LLC  
LOCATION : Northern Haleiwa, at the end of Kilioe Place, just north of Achiu Lane, and just west of the Haleiwa Special District boundary line in this area  
TAX MAP KEYS (TMK) : 6-6-009: portion of 002 (State Land Use) and 6-6-009: portion of 002 and 6-6-010:003 (Zone Change)  
LAND AREA : 6.851 acres to be rezoned to the R-5 Residential District, with 3.258 acres needing a land use reclassification to the State Land Use Urban District. A 0.015 acre portion of TMK: 6-6-009: 002 is not included because it is already zoned R-5 Residential District and designated State Land Use Urban District.  
RECORDATION : Land Court
STATE LAND USE DISTRICTS: 3.258 acres in the Agricultural District and 3.608 acres in the Urban District (Attachment 1)

EXISTING ZONING: AG-2 General Agricultural District (Attachment 1)

SHORELINE SETBACK AREA/SPECIAL MANAGEMENT AREA: The project site is within the Special Management Area and is not within the Shoreline Setback Area. (Attachment 1 - State Land Use location map)

DEVELOPMENT PLAN AREA: North Shore Sustainable Communities Plan (NS SCP)

PUBLIC INFRASTRUCTURE MAP (PIM): East of the project site are: (1) NS PIM No. 5 for Kamehameha Highway Widening and Sidewalk Improvements through Haleiwa and (2) PIM No. 21 for a future Haleiwa Public Parking Facility, near the Haleiwa bypass road. West of the project site is PIM No. 4, Haleiwa Road Drainage Improvements

FLOOD HAZARD AREAS: Approximately 5.63 acres within flood zone X; approximately 1.24 acres within flood zone AE along the west edge of the site, next to Haleiwa Marsh

EXISTING USE: A dwelling and farm-equipment storage

SURROUNDING LAND USES: Residential, commercial, Haleiwa Marsh, and a swath of farmland south of Achiu Lane

B. Proposal: The Applicant, Scott C. Wallace, proposes to concurrently: (1) reclassify 3.3 acres of land from the State Agricultural District to the Urban District, and (2) rezone the entire 6.9-acre site from the AG-2 General Agricultural District to the R-5 Residential District.

The purpose of the proposed State Land Use and zone change are to create a single-family residential subdivision with up to 35 owner-built homes on 29 house lots. Approximately 85 percent of the house lots are proposed to be between 5,000 and 6,000 square feet in size, with the remaining lots varying in size, from just over 6,000 square feet to 20,000 square feet. The plan is to provide on-site infrastructure and prepare the house lots, then sell the lots with deed restrictions on the types of homes that can be built. The project plan also includes two internal roads, an on-site private wastewater treatment unit, an on-site storm water detention basin, underground utilities, an on-site 0.7 acres wetland, which has been officially declared by the U. S. Army Corps of Engineers (USACE) to be a jurisdictional wetland that must be protected from development, and a recreational trail between the on-site wetland and developed parts of the property, which will serve as the project’s private park. The on-site wetland is situated at a higher elevation above Haleiwa Marsh.

C. Background: The original 15-home Kilioe Place subdivision was built in the 1970s. Its access road was designed to be extendable to the west in order to accommodate a potential second subdivision project. The current proposal is the third known plan to do
this. Whereas the previous plan proposed to add more than 80 homes, the current proposal will add no more than 35 homes.

Because the project site abuts Haleiwa Marsh, a wetlands survey and an official review by the USACE was conducted prior to the Applicant applying for these two land use approvals.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Land Uses.

1. Location and Current Use. The project site is located on a 6.9-acre overgrown former farm at the end of Kiliioe Place, which is a short City-owned residential street located across Kamehameha Highway from the North Shore Marketplace. A small portion of the site is officially a wetland according to the USACE. Just to the south of this area on both sides of the highway is open farmland. The project site is in use as a residence for a farmer who stores farm equipment on the site, but works a large farm in the Waialua area.

2. Topography. The project site is fairly level, and rises gradually from west to east, from 7 to 8 feet next to the Haleiwa Marsh and an adjacent area of AG-2 General Agricultural District zoned homes up to 10 to 12 feet at the end of Kiliioe Place, with the northeast corner of the site rising up to 11 to 14 feet. The project site also rises slightly from south to north.

3. Soils. According to the U. S. Natural Resource Conservation Service 1972 Soil Survey, maps show the soil as mostly Haleiwa Silty Clay (HeA), with Waialua Silty Clay (WkA) along the south edge of the property. Both soils have very slow runoff and have an expansive and corrosive nature, so the site may need to be topped with gravel and more stable soils during site preparation.

4. Surrounding Uses. The project site is adjacent to farmlands to the south, AG-2 General Agricultural District zoned lots with homes to the west, the Haleiwa Marsh to the northwest and partly to the north, and the Kiliioe Place residential subdivision and other highway frontage uses to the east and northeast. The latter are part of the northern Haleiwa commercial strip, which lines both sides of the highway and includes both commercial and residential uses. The residential area along Haleiwa Road loops around the northern and western edges of the marsh and has a school and parks just west and north of it. The ocean and large tracts of farmland surround this whole area.

B. Other Permits/Approvals Required. If the State Urban District and zone change are approved, the Applicant will need to apply for a State Individual Wastewater System Permit and City permits, which include a Special Management Area Permit, Conditional Use Permit for Joint Development, Grading Permit, Building Permits, Utility Connection Permits, and Board of Water Supply Permit.
C. **Public Agency Notification/Comments.** On October 3, 2016, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments", "no objections", or "no impacts on services provided" are identified with an asterisk (*). Significant comments received are addressed in Section III of this report.

All written responses received prior to the signing of this report are included in their entirety in **Attachment 2.** Comments received after the signing of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

1. **City Agencies:**
   - Board of Water Supply (BWS)+
   - Department of Budget and Fiscal Services
   - Department of Environmental Services
   - Honolulu Fire Department (HFD)+
   - Honolulu Police Department (HPD)*
   - Department of Parks and Recreation (DPR)*
   - Department of Transportation Services (DTS)+

2. **State Agencies:**
   - Department of Health (DOH)+
   - Department of Business, Economic Development and Tourism,
     - Office of Planning
   - Department of Land and Natural Resources (DLNR)+
     - State Historic Preservation Division (SHPD)*
   - Department of Education (DOE)
   - Oahu Metropolitan Planning Organization
   - Department of Transportation

3. **Federal Agencies:**
   - U. S. Fish and Wildlife Service+

D. **Community and Adjoining Property Owners’ Notification/Comments.** Pursuant to Section 21-2.40-2(b) (2), Revised Ordinances of Honolulu (ROH), the Applicant notified property owners within 300 feet of the proposed State Land Use Amendment and zone change.

On May 22, 2012, the Applicant made a presentation to the North Shore Neighborhood Board No. 27 (NB27) on a preliminary version of their proposed project. The NB27 took no action at that meeting. Over the next three years, the Applicant also briefed the NB27 a few more times on the project’s status.

On October 3, 2016, the Department of Planning and Permitting (DPP) mailed copies of the State Land Use Amendment and zone change applications to the NB27, the Hawaiian Electric Company (HECO), the Wahiawa Satellite City Hall, and the Neighborhood Commission Office. Notices about the proposed State Land Use Amendment and zone change went out to media sources, area elected officials, island-wide organizations, and other stakeholders.
In its October 31, 2016 letter, the NB27 voted not to support the proposed change from State Land Use Agricultural to State Urban District. The NB27’s concerns are quoted below:

- Increased traffic - already difficult to turn left onto Kamehameha Highway. Why from Kilioe Street?
- Waste management - injection wells in a wetland area with a very high water table - can the Board be assured that our drinking water will not be polluted?
- Do not accept that the land is not good for farming - one neighbor farms nearby in similar soil and grows produce.
- Too dense for the area.
- Just because the North Shore Sustainable Communities Plan says that new development should be in-fill does not mean that we have to approve in-fill.
- What is really affordable? Very concerned that lots will eventually be sold to mainland buyers not locals. Defeats purpose of workforce, affordable housing - no guarantee.

The manager of the North Shore Marketplace opposes this project for the three reasons quoted below:

- Traffic within the Haleiwa Special District Design [sic] has reached a tipping point. Until there is better traffic flow, more exits and entrances on the bypass and more parking within Haleiwa, this change will exasperate [sic] an already bad situation.
- Kilioe Street is an unfinished agricultural road that will not support the traffic.
- The land involved is very low and it floods frequently. There is no public sewer and any cesspool/septic systems located on this property will overflow causing health hazards.

The HECO has no objections. All written community or property owners responses received prior to the completion of this report are included in its entirety in Attachment 2. Any concerns raised will be addressed in the appropriate analysis sections below.

III. ANALYSIS

A. Compliance with State Land Use Legislation.

1. Chapter 205, Hawaii Revised Statutes (HRS), Land Use Commission. Approximately 3.3 acres of the 6.9-acre project site is within the State Agricultural District. Thus, the Applicant is proposing to change these 3.3 acres to the State Urban District so that the entire site can be rezoned to the R-5 Residential District. These two requested land use changes are being processed concurrently, but the State Land Use change must be adopted by the City Council before the zone change is adopted.

In accordance with Section 205-2(a)(1), HRS, the purpose and intent of the Urban District is to provide sufficient land to accommodate future urban growth.
This implicitly includes rural growth as well, since the State Rural designation is
not used at all on Oahu. The proposed small-lot residential subdivision and its
requested R-5 Residential District zoning are consistent with the purpose and
intent of the Urban District.

In accordance with Section 205-2(a)(3), HRS, the purpose and intent of the
Agricultural District is to provide the greatest possible protection to those lands
with a high capacity for intensive cultivation. The DPP recommends that the
3.3-acre parcel within the Agricultural District be reclassified to the Urban District
for the following reasons:

First, the Applicant’s 2012 agricultural assessment of the overall 6.9-acre project
site found the site to be less than ideal for commercial farming, although the
NB27 disagrees. The assessment points out these problems with the site: poor
soil conditions, flooding during heavy rains, a snail infestation that makes the
site’s only viable crop of taro difficult to grow, and the high cost of irrigation water
in this area. In addition, the Land Study Bureau gave the site a low agricultural
productivity rating of “C”. As a result of all these factors, the site has not been
used as a commercial farm operation for at least the past 15 years.

Second, the State Agricultural designation of parcel 6-6-009.002 seems to be a
historical anomaly. It may have been the only property on the east side of the
Haleiwa Marsh that was under cultivation in the early 1960s when the original
State Land Use District Boundary maps were adopted; therefore, it was
designated as Agricultural. All other parcels on the east side of the marsh were
designated as Urban. As a result, except for its thin western leg, this parcel is
almost entirely surrounded by State Urban properties. Furthermore, a similar
pattern has long existed around the marsh. State Urban lands basically surround
the marsh on three sides, with the south side of the marsh bordered by State
Agricultural lands, mostly a strip of AG-2 General Agricultural District zoned lots,
almost all of which have or have had a dwelling on them. As a result, the marsh
is basically surrounded on all four sides by single-family homes. Thus, the
Applicant’s request to allow the entire project site to be developed is supported
by the area’s prevailing land use pattern.

B. Compliance with City Land Use Legislation.

1. General Plan of the City and County of Honolulu (Amended October 3, 2002 by
Resolution 02-205, CD1). The proposed State Land Use Amendment and zone
change supports the following General Plan objectives and policies.

I. Population Objective C.

"To establish a pattern of population distribution that will allow the people
of Oahu to live and work in harmony."

Policy 3: “Manage physical growth and development in the urban-fringe
and rural areas so that:

a. An undesirable spreading of development is prevented; and
b. Their population densities are consistent with the character of development and environmental qualities desired for such areas."

The proposed combined State Land Use Amendment and zone change is consistent with the objective and policy above. City policy allows "infill" housing in both Haleiwa and Waialua to help address the region's existing and future housing needs, which in fact is occurring more in Waialua but not at all in Haleiwa.

In addition, the proposed new cluster of house lots will: (1) enlarge the town's main highway frontage area only modestly, (2) match the density of the existing Kilioe Place subdivision, (3) match the existing pattern of housing around the edges of the Haleiwa Marsh, and (4) replace dwellings gradually being lost elsewhere in Haleiwa. Thus, the project will not be an intrusive and highly visible spread of development.

IV. Housing Objective C.

"To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities."

Policy 3: "Encourage residential development near employment centers."

The proposed combined State Land Use Amendment and zone change is consistent with the objective and policy above. Haleiwa is the North Shore's major commercial and tourist center and the project site is near the North Shore Marketplace, which is the anchor of Haleiwa's main commercial area. In terms of the adequacy of utilities, the town has an adequate water supply and the project will construct both its own wastewater treatment unit and a storm water detention basin with a large capacity.

VII. Physical Development and Urban Design Objective A.

"To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located."

Policy 6: "Encourage the clustering of developments to reduce the cost of providing utilities and other public services."

The proposed combined State Land Use Amendment and zone change is consistent with the objective and policy above. The proposed project, an extension of the existing 15-home Kilioe Place subdivision, will expand Haleiwa's urbanized area rather than create a new area of development. Its site is surrounded on three sides by existing dwellings, some of them right next to the marsh. The Applicant is also working with the Kilioe Place neighbors to provide them with modern sewer service, which could replace at least some of Haleiwa's often-failing cesspools (which have about a 40 percent failure rate, according to Section 4.3 of the NS SCP).
2. **Chapter 24, ROH, Article 8, NS SCP.** Section 24-8.5, ROH, provides that all proposed developments within the NS SCP area shall be reviewed for their consistency with the vision, policies, and guidelines of the current NS SCP, dated May 2011.

The proposed combined State Land Use Amendment and rezoning to the R-5 Residential District is consistent with the NS SCP’s basic policy with regard to future housing growth. This basic policy, as stated in various places throughout the report, is as follows:

> In line with the Oahu General Plan’s policies to preserve the open space and country atmosphere of the rural areas, the NS SCP limits growth to "infill" areas within or adjacent to built-up areas to accommodate existing and future housing and employment needs, and strives to maintain the region’s population at 1.7 percent of the island-wide population for the year 2025. [Chapter 1]

> Provide sufficient lands adjacent to built areas of Haleiwa and Waialua for housing that is compatible with the region’s rural character and affordable to area residents... [Chapter 1]

> Maintain open space around existing communities by locating new developments within or next to existing developments within the Community Growth Boundary. [Section 3.1.1]

> New development within the Community Growth Boundary [is envisioned to be] limited to infill low-density, low-rise development contiguous to existing built areas, to promote a compact form of development with lower development costs and more efficient utilization of existing infrastructure systems. [Section 2.2.1]

The proposed State Land Use Amendment and rezoning to the R-5 Residential District is also consistent with the NS SCP’s policy on protecting open space. This is stated in the following vision statement for the North Shore’s future:

> Rural communities within the Community Growth Boundary include concentrations of residential, commercial, and industrial uses, as well as...open spaces which define their edges or give them character. ... However, except for limited "infill" areas in Haleiwa and Waialua that are contiguous to lands designated for residential and commercial use, agricultural lands within the Community Growth Boundary continue to remain in the State Agricultural District...so as to maintain the agricultural uses and/or open space value within the Community Growth Boundary. [Section 2.2.1; emphasis added]

The proposed State Land Use Amendment and rezoning to the R-5 Residential District is also consistent with the NS SCP’s policy on protecting wetlands. Section 3.1.2.3 of the NS SCP says, first, to “Preserve and maintain all North Shore wetlands” and, second, to minimize any project impacts on a wetland. The
The project plan does this by: (1) designing its drainage system so that all on-site surface water either flows to the south away from the marsh or to the northwest into a new, low-lying storm water detention basin that will buffer the marsh from being impacted by the project's developed areas, and (2) preserving the site's one official wetland and creating a buffer area around all but its marsh side, with this proposed buffer area to be used as a private linear park.

The proposed State Land Use Amendment and rezoning to the R-5 Residential District is also consistent with the NS SCP's goals on the desired qualities of new residential development. It will satisfy the following policies of Section 3.5.1 and the following guidelines of Section 3.5.2: (1) accommodate housing needs, (2) provide single-family house lots in a mix of price ranges (which will be done by offering a choice of lot sizes), (3) guide the style of the new homes to be built (which will be done via a restrictive covenant or community association rules), (4) allow for a mix of home sizes, styles, and owner incomes, and (5) use a simple roadway system that connects directly to Kamehameha Highway. The only policy not yet covered by the project plan is the goal of providing homes that are affordable to low- and moderate-income households. The Applicant is aware that the City imposes an affordable housing requirement when new housing projects of a significant size are rezoned, but has not yet presented a plan to do so. Thus, a condition of approval related to affordable housing is recommended.

Finally, the DPP has determined that the proposed housing project is consistent with the land use policies of the NS SCP. A provisional determination was made on this matter in a letter dated May 23, 2011 from the DPP to the agent for the Applicant, and this is now confirmed. The reasons behind this determination are as follows. First, the project site appears to abut or be partly within the NS SCP's Land Use Map Haleiwa Country Town designation. Appendix A of the NS SCP allows all boundary lines to be interpreted flexibly, based on the nature of the site and applicable NS SCP policy statements. Also, the end of the existing Kiloe Place was designed to allow the road to be further expanded to the west and SCP policy allows infill housing next to Haleiwa's existing built-up areas. It makes sense for the project site to be considered a part of the Haleiwa Country Town. Second, the new language of the NS SCP Section 2.2.1 supports allowing State Agricultural land to be developed if it: (1) is in Haleiwa or Waialua, (2) abuts an existing developed area, and (3) lies within the NS SCP's Community Growth Boundary.

3. Chapter 21, ROH, Land Use Ordinance (Luo). The Applicant's request to change the zoning from the AG-2 General Agricultural District to the R-5 Residential District is discussed below.

Residential Districts – Purpose and Intent. Section 21-3.70 of the Luo states, in part:

"a. The purpose of the residential district is to allow for a range of residential densities. The primary use shall be detached residences. Other types of dwellings may also be allowed, including zero lot line, cluster and common wall housing arrangements. Non-dwelling uses which support and complement residential neighborhood activities shall also be permitted."
"c. The intent of the R-7.5, R-5, and R-3.5 Districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island."

The land use pattern around the project site includes a mix of R-5 Residential District, B-1 Business Neighborhood District, B-2 Business Community District, and I-1 Industrial Limited District zoning along the highway, a stretch of Country zoning next to the marsh to the north, AG-1 Restricted Agricultural District lands to the south, the AG-2 General Agricultural District zoned Haleiwa Marsh to the west and northwest, and more R-5 Residential District zoning on the west and north sides of the marsh. In addition, the project site has been interpreted by the DPP to be a part of the NS SCP’s designated Haleiwa Country Town. Thus, the proposed R-5 Residential District zoning is consistent with City land use policies in this area.

Permitted uses in the R-5 Residential District include low-density housing, group living facilities, schools, parks, churches and other meeting facilities, day-care facilities, and public facilities. Thus, the Applicant’s project plan is consistent with the intent of the R-5 Residential District. The plan calls for single-family house lots that are mostly in the lot-size range of 5,000 to 6,000 square feet, along with some larger lots suitable for multiple dwelling units.

The Applicant states that he will not only satisfy the City’s affordable housing requirement in some fashion, but that he will also impose a restrictive covenant on each property that will set limits on the size and style of each home built, so that the general design guidelines of the NS SCP are satisfied.

**4. Chapter 4, ROH, Article 8, Public Infrastructure Map (PIM).** The NS PIM shows three PIM symbols near the project site, two of them related to the City’s planned Haleiwa Improvement District project. The NS PIM No. 5, "Kamehameha Highway Widening and Sidewalk Improvements through Haleiwa", is, in its latest version, a plan to construct rural-style walkways along the edge of the highway. The NS PIM No. 21, "Haleiwa Public Parking Facility", is a plan to provide public parking behind the highway’s east-side row of shops to replace the often-illegal use of the highway shoulder and the front yards of shops for customer parking. The NS PIM No. 4, "Haleiwa Road Drainage Improvements", is a plan to bring an unimproved drainage ditch east of Haleiwa Road up to City standards. This ditch carries storm water from both the Haleiwa Marsh and the small drainage ditch just south of Achiu Lane, which borders the south side of the project site.

**5. Chapter 21, ROH, Article 9, Special District Regulations, LUO.** The project site is just outside of and west of the Haleiwa Special District, which in this area runs only about 100 feet west of the highway.

**6. Chapter 23, ROH, Shoreline Setback Ordinance, and Chapter 25, ROH, Special Management Area (SMA) Ordinance.** The project site is not within the Shoreline Setback area, but the site is within the SMA. Thus, a Special Management Permit under Chapter 25, ROH, will be required before the project can apply for building permits.
C. Compliance with Environmental Legislation.

1. Chapter 343, HRS, and Title 11, Chapter 200, Hawaii Administrative Rules, Environmental Impact Statements (EIS). In October 2012, the DPP determined that an Environmental Assessment (EA) will be required prior to submitting a SMA application. The project's Final EA was accepted by the DPP on February 22, 2016.

2. Chapter 6E-42, HRS, Historic Preservation. The SHPD of the State DLNR reviewed this project. As stated in their November 17, 2016 letter, they have no objections to the proposed zone change and State Land Use Amendment. However, they requested that an Archaeological Inventory Survey (AIS) with subsurface testing be conducted and approved prior to any project-related work. Therefore, a condition of approval regarding historic preservation is recommended.

3. Endangered/Threatened Species. The U. S. Fish and Wildlife Service stated in their November 2, 2016 letter a concern over the design of the project's proposed storm water detention basin. They warn that if standing water is allowed to remain in the detention basin for long periods, then it might be used by endangered waterbirds as a nesting site and may put them in danger. They recommended that the detention basin either be designed to minimize water retention or that it utilize nettings, "bird balls", or other means to reduce the use of the facility by birds. The DPP recommends that the Applicant's final design plan for the detention basin be reviewed by the U. S. Fish and Wildlife Service. Therefore, a condition regarding endangered species is recommended.

4. Chapter 21A, ROH, Flood Hazard Areas. Approximately 82 percent of the project site (5.63 acres) is within Flood Zone X, while 18 percent of the land (1.24 acres) along the site's northwestern border is within Flood Zone AE, with a base flood elevation of 6 feet. This part of the site has a ground elevation of one foot or more above the base flood elevation. Any development within Flood Zone AE must comply with the requirements of Chapter 21A. In addition, the National Flood Insurance Program regulates development within this zone. The Applicant and/or the individual lot owners will need to meet the requirements of Chapter 21A, which may include structurally raising the homes within the Flood Zone AE area above the level of the lot's lawn area.

Flood Zone AE means an area of high flood hazard that is within the 100-year floodplain (i.e., having a 1 percent annual chance of a flood event). Flood Zone X means an area of minimal flood hazard outside of the 500-year floodplain.

The project will be required to satisfy both existing City drainage regulations and the requirements of Chapter 21A. The details of the requirement improvements will need to be included within a Drainage Master Plan. Therefore, a condition of approval is recommended to require a Drainage Master Plan.

D. Public Facilities and Services. The review conducted by various agencies was based on the Applicant's zone change application, which proposes a residential subdivision with up to 35 single-family homes. Agency and community comments received regarding specific public facilities and services are summarized below and detailed project information is also provided.
1. **Transportation.** The Applicant proposes to: (1) extend the existing 28-foot wide Kilioe Place by approximately 440 feet to the west, and (2) construct a lane that comes off from this extension and runs north for about 280 feet to serve the six house lots that will be built on the northern parcel. The Applicant proposes to have the Kilioe Place extension be built to City standards and be dedicated to the City, but the Applicant currently plans to have the lane remain private and be approximately 24 feet wide.

A May 2015 traffic study calculated the likely traffic impacts of the project's plan to add up to 35 homes. The project is projected to increase Kilioe Place traffic, but have a negligible effect on the Kilioe Place intersection with Kamehameha Highway. That intersection will keep its same level of service (LOS) of "B" or "C" during the weekday morning and afternoon rush hours, but the weekend's peak-hour level of service may see a slight decrease in LOS from "C" to "D". The study also projects that the project will generate 340 total workday trips and 73 trips during the peak hour of the workday rush hour. Based on the study's data, during the rest of the workday and evening the project will add only one trip every 2½ to 3 minutes.

The traffic study concluded that the project will have only two significant traffic impacts: (1) increased difficulty in making left turns to and from the highway; and (2) the unavoidable short-term traffic disruptions during project construction. Thus, the traffic study did not propose any traffic mitigation measures.

The DTS recommended that both project roadways be designed to City standards, which require 28 foot-wide pavement widths. The Applicant currently plans to have a private lane coming off the project's Kilioe Place extension be only 24-foot wide. The lane will serve the six house lots on the northern parcel and the proposed wastewater treatment unit. Constructing both roads to City standards will better accommodate refuse trucks, maintenance vehicles, and emergency vehicles.

The DTS also mentioned the need to control construction-period traffic impacts and to notify all interested parties as project plans are finalized and construction becomes imminent. However, the DTS may have misunderstood the project's proposed recreational trail. It will not be open to the public; instead, it will be for project residents and their guests only, so its potential traffic impacts should be minimal.

In their December 14, 2016 letter, the BWS also called for the proposed private lane to be constructed to City standards and for it to be dedicated to the City as a precondition for the project's proposed homes to receive municipal water service.

Two community comments also raised concerns about the project's overall traffic impacts. The NB27 noted the problem of making left turns to and from Kilioe Place and the highway and questioned why the project's access must be from Kilioe Place. The manager of the North Shore Marketplace also had concerns about project access, and noted that traffic along the highway is often so bad that it "has reached a tipping point".
The DPP finds that: (1) the existing Kilieoe Place is constructed to City standards and is designed to serve up to 200 dwelling units, and (2) there is adequate highway capacity to serve the greater Haleiwa area, given that the area is served by both Kamehameha Highway and the bypass road (the Joseph P. Leong Highway).

The DPP will require that the Applicant prepare for its review and approval: (1) construction plans for all work within or affecting public streets, (2) a construction management plan prior to starting work on the Kilieoe Place extension, and (3) traffic control plans at the start of and during construction as needed. In addition, updated timelines on the latest construction schedule should be provided and they should also give tentative dates for any community briefings that are to be held.

The DPP also recommends that the proposed private lane have a 28-foot wide pavement width just like the proposed Kilieoe Place extension and that it, too, be dedicated to the City.

Based on the comments above, a condition of approval related to the supporting transportation system is recommended.

2. **Water.** Municipal water service is available and adequate for the proposed project. It will be provided via the 8-inch water line already serving the existing Kilieoe Place subdivision. The BWS’ letter on the project’s Draft EA provided standard comments on the requirement to pay the BWS’ Water System Facilities Charges and to comply with applicable HFD fire protection requirements prior to building permit approval. Therefore, a condition of approval regarding municipal water service is not recommended.

3. **Wastewater.** Municipal wastewater service is not available in northern Haleiwa, nor within the North Shore generally. The project will be served by an on-site private wastewater treatment unit that will have the capacity to serve not only the project itself, but also the 15 homes in the existing Kilieoe Place subdivision.

   The State DOH regulates all private wastewater facilities in unsewered areas. The proposed treatment unit is a self-contained underground aerobic unit that will fully treat the sewage and dispose of it in underground injection wells. The project cannot utilize septic tanks, because DOH rules require house lots to be at least 10,000 square feet in size in order to be served by septic tanks. Also, the site is located in a low-lying, flood-prone area, so the State DOH may require that the system used treat the wastewater to higher standards.

   The proposed wastewater improvements will need to be approved by the State DOH. The City will confirm this fact when it reviews the project’s first building permit. Therefore, a condition of approval regarding wastewater is not recommended.

4. **Drainage.** The project’s basic drainage plan is to have all house lots drain into an underground drainage line under the proposed Kilieoe Place extension that will lead to an onsite storm water detention basin. The drainage line will also carry any water flowing down the existing Kilieoe Place or down its 24” underground drainage line that captures storm water from the highway. The detention basin
will thus buffer Haleiwa Marsh and the farm lots south of it from storm water that would otherwise sheet-flow directly west or southwest into that area. The detention basin will also be oversized so that it can capture all storm water flowing into it, including water that sheet-flows across the front of the Kilioe Place subdivision from the commercial uses, open fields, and mountains to the east.

The new Kilioe Place extension will slope down gradually from the end of the existing Kilioe Place to the last homes on the western edge of the project site. This new road will run across a former taro field, therefore, the ground level of both it and a number of future house lots on the south side of the road next to Achiu Lane will need to be raised by a few feet. The drainage plan allows for some rainwater to overflow onto Achiu Lane and its drainage ditch during severe storms and for the site's protected wetland and lands near it to drain directly into Haleiwa Marsh; but the majority of the water that currently sheet-flows across the site will be diverted underground into the detention basin.

The proposed project site is not anticipated to be impacted by sea level rise. Based on the National Oceanic and Atmospheric Administration projected coastal inundation information for the area, northern Haleiwa will hardly be affected at all by a three-foot rise in sea level.

The Applicant will need to comply with City storm water requirements, which require both a water quality management strategy and measures to ensure that any increase in the amount of impervious surfaces will not increase runoff onto adjacent properties. Due to the scope of the project and the presence of a 24-inch City storm drain which empties onto the property, a Drainage Master Plan will be needed. Therefore, a condition of approval is recommended to require a Drainage Master Plan.

5. **Solid Waste.** The project plan is a single-family housing development. Thus, the project will be eligible for City refuse service. Therefore, a condition of approval regarding solid waste is not recommended.

6. **Police Protection.** Haleiwa is part of HPD District 2, centered in Wahiawa. The HPD stated that the project should not significantly impact police operations or services. Therefore, a condition of approval regarding police services is not recommended.

7. **Fire Protection.** Northern Haleiwa is served by the Waialua Fire Station. It is located due west of the project site across the marsh and is about a mile away by road. The HFD commented that any new development must comply with the HFD requirements, such as access road standards, adequate water supply and water pressure, and submission of civil drawings to the HFD for review and approval. These requirements will be addressed prior to the approval of the residential development's construction plans. Therefore, a condition of approval regarding fire protection is not recommended.

8. **Parks and Recreation.** Public recreational facilities serving Haleiwa include Haleiwa Beach Park, the Haleiwa Boat Harbor, Haleiwa Alii Beach Park, the Kaikaka State Recreation Area, Waialua District Park, and the playgrounds at both the Haleiwa and Waialua Elementary Schools. The DPR commented that the proposed zone change will not impact its current or planned facilities or services.
The Applicant proposes to build an on-site private park in the form of a linear recreational trail around the property's jurisdictional wetland, both to buffer the wetland and to address the City's park dedication requirements. The Applicant must meet these park dedication requirements prior to approval of building permits for the project. Therefore, a condition of approval regarding parks and recreation is not recommended.

9. **Schools.** Three public schools are located within or near Haleiwa. Haleiwa Elementary is west of the project site next to the fire station; Waialua Elementary is at the eastern edge of Waialua not too far from the southern tip of Haleiwa; and Waialua Intermediate and High School is at the southern tip of Waialua, along Farrington Highway.

The DOE did not submit written comments for this zone change proposal. A discussion with the DOE confirmed that the project site is not in a school impact fee zone; therefore, developer contributions are not required in this area. In addition, there is more than adequate capacity for additional students at both Haleiwa Elementary and Waialua Intermediate and High School. Therefore, a condition regarding school facilities is not recommended.

E. **Socio-Economic Impacts.** Potential impacts on housing due to the proposed zone change are discussed below.

1. **Affordable Housing.** The Applicant's plan is to construct 29 house lots for sale that are capable of housing a total of up to 35 single-family homes. City Council Resolution 09-241, CD1, applies to this zone change, and it requires that "no less than 30 percent of the total number of dwelling units in the project be affordable to households with incomes not exceeding 140 percent of the median income for Honolulu, with no less than 20 percent of the total number of dwelling units being affordable to households with incomes not exceeding 120 percent of the median income, and with no less than 10 percent of the total number of dwelling units being affordable to households with incomes not exceeding 80 percent of the median income." Under this Resolution, the Applicant is required to execute an affordable housing agreement with the DPP. Therefore, an affordable housing condition of approval is recommended.

2. **Serving Residents' Housing Needs.** The proposed project is being presented as a "workforce" housing project to serve the local community, but the neighborhood board wants assurances that the new house lots will in fact be sold at reasonable prices and that the buyers will mostly be island residents, not just out-of-state investors. However, present City housing policies do not differentiate between local residents and out-of-state investors, as noted above. This may be an issue beyond local jurisdiction. Therefore, a condition requiring that all units actually are local workforce housing is not recommended.

**IV. CONCLUSIONS OF LAW**

The Director hereby makes the following conclusions:

Based on the foregoing findings of fact and analysis, the proposed zone change and State Land Use District Boundary Amendment of 15 Acres or Less are both consistent with the intent of the
State Urban District and with the objectives and policies of the General Plan and the North Shore Sustainable Communities Plan. The proposed zone change has been determined through the EA process to not have a significant negative social, economic, or environmental impact on the surrounding land uses, nor will it unduly tax needed infrastructure systems. In addition, no conditions of approval on the State Land Use District Boundary Amendment are being recommended. Instead, all of the DPP’s concerns are addressed under the zone change.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) recommends that a State Land Use District Boundary Amendment of 15 Acres or Less from the Agricultural District to the Urban District and a change in zoning from the AG-2 General Agricultural District to the R-5 Residential District be APPROVED as shown on the maps marked Exhibit A in the two attached draft Ordinances (Attachment 3) and subject to the Applicant’s execution of a Unilateral Agreement under the provisions of Section 21-2.80 of the Land Use Ordinance (LNO) to be recorded with the Bureau of Conveyances. The recommended zoning conditions of approval include the following:

1. **Transportation.** The Declarant or the Declaration’s successor-in-interest shall carry out the following requirements related to traffic and transportation improvements for the Project:

   a. Prior to issuance of a building or grading permit for either a dwelling unit, a wastewater system, or a detention basin, a time line or phasing plan of the anticipated date to obtain major building permit(s) for construction work, including the projected date of completion of the construction work that is the responsibility of the Declarant or the Declarant’s successor-in-interest, shall be prepared by the Declarant or the Declarant’s successor-in-interest in a format acceptable to the DPP and the Department of Transportation Services. The time line shall identify when the Construction Management Plan (CMP) and the Traffic Management Plan (TMP) will be submitted for review and approval. The CMP should be submitted for review and approval prior to the issuance of building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the date when the first major construction work is completed.

   b. The CMP shall identify the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP shall identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes if any for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the project site, and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans shall also be included in the CMP. The Declarant or the Declarant’s successor-in-interest shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or
reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

c. A TMP shall include Traffic Demand Management (TDM) strategies to minimize the amount of vehicular trips for daily activities and large events. TDM strategies could include car pooling or ride sharing programs, transit, bicycle and pedestrian incentives for project residents and/or employees, and other similar TDM measures. A post TMP will be required approximately one year after the occupancy of on-site buildings begins, to validate the relative effectiveness of the various TDM strategies identified in the initial report.

d. All of the project’s internal access roads, including the proposed Kilroe Place extension, shall be constructed to City standards and shall be dedicated to the City.

2. Drainage Master Plan. Prior to the approval of the first grading permit, the Declarant shall submit a Drainage Master Plan to the DPP for review and approval.

3. Affordable Housing. Prior to subdivision or building permit approval for 10 or more residential dwelling units or lots on the property, the Declarant shall execute a binding agreement to participate in an affordable housing plan that is acceptable to the DPP, in accordance with adopted rules. The agreement shall provide for no less than 30 percent of the total number of dwelling units constructed to be affordable housing units.

4. Historic Preservation. Prior to approval of the project’s first grading permit, infrastructure building permit, or residential building permit, an Archaeological Inventory Survey (AIS) with a subsurface testing component shall be conducted, an AIS Report shall be prepared that meets all requirements, and this report shall be reviewed and accepted by the Historic Preservation Division of the State Department of Land and Natural Resources.

5. Endangered Species. The Declarant shall consult with the U. S. Fish and Wildlife Service on the design of the proposed storm water detention basin. The facility’s design should either avoid creating an area of standing water or discourage any use of the facility by endangered waterbirds, in order to protect the birds from the risks of nearby human activity.

6. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the project comply with all applicable LUO and other governmental provisions and requirements.

7. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DPP by December 31 of each year until
such time as the DPP has determined that all conditions of approval have been satisfied.

8. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of the DPP shall inform the Council and may seek civil enforcement or take appropriate action to terminate or stop the project until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the project. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

Dated at Honolulu, Hawaii, this 22nd day of December, 2017.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By [Signature]
Arthur D. Challacombe
Acting Director

Attachments
ATTACHMENT 1
(MAPS)
HALEIWA MARSH AND VICINITY

TAX MAP KEY: 6-6-009: Portion 2

FOLDER NO.: 2016/SLU-1
ATTACHMENT 2
(AGENCY & COMMUNITY COMMENTS)
TO: ARTHUR D. CHALLACOMBE, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: MIKE WATKINS

FROM: ERNEST Y. W. LAU, P.E. MANAGER AND CHIEF ENGINEER

SUBJECT: 2016/Z-7 APPLICATION FOR A ZONE CHANGE FROM AG-2 GENERAL AGRICULTURAL DISTRICT TO R-5 RESIDENTIAL DISTRICT AND A STATE LAND USE DISTRICT BOUNDARY AMENDMENT FROM STATE AGRICULTURAL DISTRICT TO URBAN DISTRICT, HALEIWA PLANTATION VILLAGE – TAX MAP KEY: 6-6-009: 002 & 6-6-010: 003

The existing water system is adequate to accommodate the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

All proposed water mains should be located within City right-of-ways.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.
October 25, 2016

TO: ARTHUR CHALLACOMBE, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF

SUBJECT: APPLICATIONS FOR A ZONE CHANGE (2016/Z-7) FROM AG-2 GENERAL AGRICULTURAL DISTRICT TO R-5 RESIDENTIAL DISTRICT AND A STATE LAND USE DISTRICT BOUNDARY AMENDMENT FROM A STATE AGRICULTURAL DISTRICT TO URBAN DISTRICT (2016/SLU-1), HALEIWA PLANTATION VILLAGE HALEIWA, HAWAII

TAX MAP KEYS: 6-6-009: 002 (Por.)
6-6-010: 003

In response to your memorandum dated October 3, 2016, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]™, 2012 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 feet (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA1; UFC™, 2012 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter
constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFC™, 2012 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

SOCRATES D. BRATAKOS
Assistant Chief

SDB/SY: bh
MEMORANDUM

TO: Arthur D. Challacombe, Acting Director
    Department of Planning and Permitting

FROM: Louis M. Kealoha, Chief of Police

SUBJECT: Applications for a Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment From State Agricultural District to Urban District, Haleiwa Plantation Village, Haleiwa, Oahu, Tax Map Key: 6-6-009: portion of 002 and 6-6-010: 003 (Project File Numbers 2016/Z-7 and 2016/SLU-1)

Thank you for the opportunity to review the subject application.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department.

If there are any questions, please call Major Darren Izumo of District 2 (Wahiawa) at 723-8703.

Louis M. Kealoha
Chief of Police

By
Mark Tsuyumura
Management Analyst VI
Office of the Chief
MEMORANDUM

TO:      Arthur D. Challacombe, Acting Director  
          Department of Planning and Permitting

FROM:   Michele K. Nekota, Director

SUBJECT: Application for Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Haleiwa Plantation Village Haleiwa, Oahu, Tax Map Keys: 6-6-009: portion of 002 and 6-6-010:003

Thank you for the opportunity to review and comment on the subject application for zone change and a State Land Use District Boundary Amendment application.

The Department of Parks and Recreation stands by our previous comments on the Final Environmental Assessment (FEA) dated March 8, 2016 and has no additional comments. Approval of the proposed zone change and land use district boundary amendment will have no impact on the Department’s current or planned facilities and/or services.

Should you have any questions, please contact Mr. John Reid, Planner at 768-3017.

(667854)
MEMORANDUM

TO: Arthur D. Challacombe, Acting Director
   Department of Planning and Permitting

FROM: Mark N Garrity AICP, Acting Director
       Department of Transportation Services

SUBJECT: Applications for a Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Haleiwa Plantation Village, Haleiwa, Oahu, Tax Map Keys: 6-6-009: portion of 002 and 6-6-010:003

In response to your memo (Reference Numbers 2016/Z-7; 2016/SLU-1) dated October 3, 2016, we have the following comments:

1. The Department of Transportation Services (DTS) has no objections to the proposed Application for Zone Change or the State Land Use Boundary Amendment.

2. The DTS stands by its comments to the Draft Environmental Assessment for Haleiwa Plantation Village in our letter of October 14, 2015, a copy of which is attached.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Michael Murphy of my staff at 768-8359.

Attachment
October 14, 2015

Ms. Lisa Leonillo Imata  
PlanPacific, Inc.  
1001 Bishop Street, Suite 2755  
Honolulu, Hawaii  96813

Dear Ms. Imata:

SUBJECT: Draft Environmental Assessment (DEA) for Haleiwa Plantation Village, Haleiwa, Oahu, Hawaii

This is in response to a letter we received from Mr. George I. Atta, FAICP, Director, Department of Planning and Permitting, dated September 10, 2015, regarding the above DEA. We have the following comments:

1. The DEA should discuss any traffic impacts to the surrounding neighborhood due to the construction of the recreational area, such as demand for on-street parking, need for wayfinding signage and measures to mitigate these impacts.

2. The DEA should also discuss the need for a wider access roadway to parcel no. 2 to accommodate on-street parking needs and roadway circulation and turnaround for larger vehicles, such as garbage disposal, emergency, TheHandi-Van, and wastewater maintenance vehicles.

3. Any damage to the existing roadway and sidewalk area caused by any contractor’s vehicles entering the project site should be repaired and the affected facilities should be restored to its original condition or better.

4. The area Neighborhood Board, as well as the area residents, businesses, emergency personnel (fire, ambulance and police), Oahu Transit Services, Inc. (TheBus), etc., should be kept apprised of the details of the proposed project and the impacts, particularly during construction, the project may have on the adjoining local street area network.
5. Any construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,

[Signature]

Michael D. Formby
Director
Mr. Mike Watkins  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7th Floor  
Honolulu, Hawaii  96813  
Email: mwatkins@honolulu.gov

Dear Mr. Watkins:

SUBJECT: Applications for a Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Haleiwa Plantation Village, Haleiwa, Oahu  
TMK: 6-6-009: portion of 002 and 6-6-010: 003

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your applications to our office on October 5, 2016.

In the development and implementation of all projects, EPO strongly recommends regular review of State and Federal environmental health land use guidance and laws. State standard comments and available strategies to support sustainable and healthy design are provided at: http://health.hawaii.gov/epo/landuse. Projects are required to adhere to all applicable standard comments.

EPO has recently updated the environmental Geographic Information System (GIS) website page. It now compiles various maps and viewers from our environmental health programs. The eGIS website page is continually updated so please visit it regularly at: http://health.hawaii.gov/epo/egis.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: https://eha-cloud.doh.hawaii.gov. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

We suggest you review the requirements of the Clean Water Branch (HAR, Section 11-54-1.1, -3, 4-8) and/or the National Pollutant Discharge Elimination System (NPDES) permit (HAR, Chapter 11-55) at: http://health.hawaii.gov/cwb. If you have any questions, please contact the Clean Water Branch, Engineering Section at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov. If your project involves waters of the U.S., it is highly recommended that you contact the Army Corps of Engineers, Regulatory Branch at: (808) 835-4303.

Please note that all wastewater plans must conform to applicable provisions of the Department of Health’s Administrative Rules, Chapter 11-62, “Wastewater Systems”. We reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: http://health.hawaii.gov/wastewater and contact the Planning and Design Section of the Wastewater Branch at (808) 586-4294.
Mr. Mike Watkins
Page 2
October 13, 2016

A phase I Environmental Site Assessment (ESA) and site investigation should be conducted for residential development or redevelopment projects on formerly and currently zoned agricultural land used for growing sugar, pineapple or other agricultural products. If the investigation shows that a release of petroleum, hazardous substance, pollutants or contaminants may have occurred at the site, the site should be properly characterized through an approved Hawaii State Department of Health (DOH)/Hazard Evaluation and Emergency Response Office (HEER) soil and/or groundwater sampling plan. Please refer to Sections 3 and 4 of the HEER Office Technical Guidance Manual http://www.hawaiidoh.org/. If the site is found to be contaminated, then all removal and remedial actions to clean up hazardous substance or oil releases by past and present owners/tenants must comply with Chapter 128D, Environmental Response Law, HRS, and Title 11, Chapter 451, HAR, State Contingency Plan. To identify HEER records related to the property, visit http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/public-records

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: http://www.epa.gov/ejscreen.

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design. Thank you for the opportunity to comment.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

LM:nn

Attachment 2: Clean Water Branch: Water Quality Standards Map
Attachment 3: Wastewater Branch: Act 120 Cesspool Tax Credit Web App Snipit of Project Area
Attachment 4: Wastewater Branch: Recycled Water Use Map of Project Area
Attachment 5: Historic Sugarcane Map of Project Area
Attachment 6: U.S. EPA EJSCREEN Report for Project Area

c: DOH: CWB, WWB, HEER {via email only}
Attachment 5: Historic Sugarcane Map of Project Area
# EJSSCREEN Report (Version 2016)

1 mile Ring Centered at 21.58562,-158.105029, HAWAII, EPA Region 9

Approximate Population: 2,773
Input Area (sq. miles): 3.14
(The study area contains 1 blockgroup(s) with zero population.)

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### EJ Index for the Selected Area Compared to All People's Blockgroups in the State/Region/US

This report shows the values for environmental and demographic indicators and EJSSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, such as essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSSCREEN documentation for discussion of these issues before using results.

October 13, 2016
EJSCREEN Report (Version 2016)

1 mile Ring Centered at 21.586662,-158.105029, HAWAII, EPA Region 9

Approximate Population: 2,773
Input Area (sq. miles): 3.14
(The study area contains 1 blockgroup(s) with zero population.)

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<td>Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)</td>
<td>0</td>
</tr>
<tr>
<td>National Pollutant Discharge Elimination System (NPDES)</td>
<td>0</td>
</tr>
</tbody>
</table>
## Environmental Indicators

<table>
<thead>
<tr>
<th>Selected Variables</th>
<th>Value</th>
<th>State</th>
<th>%ile in State</th>
<th>EPA Region</th>
<th>%ile in EPA Region</th>
<th>USA</th>
<th>%ile in USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Particulate Matter (PM 2.5 in μg/m³)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>9.37</td>
<td>N/A</td>
<td>9.32</td>
<td>N/A</td>
</tr>
<tr>
<td>Ozone (ppb)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>51</td>
<td>N/A</td>
<td>47.4</td>
<td>N/A</td>
</tr>
<tr>
<td>NATA* Diesel PM (μg/m³)</td>
<td>0.0554</td>
<td>0.149</td>
<td>31</td>
<td>0.978</td>
<td>&lt;50th</td>
<td>0.937</td>
<td>&lt;50th</td>
</tr>
<tr>
<td>NATA* Cancer Risk (lifetime risk per million)</td>
<td>28</td>
<td>34</td>
<td>29</td>
<td>43</td>
<td>&lt;50th</td>
<td>40</td>
<td>&lt;50th</td>
</tr>
<tr>
<td>NATA* Respiratory Hazard Index</td>
<td>0.68</td>
<td>1</td>
<td>28</td>
<td>2</td>
<td>&lt;50th</td>
<td>1.8</td>
<td>&lt;50th</td>
</tr>
<tr>
<td>Traffic Proximity and Volume (daily traffic count/distance to road)</td>
<td>93</td>
<td>990</td>
<td>43</td>
<td>1100</td>
<td>35</td>
<td>590</td>
<td>50</td>
</tr>
<tr>
<td>Lead Paint Indicator (% Pre-1960 Housing)</td>
<td>0.32</td>
<td>0.16</td>
<td>78</td>
<td>0.24</td>
<td>66</td>
<td>0.3</td>
<td>82</td>
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<tr>
<td>Superfund Proximity (site count/km distance)</td>
<td>0.079</td>
<td>0.098</td>
<td>64</td>
<td>0.15</td>
<td>55</td>
<td>0.13</td>
<td>59</td>
</tr>
<tr>
<td>RMP Proximity (facility count/km distance)</td>
<td>0.039</td>
<td>0.19</td>
<td>8</td>
<td>0.57</td>
<td>4</td>
<td>0.43</td>
<td>5</td>
</tr>
<tr>
<td>Hazardous Waste Proximity* (facility count/km distance)</td>
<td>0.033</td>
<td>0.14</td>
<td>2</td>
<td>0.14</td>
<td>15</td>
<td>0.11</td>
<td>19</td>
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<tr>
<td>Water Discharger Proximity (facility count/km distance)</td>
<td>0.056</td>
<td>0.34</td>
<td>16</td>
<td>0.2</td>
<td>15</td>
<td>0.31</td>
<td>11</td>
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</table>

## Demographic Indicators

<table>
<thead>
<tr>
<th>Demographic Indicators</th>
<th>Value</th>
<th>State</th>
<th>%ile in State</th>
<th>USA</th>
<th>%ile in USA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demographic Index</td>
<td>51%</td>
<td>52%</td>
<td>49</td>
<td>47%</td>
<td>58</td>
</tr>
<tr>
<td>Minority Population</td>
<td>62%</td>
<td>77%</td>
<td>20</td>
<td>58%</td>
<td>52</td>
</tr>
<tr>
<td>Low Income Population</td>
<td>41%</td>
<td>25%</td>
<td>81</td>
<td>36%</td>
<td>61</td>
</tr>
<tr>
<td>Linguistically Isolated Population</td>
<td>8%</td>
<td>6%</td>
<td>75</td>
<td>9%</td>
<td>60</td>
</tr>
<tr>
<td>Population With Less Than High School Education</td>
<td>14%</td>
<td>9%</td>
<td>70</td>
<td>17%</td>
<td>52</td>
</tr>
<tr>
<td>Population Under 5 years of age</td>
<td>5%</td>
<td>6%</td>
<td>41</td>
<td>7%</td>
<td>38</td>
</tr>
<tr>
<td>Population over 64 years of age</td>
<td>11%</td>
<td>15%</td>
<td>29</td>
<td>13%</td>
<td>52</td>
</tr>
</tbody>
</table>

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the United States, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at http://www.epa.gov/airtoxics/nata-2015-assessment.

* The hazardous waste environmental indicator and the corresponding EJ index will appear as N/A if there are no hazardous waste facilities within 50 km of a selected location.

For additional information, see: www.epa.gov/environmentaljustice
Mr. Arthur D. Challacombe, Acting Director  
Department of Planning & Permitting  
City & County of Honolulu  
650 South King Street 7th Floor

Dear Mr. Challacombe:

Subject: Applications for Zone Change from Ag-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Haleiwa Plantation Village  
TMK (1) 6-6-009: 002, 6-6-010: 003

Thank you for allowing us the opportunity to provide comments on the subject project in which we have the following comments to offer.

The subject project is located in the critical wastewater disposal area in accordance with Hawaii Administrative Rules (HAR), Chapter 11-62 amendments of March 17, 2016. It is located in the Pass Zone defined by the Honolulu Board of Water Supply. The project is also not located near a City and County sewer service system.

The Wastewater Branch does not oppose of the zone change. Wastewater system(s) for the proposed development shall comply with applicable provisions of the Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems."

Please be informed that the proposed wastewater systems for the development may have to include design considerations to address any effects associated with the construction of and/or discharges from the wastewater systems to any public trust, Native Hawaiian resources or the exercise of traditional cultural practices.

Should you have any questions, please call Mark Tomomitsu of our office at 586-4294.

Sincerely,

SINA PRUDER, P.E., CHIEF  
Wastewater Branch

LM/MST:Imj

c: Ms. Laura McIntyre, DOH-Environmental Planning Office, EPO 16-345, via email
November 17, 2016

Arthur D. Challacombe, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Challacombe:

SUBJECT: Chapter 6E-42 Historic Preservation Review –
Zone Change from AG-2 to R-5, 2016/SLU-1, 2016/Z-7 (MW)
State Land Use District Boundary Amendment – Haleiwa Plantation
Pa'ala'a Ahupua'a, Waialua District, Island of O'ahu
TMK: (1) 6-6-009: 002 portion and (1) 6-6-010:003

Thank you for the opportunity to comment on this application for a Zone Change from AG-2 (General Agricultural district) to R-5 (Residential District) and a Land Use District Boundary amendment from State Agricultural District to Urban District, Haleiwa Plantation Village, Haleiwa, TMK: (1) 6-6-009:002 portion and (1) 6-6-010:003. The applicant, HTP LLC/Scott C. Wallace, is applying to facilitate the construction and development of residential house lots, support facilities, including a stormwater detention basin, wastewater treatment facility, on-site recreation facility, preservation of an existing on-site wetland area, and access roads.

A SHPD records review indicates that on December 30, 2015, SHPD commented on Draft Environmental Assessment (DEA) – Haleiwa Plantation Village, 66-71 Achiu Lane, Haleiwa (PLANPACIFIC 2015) – 2015/ED-AP (AB), TMK: (1) 6-6-009-002 and 6-6-010-003. The DEA indicated that HTP LLC and Kiloe Place Property, LLC was proposing to develop of single-family homes with appurtenances, stormwater basing, underground wastewater treatment plant and a wetland area. SHPD’s comments indicated that: (1) no archaeological inventory survey (AIS) has been conducted for this parcel; (2) several archaeological studies conducted within larger Haleiwa town have documented subsurface sites consisting of former lo'i and cultural deposits, and surface historic plantation-era sites; (3) due to the extensive ground disturbance associated with the development of Haleiwa Plantation; and (4) the potential for encountering subsurface properties (including cultural deposits and/or human burials) may be adversely impacted by the project. SHPD requested an AIS with subsurface testing be conducted pursuant to Hawaii Administrative Rules (HAR) §13-284. In addition, SHPD requested the opportunity to review and accept the AIS prior to initiation of project related work (Log No. 2015.03443, Doc No.1511GC06).

Based on the above information, SHPD continues to request the following:

(1) That an archaeological inventory survey (AIS) with a subsurface testing component be conducted and that an AIS report meeting the requirements of HAR §13-276-5 be submitted to SHPD for review and acceptance prior to initiation of project related work;

(2) The AIS shall be conducted by a qualified archaeologist in order to adequately identify and document any archaeological historic properties that may be present, to assess their significance, to determine the potential impacts of this project on any identified archaeological historic properties, and to ensure that appropriate mitigation is implemented, if needed. Please refer to the SHPD website for a listing of archaeological firms;
(3) Prior to initiation of the AIS, SHPD requests the project proponent and archaeological firm consult with our office regarding an appropriate testing strategy; and

(4) SHPD looks forward to receiving and reviewing an AIS report meeting the requirements of HAR §13-276-5, as well as any subsequent mitigation plans, as appropriate, based on the survey findings, prior to project related work proceeding.

SHPD will notify you when the required reports and/or plans have been reviewed and accepted and project work may proceed.

In addition, SHPD has no objections to the applicants request for a Zone Change from AG-2 (General Agricultural district) to R-5 (Residential District) and a Land Use District Boundary amendment from State Agricultural District to Urban District, Haleiwa Plantation Village, Haleiwa, TMK: (1) 6-6-009:002 portion and (1) 6-6-010:003.

Please contact me at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for any questions regarding archaeological resources or this letter.

Aloha,

Susan A. Lebo, PhD
Archaeology Branch Chief

cc: Mike Watkins, DPP (mwatkins@honolulu.gov)
City and County of Honolulu  
Department of Planning and Permitting  
Attention: Mr. Mike Watkins  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813  

Dear Mr. Watkins:  

SUBJECT: Applications for a Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Haleiwa Plantation Village  

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.  

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division – Oahu District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.  

Sincerely,  

Russell Y. Tsuji  
Land Administrator  

Enclosure(s)  
cc: Central Files
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

To: Land Division
Ref: Applications for a Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Haleiwa Plantation Village

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a designated Flood Hazard.

The owner or the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

National Flood Insurance Program establishes the rules and regulations of the NFIP - Title 44 of the Code of Federal Regulations (44CFR). The NFIP Zone X is a designation where there is no perceived flood impact. Therefore, the NFIP does not regulate any development within a Zone X designation.

Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- **Oahu:** City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- **Hawaii Island:** County of Hawaii, Department of Public Works (808) 961-8327.
- **Maui/Molokai/Lanai:** County of Maui, Department of Planning (808) 270-7253.
- **Kauai:** County of Kauai, Department of Public Works (808) 241-4846.

Signed:  
CARTY S. CHANG, CHIEF ENGINEER

Date:  OCT 13 2016
MEMORANDUM

TO: DLNR Agencies:
   - Div. of Aquatic Resources
   - Div. of Boating & Ocean Recreation
   - X Engineering Division
   - Div. of Forestry & Wildlife
   - Div. of State Parks
   - X Commission on Water Resource Management
   - Office of Conservation & Coastal Lands
   - X Land Division – Oahu District
   - X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Applications for a Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Haleiwa Plantation Village
LOCATION: Haleiwa, Island of Oahu; TMK: (1) 6-6-009; por. of 002 & 6-6-010: 003
APPLICANT: City & County of Honolulu, Dept. of Planning & Permitting

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project which can be found at:
1. https://hawaiioint.sharepoint.com/sites/dlnr-dc (using the Chrome browser)
2. Username: your Hawaii.gov email address
3. Password: outlook password (if you do not know it, please contact IT by email to reset and get a password)
4. Click on: Request for Comments, then click on the subject link –Haleiwa Plantation Village-Zone Change. Please contact Susan Lau at (808) 587-0427 or susan.k.lau@hawaii.gov if there are any issues accessing the document.

Please submit any comments by November 2, 2016. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments
( ) We have no objections.
( X) We have no comments.
( ) Comments are attached.

Signed: Barry Cheung
Print Name: Barry Cheung
Date: 10/10/16

cc: Central Files
Mr. Arthur D. Challacombe  
Acting Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawai‘i 96813

Subject: Technical Assistance for a Zone Change from AG-2 General Agricultural District to R-5 Residential District and a State Land Use District Boundary Amendment from State Agricultural District to Urban District, Hale‘iwa Plantation Village, Hale‘iwa, O‘ahu

Dear Mr. Challacombe:

The U.S. Fish and Wildlife Service (Service) received your letter on October 5, 2016, requesting our comments regarding two applications in relation to the Hale‘iwa Plantation Village, Hale‘iwa, O‘ahu [TMKs: 6-6-9:002 and 6-6-10:003]. One application is a State Land Use District Boundary Amendment for 3.3 acres (ac.) of land from the State Agricultural District to the State Urban District. The second application is a zone change for the same 3.3 ac. and an adjacent 3.6 ac. of State Urban land from the AG-2 General Agricultural District to the R-5 Residential District. The Hale‘iwa Plantation Village project involves creating single-family residential lots for approximately 35 dwellings; constructing a stormwater detention basin and private wastewater treatment facility; creating a new road and extending an existing road; installing street lights; creating and extending sidewalks, curbs and gutters; and constructing a walkway around a 0.70 acre wetland. The following comments have been prepared pursuant to the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.), as amended (ESA).

The Service previously provided comments to the Department of Planning and Permitting in a letter, dated October 23, 2015 (Service File Number 2015-TA-0448), regarding the Draft Environmental Assessment (EA) for the Hale‘iwa Plantation Village Project. However, the Final EA for the proposed project did not address the stormwater detention basin and it potential to impact the following federally listed species: the endangered Hawaiian stilt or ae‘o (Himantopus mexicanus knudseni), the endangered Hawaiian gallinule or ‘alae ‘ula (Gallinula chloropus sandvicensis), the endangered Hawaiian coot or ‘alae ke‘oke‘o (Fulica alai), the endangered Hawaiian duck or koloa maoli (Anas wyvilliana), hereafter collectively referred to as Hawaiian waterbirds; and the endangered Hawaiian goose or nēnē (Branta sandvicensis).
According to the *Flora and Fauna Resources Assessment for Hale‘iwa Lands*, a botanical and faunal field survey was conducted at the proposed project site on September 9, 2011. No federally listed threatened or endangered species were observed during the field survey. However, Hawaiian waterbirds are known to occur at various sites within the vicinity of the project area (*e.g.*, Uko‘a Wetland, Hale‘iwa Harbor, James Campbell National Wildlife Refuge). Hawaiian geese have been documented at various sites on O‘ahu and have been seen regularly traversing between Mililani at the Agriculture Park and at a local golf course and to the North shore of O‘ahu at James Campbell National Wildlife Refuge and Turtle Bay Resort. Hawaiian waterbirds, shorebirds, and Hawaiian geese are attracted to standing water and open water areas. In particular, the Hawaiian stilt is known to nest in sub-optimal locations (*e.g.*, any ponding water) if water is present. The stormwater detention basin for the project is designed to collect surface flow from the project area as well as from the adjacent Kiloe Place property. Therefore, it is highly likely the detention basin will result in standing water or creation of open water for periods of time, which has a high likelihood of attracting Hawaiian waterbirds, Hawaiian geese, and shorebirds to the site.

The Service is concerned that Hawaiian waterbirds and Hawaiian geese attracted to sub-optimal habitat may suffer adverse impacts, such as reduced reproductive success due to disturbance within the vicinity of a nest (*e.g.*, the parents are flushed from the nest for extended periods of time causing the nest to fail due to predation) and injury or death from being hit by a bike or vehicle (*e.g.*, during construction or maintenance), and thus the project may create an attractive nuisance. Therefore, we recommend the stormwater detention basin be designed in a manner that minimizes water retention or prevents its use by these species (*e.g.*, bird balls, netting).

We appreciate your efforts to conserve endangered species. If you have questions regarding these comments, please contact Leila Gibson, Fish and Wildlife Biologist (phone: 808-792-9400, email: leila_gibson@fws.gov).

Sincerely,

Aaron Nadig
Island Team Manager
O‘ahu, Kaua‘i, North Western Hawaiian Islands, and American Samoa
Watkins, Mike L.

From: Liu, Rouen [rouen.liu@hawaiianelectric.com]
Sent: Tuesday, October 25, 2016 2:17 PM
To: Watkins, Mike L.
Cc: Kuwaye, Kristen

Subject: Application for a zone Change Haleiwa Plantation Village TMK 6-6-009: portion of 002 and 6-6-010:003 2016/Z-7 (mw) 2016/SLU-1

Dear Mr Mike Watkins,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Haleiwa Plantation Village Project comes to fruition, please continue to keep us informed. Further along in the design, we will be better able to evaluate the effects on our system facilities.

If you have any questions, please call me at 543-7245.

Sincerely,
Rouen Q. W. Liu
Permits Engineer
Tel: (808) 543-7245
Email: Rouen.liu@hawaiianelectric.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, copying, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender immediately by reply e-mail and destroy the original message and all copies.
October 31, 2016

Arthur Challacombe
Acting Director, Department of Planning and Permitting
650 South King Street
Honolulu, HI 96813

Aloha Acting Director Challacombe,

At the Tuesday, November 25, 2016 North Shore Neighborhood Board No. 27 meeting, Mr. Scott Wallace and his team presented the update on the Haleiwa Plantation Village project he is proposing. At this meeting, the board made the following motion:

The North Shore Neighborhood Board No. 27 voted to not support changing the zoning from Ag-2 to R-5.

At the same meeting, the board made the following motion:

The North Shore Neighborhood Board No. 27 voted to not support changing the State Land Use Boundary from Agriculture to Urban.

Please refer to the attached Notice of Application for the details.

The Board will send you a copy of the Board minutes when they become available so you can have a record of the community’s concerns. In summary, people are concerned about the following project impacts:

- Increased traffic – already difficult to turn left on to Kamehameha Highway. Why from Kilioe Street?
- Waste management – injection wells in a wetland area with a very high water table – can the Board be assured that our drinking water will not be polluted.
- Do not accept that the land is not good for farming – one neighbor farms nearby in similar soil and grows produce.
- Too dense for the area.
- Just because the North Shore Sustainable Communities Plan says that new development should be in-fill does not mean we have to approve in-fill.
- What is really affordable? Very concerned that lots will eventually be sold to mainland buyers not locals. Defeats purpose of workforce, affordable housing – no guarantee.

The Board appreciates your consideration of our concerns.

Mahalo,

Kathleen M. Pahinui, Chair
North Shore Neighborhood Board No. 27

cc: Mayor Kirk Caldwell
    Council Chair Ernest Martin
    Council Member Trevor Ozawa, Zoning and Planning Chair
    Kathy Sokugawa, Acting Deputy Director, Department of Planning and Permitting
    Mike Watkins, Department of Planning and Permitting
    Dean Hazama, Planning Commission Chair
DRAFT REGULAR MEETING MINUTES
TUESDAY, OCTOBER 25, 2016
WAIALUA ELEMENTARY SCHOOL CAFETERIA

CALL TO ORDER: Chair Kathleen Pahanui called the meeting to order at 7:01 p.m. A quorum was established with 11 members present. Note — This 15-member Board requires eight (8) members to establish a quorum and to take official Board action.

Board Members Present: Leif Andersen, SharLyn Foo, John Hirota, Bob Justice, Erica Lehmkuhl, Robert "Bob" Leinaiu, Blake McElheny, Michael McNeace (appointed at this meeting), Jacob Ng, Kathleen Pahanui, Carol Philips, and Thomas Shirai.

Board Members Absent: Michael Lyons, Kanani Oury, and Bryan Phillips.

Vacancies: There was one (1) vacancies.

Guests: Fire Fighter I Christopher Clingan (Honolulu Fire Department); Lieutenant Darin Evangelista (Honolulu Police Department); Todd Nacapuy (Governor David Ige's representative); Senator Gil Riviere; Representative Lauren Cheape Matsumoto; Dennis Drake, Karen Roxberry (US Army); Andrew Green; Tracey Lestochi (Weston Solutions); Bill Fraser; Cathy Shanley; Bill Quinan; Judy Rosman; Jessica McNeace; Kathleen Ells; Gaylord Miyata; Christine Alexander (Waialua High and Intermediate School); Ken Capes; Maxi Moto; Karen and Bob Atwood (Waialua High and Intermediate School Swim Team); Rick Daniels; Jack Palowski; David Amo (videographer); Stephen Saito (Neighborhood Commission Office); and 20+ others.

DECLARATION OF ANY CONFLICTS BY BOARD MEMBERS: Chair Pahanui disclosed that she works for the Board of Water Supply (BWS).

FILLING OF VACANT BOARD SEAT: Chair Pahanui asked if anyone was interested in filling the Sub District 1 vacancy. Andrew Green and Michael McNeace introduced themselves and noted their interest in filling the Sub District 1 vacancy.

Hirota nominated Andrew Green to fill the Sub District 1 vacancy. The motion was NOT ADOPTED, 3-6-0 (Aye: Andersen, Hirota, Ng; Nay: Foo, Justice, Lehmkuhl, Leinaiu, McElheny, Pahanui, Philips, and Shirai; Abstain: None).

Shirai nominated Michael McNeace to fill the Sub District 1 vacancy. The motion was ADOPTED, 8-3-0 (Aye: Foo, Justice, Lehmkuhl, Leinaiu, McElheny, Pahanui, Philips, and Shirai; Nay: Andersen, Hirota, Ng; Abstain: None).

From 7:07 p.m. to 7:09 p.m., Chair Pahanui called the meeting to recess. Neighborhood Assistant Stephen Saito administered the Oath of Office to McNeace. 12 members were present.

CITY MONTHLY REPORTS

Honolulu Fire Department (HFD): No representative was present. A report was provided.

Honolulu Police Department (HPD) – Lieutenant Darin Evangelista reported the following: Road Rage Safety Tip: If behind the wheel and encounter a driver with road rage, do not engage with the individual. Do not pull over on the side of the road and do not get out of the motor vehicle. Doing so may increase the chance for violence. Instead, call 911 and an officer will be sent to the location for assistance. HPD reminds all drivers to follow the rules of the road.

Questions, comments, and concerns followed:

1. Road Rage: Justice commented about the road rage caused by construction trucks on the road.
2. Police Lights: Shirai commented about police lights at night being a good deterrent to crime. Lieutenant
Evangelista responded that police officers leave their police lights on at night as a policy.

3. **Barking Dogs**: Andersen raised a concern about barking dogs. Lieutenant Evangelista responded that for individuals concerned about barking dogs to call 911 to report the incident and that a police officer will observe the situation to evaluate if any ordinances are in violation.

4. **Jaywalking**: Ng raised a concern about individuals constantly jaywalking in Haleiwa town. Lieutenant Evangelista responded that police officers routinely monitor the Haleiwa town area.

5. **Bicycle Patrols**: Green thanked HPD for their services and asked if police bicycle patrols could be implemented in the community. Lieutenant Evangelista answered that bicycle patrols are implemented in strategic areas, but will follow-up with his station about the request.

6. **Coffee with a Cop Event Schedule**: A community member asked for the scheduling for future Coffee with a Cop events. Lieutenant Evangelista answered that individuals may visit [www.honolulupd.org](http://www.honolulupd.org) and view the community policing calendar for future Coffee with a Cop events.

7. **Army Beach**: A community member asked if there have been any updates of HPD sweeping the Army Beach area to check for illegal motor vehicles in violation of laws. Lieutenant Evangelista answered that HPD constantly monitors the Army Beach area and that there is an HPD Beach Task Force to monitor the area. Lieutenant Evangelista further noted that he could provide crime statistics of the area at the next regular meeting.

8. **Nextdoor Program**: Resident Bill Quinlan asked if HPD could explain the new HPD Nextdoor Program at the next regular meeting. Lieutenant Evangelista will follow-up.

9. **Laniakea Beach**: Leimau commented about the “No Parking” restriction at the Laniakea Beach area constantly being violated by motorists. Lieutenant Evangelista will follow-up with enforcement efforts and what HPD may enforce.

10. **Tour Buses**: McElheny asked if there are any provisions or permits that allow tour buses to park in city parks for a certain amount of time. Lieutenant Evangelista answered that he is unaware of any provisions or permits that would allow it, and that HPD does enforce the law if tour buses are parked in an illegal area.

11. **Tour Buses Continued**: Justice asked if it is illegal for tour buses to be dropping off tourists at the City bus stops. Lieutenant Evangelista answered that it is illegal. Foo asked what individuals may do to assist HPD in catching tour buses that are illegally parked at City bus stops. Lieutenant Evangelista answered that individuals may call 911 and report the company’s name and license plate number of the tour bus. Chair Pahinui noted that individuals may also contact her and she will forward the information over to HPD.

12. **Agenda Items**: Shirai asked if the Haleiwa Plantation Village Presentation agenda item could be moved up on the agenda. Chair Pahinui answered that there is other business the Board must get to before moving onto that agenda item.

**Ocean Safety and Lifeguard Services Division (OSLS)** – No representative was present. No report was provided.

**RESIDENTS'/COMMUNITY CONCERNS**

**Pupukea Beach Park Play Court**: Resident Sean Quinlan announced that the construction for the Pupukea Beach Park Play Court will start and that there will be a ground-breaking ceremony at 10:30 a.m. on Saturday, October 29, 2016.

**Lighting System at Waialua District Park**: A community member commented about the lack of a lighting system for the Waialua District Park pool and field. The community asked if the Board could adopt a motion in support for the release of the three ($3) million appropriated for lighting system improvements at Waialua District Park.

**Weston Solutions**: Tracy Lestochi from Weston Solutions announced that the Mayor’s Office of Economic Development (OED) has procured, through a grant, funding for an economic study relating to the US Army’s force reduction at Schofield Barracks and Fort Shafter. The first phase of the analysis/assessment includes outreach to the communities in the Schofield and Fort Shafter areas to determine communities most impacted. Community Impact surveys were circulated for the public to fill out.

**Waialua High and Intermediate School**: Christine Alexander, Principal of Waialua High and Intermediate School commented about Waialua High School’s Food for Thought event that occurred two (2) weeks ago and announced that the Waialua High School’s football team will be going to the Oahu Interscholastic Association (OIA) Championship, Division II.

**Haleiwa Town Christmas Parade**: Resident Antya Miller announced that the Haleiwa Town Christmas Parade will start at 6:00 p.m. on Friday, December 9, 2016 and will start at Weed Circle. Miller further noted that Lee Kravitz and Kerry Terukina will be the grand marshals for the parade.
Aircrafts at Dillingham Airfield: A community member raised a concern that aircrafts from Dillingham Airfield are flying too close to nearby homes.

Structural Improvements: Resident Rick Daniels commented about the increase of development occurring in Haleiwa town and about jaywalking. Daniels further noted that there is a need for more crosswalks in Haleiwa town and that there is a need for improvements to the transportation infrastructure.

Lighting System at Waialua District Park Continued: Bob Atwood, swimming coach for the Waialua High School swim team, commented about the difficulty for the school’s swim team to use the Waialua District Park swimming pool for practices during the later hours of the day due to the lack of lighting at the pool.

UNFINISHED BOARD BUSINESS

Parks Committee: Recommendation to Add Erica Lehmkuhl to Parks Committee: Leinau moved and Philips seconded that the North Shore Neighborhood Board No. 27 accept the recommendation to add Erica Lehmkuhl to the Parks Committee. The motion was ADOPTED UNANIMOUSLY, 12-0-0 (Aye: Andersen, Foo, Hirota, Justice, Lehmkuhl, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: None).

BOARD BUSINESS

Adult Day Care Center (ADC) – Roseanne Sakamoto presented the following: Support for (ADC): There is a need for ADC service for the North Shore area. It is difficult to find private home health services. An ADC provides a safe, healthy environment for elders with medical staff on duty at all times the center is open, gives caregivers a respite from caring for their elderly relatives, and enables caregivers the ability to work during the day while their elders are taken care of. A variety of potential vendors who could provide ADC services were approached. A few of those vendors were interested in providing ADC services if there is sufficient interest in the community for such services. Sakamoto requests that the Board adopts a motion acknowledging the need for ADC and supports the establishment of ADC to meet North Shore needs.

Leinau moved and Shirai seconded that the North Shore Neighborhood Board No. 27 acknowledges that there is a need for an Adult Day Care Center (ADC) in principle and supports establishing ADC (location and day care service provider to be determined) to meet North Shore, Oahu community needs.

Discussion followed:
1. **Effort:** Leinau thanked Sakamoto for her time and effort in raising support for ADC services for the North Shore area.
2. **Nearest ADC:** Justice asked and Sakamoto answered that Based to Perfection in Wahiawa would be the nearest ADC for North Shore residents. Sakamoto further noted that Based to Perfection only has a capacity for 15 to 20 patients.
3. **Support:** McElheny noted his support for the motion.
4. **Locations:** Andersen asked for the location considered for the ADC. Sakamoto answered that Oceanside Honolulu and Opportunities and Resources, Incorporated (ORI) have noted their interest in providing ADC services on their properties.
5. **Support Continued:** Ng and Shirai noted their support for the motion.

The motion was ADOPTED UNANIMOUSLY, 12-0-0 (Aye: Andersen, Foo, Hirota, Justice, Lehmkuhl, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: None).

Discussion followed: **Seminar:** Sakamoto commented about a seminar with Oceanside Honolulu. Chair Pahinui responded that the Board could not get into the specifics of supporting a specific ADC service provider.

Haleiwa Plantation Village – Scott Wallace and his team presented the following: Haleiwa Plantation Village: Haleiwa Plantation Village has been an ongoing project for six - eight (6-8) years with the goal to provide 29 workforce housing lots. This is the 4th presentation regarding the Haleiwa Plantation Village to the Board. The project submitted an environmental assessment (EA) and was given a Finding of No Significant Impact (FONSI). Project developer is now applying for a zone change from Ag 2- to R-5 and a Land Use Boundary change from Agriculture to Urban. The project is at the end of Kilioe Place and will extend the street. The lots will be on two (2) parcels and infrastructure solutions are currently being evaluated in order to make the development viable. Since
the last meeting, a number of studies have been done and one of the changes that has been made is to the location of the wastewater system it was relocated to the center of the project instead of nearby housing. The wetland portion of the parcel will be isolated with a detention basin that will be installed. Lots sales will be focused on the community and is consistent with the North Shore Sustainable Communities Plans.

Questions, comments, and concerns followed:
1. **Square Footage of Housing Units**: Lehmkuhl asked for the square footage for each housing lot and if the cost of the lots will be restricted. Wallace answered that each lot will be 5,000 to 9,000 square feet.

2. **Wastewater/Sewage**: Leinau commented that the detention basin is in a low-lying area and raised a concern about the amount of sewage and rainwater that will fill the basin. Leinau asked for capacity of the detention basin. Wallace answered that the capacity is based in yards and is determined by the percolation test and the soil study that will be completed. Leinau and Ng further asked how the development will ensure that wastewater does not overflow. A project engineer answered that the detention basin will be built to last for 50 years and that instead of the current situation where wastewater goes into the wetland area, the development will have the detention basin installed to accommodate the waste.

3. **Designs**: Chair Pahinui asked what the plan was for hard scaping (impermeable cement and other such surfaces) and if climate changes and storm water catch basins were considered. Pahinui further asked if the housing lots will be placed on stilts.

4. **Wastewater Management**: Pahinui asked for information about the project's wastewater management system. The project engineer answered that the wastewater management will be based on the installation of a dual injection well system that provides a private sewer system would be the best possible long term solution to manage wastewater in this area.

5. **Opposition to Zone Changes**: Justice noted his opposition to any zone changes that will be considered. Justice further question why the farmer still continues to use the agricultural land for farming when the farmer's opinion is that the land is not farmable.

6. **Opposition to Zone Changes Continued**: Andersen also noted his opposition to the zone changes and asked if constructing a senior citizen facility in the North Shore area was considered.

7. **Housing Lots**: Foo commented about how the community's needs need to be considered and asked why the zone change to R-5 was needed. Foo asked how the project will accommodate the standards for workforce housing and asked what the affordable cost is for the housing lots. Wallace answered that Ag-2 only allows the construction of one (1) house for every 2 acres. Wallace further answered that 30% of the housing lots will be required to meet all City, State, and federal guidelines for affordable pricing of housing lots compared to market prices. Wallace further noted that the housing lots will be affordable for a family of four (4) with an income of $60,000 a year. Wallace further commented about the various letters received from the Department of Planning and Permitting stating that the project is in accordance with the North Shore Sustainable Communities Plan.

8. **Affordability**: Hirota and Philips also raised concerns about the affordability of the housing lots.

9. **Purchasing of Ag-2 Land**: McNeace asked for Wallace's reason for buying Ag-2 land. Wallace answered that the purchase of Ag-2 land was an opportunity for him to sell housing lots to others with the need for housing.

10. **Wastewater Treatment Plant**: McNeace asked who would be in charge of maintaining the wastewater treatment plant. Wallace answered that there will be a community association who would collect a fee from the residents to maintain the wastewater treatment.

11. **Permits**: McElheny noted his appreciation for the Haleiwa Plantation Village in its diligence in filing its permits properly. However, McElheny raised concerns about the proposal to rezone Ag-2 land to R-5 land. McElheny asked for other examples in the community where Ag-2 land was rezoned to R-5 land and if the property's property value will increase. Wallace answered that he has looked at other R-5 housing unit projects and that this project is consistent with the others.

At 8:43 p.m., Foo departed from the meeting. 11 members were present.

12. **Farming**: Resident Mary Chun questioned why the farmer continues to lease the land next to the wetland portion of the property. Chun suggests that the land must still be feasible for farming. Chun further commented about the needs of the community constantly evolving.

13. **Taro Farming**: A community member commented about her educational philosophy of how taro is farmed and that it is a part of history of the land. The community suggested alternative projects like a senior care facility.

14. **Left Hand Turn from Kiloe Place**: A community member requested that there be a left hand turn onto Kamehameha Highway from Kiloe Place and that it be a requirement for the housing project if it
progresses. The community member noted their opposition to the project due to the traffic congestion it may cause.

At 8:49 p.m., Foo returned to the meeting. 12 members were present.

15. Traffic Plans: A community member asked if traffic studies have been implemented to determine if there is enough parking on the road along Killoe Place. Wallace answered in the affirmative and commented that the level of service was reviewed and concluded that there would be no impact.

16. Agriculture Designated Land: A community member commented about the significance of agriculture land being designated for agriculture and commented about his experience being a landlord.

17. Owning a Housing Unit: A community member commented about the need that local residents need to be able to purchase their own housing and noted her support for the housing project.

18. Housing Development: Miller commented that there is a need for more housing development in the North Shore community and noted her support for the housing project.

19. Environmental Assessment (EA): McElheny commented about the value for development projects to implement EAs and commented that in the letter to DPP in 2011, it was not noted that there would be an application for a zone change. Wallace answered that the letter was one of several letters that was sent to DPP. McElheny further commented about the future possibility of the potential zone change application from R-5 to a community mixed business development (BMX-3) zoned area.

At 9:00 p.m., Pahinui relinquished the gavel to Hirota and departed from the meeting. 11 members were present.

20. Zone Change: Philips commented about the zone changes not being in the best interest of the community.

At 9:02 p.m., Pahinui returned to the meeting and Hirota returned the gavel to Pahinui. 12 members were present.

21. Injection Wells: Andersen asked if the injection wells will be underground. Wallace answered in the affirmative. Andersen further commented about his concern that the injection wells will harm the water supply.

22. Urban Designation: Foo asked and a project engineer answered that the change to urban designation would allow the construction of residential homes, and noted that he would not construct anything that was not approved or not appropriate by the City.

23. Accessory Dwelling Units (ADU): Chair Pahinui asked if ADUs on the property could considered for local families. Wallace answered that the idea could be considered if the owners have the space on their lot.

24. Traffic: Ng raised concerns about traffic along Kamehameha Highway. Wallace responded that due to the studies on the increase in motor vehicles, a left hand turn lane would not be required to be installed.

25. Elected Officials: Chair Pahinui thanked the elected officials for attending tonight’s meeting.

26. Affordable Housing: Justice commented about getting a loan and commented that there is a potential construction of 63 housing units on the zoned property.

Justice moved and Shirai seconded that the North Shore Neighborhood Board No. 27 does not support the zoning change from Ag-2 to R-5.

Discussion followed:

1. Traffic Study: Resident Jack Palowski suggested that there be an updated traffic study be done regarding the impact of the Haleiwa Plantation Village project.

2. Injection Wells: Leinau raised a concern that the injection well may flood every six (6) years due to the fact that it is based on a six (6) year period. Wallace answered that wastewater is regulated by the State and noted that he is unaware of any failure of injection wells in Hawaii. Wallace further commented that injection wells are feasible while cesspools and septic tanks are not.

3. Wastewater System: A community expressed the significance that wastewater is contained on site.

4. ADC: Lehmkuhl suggested that Wallace consider building an Adult Day Care Center.

The motion was ADOPTED, 9-0-3 (Aye: Andersen, Justice, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: Foo, Hirota, and Lehmkuhl).

Philips moved and Lehmkuhl seconded that the North Shore Neighborhood Board No. 27 does not support the State Land Use Boundary Change from Agriculture to Urban. The motion was ADOPTED, 9-0-3 (Aye:
Andersen, Justice, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: Foo, Hirot a, and Lehmkuhl).

ADJOURNMENT: The meeting adjourned at 9:22 p.m. at Board agenda item, “City Monthly Reports.”

Submitted by: Stephen Saito, Neighborhood Assistant
Reviewed by: Neil Baarde, Neighborhood Assistant II
Reviewed and finalized by: Kathleen Pahinui, Chair
Arthur D. Challacombe, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813


Dear Mr. Challacombe:

On behalf of the North Shore Marketplace, we do not support this requested change for the following reasons:

1. Traffic within the Haleiwa Special District Design has reached a tipping point. Until there is better traffic flow, more exits and entrances on the bypass and more parking within Haleiwa this change will exasperate an already bad situation;

2. Kilioe Street is an unfinished agricultural road that will not support the traffic;

3. The land involved is very low and it floods frequently. There is no public sewer and any cesspool/septic systems located on this property will overflow causing health hazards.

Sincerely,

Howard R. Green
Managing Partner
ATTACHMENT 3
(DRAFT ORDINANCES FOR THE
STATE LAND USE DISTRICT
BOUNDARY AMENDMENT
AND ZONING MAP No. 17)
TO AMEND A PORTION (FIFTEEN ACRES OR LESS) OF THE STATE LAND USE DISTRICT BOUNDARY MAP NO. O-4 (HALEIWA QUADRANGLE) FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT FOR CERTAIN LANDS SITUATED AT HALEIWA, OAHU, HAWAII

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. A portion (fifteen acres or less) of the State Land Use District Boundary Map O-4 (Haleiwa Quadrangle), is hereby amended by reclassifying certain lands in Haleiwa from the Agricultural District to the Urban District, as shown on the map attached hereto, marked "Exhibit A" and made a part hereof. The purpose of this amendment is to place that certain parcel of land identified as Tax Map Key 6-6-009: portion of 002 in the Urban District.
SECTION 2. This ordinance shall take effect upon its approval.

INTRODUCED BY:


DATE OF INTRODUCTION:


Honolulu, Hawaii Councilmembers

APPROVED AS TO FORM AND LEGALITY:


Deputy Corporation Counsel

APPROVED this _____ day of ______________, 20______.

______________________________
KIRK CALDWELL, Mayor
City and County of Honolulu
AMENDMENT TO
STATE LAND USE DISTRICT MAP NO. 0-4
(Haleiwa Quadrangle)

APPLICANT: SCOTT C. WALLACE
TAX MAP KEY(S): 6-6-009: Por. 2
FOLDER NO.: 2016/S卢-1
LAND AREA: APPROXIMATELY 3.268 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING    PLANNING COMMISION    CITY COUNCIL

ORD. NO.    EFF. DATE:    EXHIBIT A    BILL

2016/S卢-1
TO REZONE LAND SITUATED AT HALEIWA, OAHU, HAWAII

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 17 (Mokuleia-Waialua-Haleiwa), Ordinance No. 86-134, is hereby amended as follows: Land situated at Haleiwa, Oahu, Hawaii hereinafter described, is hereby rezoned from the AG-2 General Agricultural District to the R-5 Residential District. The boundaries of said District shall be described as shown on the map attached hereto, marked “Exhibit A” and made a part hereof, and further identified as Tax Map Keys: 6-6-009: portion of 002 and 6-6-010: 003.

SECTION 2. A Unilateral Agreement marked “Exhibit B” is by reference incorporated herein and made a part hereof.
SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this ______ day of _____________, 20 ___.

KIRK CALDWELL, Mayor
City and County of Honolulu
PORTION OF
ZONING MAP NO. 17
(MOKULEIA - WAIALUA - HALEIWA)

APPLICANT: SCOTT C. WALLACE
TAX MAP KEY(S): 6-6-009: Por. 2; 6-6-010: 3 & Portion of Achiu Ln
FOLDER NO.: 2016/Z-7
LAND AREA: APPROXIMATELY 6.97 ACRES
PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMSSION CITY COUNCIL

ORD. NO. 2016/Z-6
EFF. DATE: EXHIBIT A BILL