May 13, 2019

The Honorable Ikaika Anderson  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Anderson and Councilmembers:

SUBJECT: Request for a Change in Zoning from the P-2 General Preservation District to the R-7.5 Residential District  
Serenity Residential Development, Kaneohe, Oahu  
Tax Map Keys: Portions of 4-5-018: 049 and 4-5-030: 049

The Planning Commission held a public hearing on May 1, 2019 on the above subject matter. Written and oral testimonies were received and the public hearing was closed.

The Planning Commission voted unanimously, 5:0, on May 1, 2019 to recommend approval of the Applicant’s request for a zone change from the P-2 General Preservation District to the R-7.5 Residential District to develop eight single-family dwelling units on 3.35 acres over portions of the two lots, which requires construction of a vehicular bridge for access to five of the dwellings units.

Attached is the report from the Acting Director of the DPP, original copy of the draft Bill, and other written submissions received by the Planning Commission.
The Honorable Ikaika Anderson  
Chair and Presiding Officer  
and Members  
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Should you have any questions, please contact me at 768-8007.

Sincerely,

[Signature]

Arthur D. Challacombe, Chair  
Planning Commission

Attachments

ACKNOWLEDGED:

[Signature]  
Kirk Caldwell  
Mayor

ACKNOWLEDGED:

[Signature]  
Kathy K. Bokugawa, Acting Director  
Department of Planning and Permitting

[Signature]  
Roy K. Arakawa, Jr.  
Managing Director
IN THE MATTER OF THE APPLICATION OF HORSESHOE LAND COMPANY, LLC FOR A ZONE CHANGE FROM THE P-2 GENERAL PRESERVATION DISTRICT TO THE R-7.5 RESIDENTIAL DISTRICT

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

I. APPLICATION

A. Basic Information.

PROJECT : Serenity Residential Development

APPLICANT : Horseshoe Land Company, LLC

LANDOWNERS : Horseshoe Land Company, LLC; DOHO Ltd.

AGENT : R.M. Towill Corporation

LOCATION : Kaneohe, at the end of Waiawi Street and Puohala Street, east of Kamehameha Highway and the Kaneohe Civic Center Neighborhood Park. (Attachment 1)

TAX MAP KEYS (TMK) : Portions of 4-5-018: 049 and 4-5-030: 049

LAND AREA : 3.35 acres of a total 5.375 acres to be rezoned to the R-7.5 Residential District, with the remaining 2.025 acres to remain in the P-2 General Preservation District.

RECORDATION : Land Court

STATE LAND USE DISTRICT : Urban District

EXISTING ZONING : P-2 General Preservation District (Attachment 1)
B. **Proposal.** The Applicant, Horseshoe Land Company, LLC, proposes to rezone portions of two lots from the P-2 General Preservation District to the R-7.5 Residential District. The combined portions to be rezoned total approximately 3.35 acres. The remaining 2.025 acres will be kept in the P-2 General Preservation District. The Applicant proposes to consolidate and re-subdivide the two lots to create one lot in the R-7.5 Residential District (consisting of the rezoned portions) and one lot in the P-2 General Preservation District (the remaining portions of the lots). The two lots would be jointly developed so that the P-2 General Preservation District lot will not be landlocked (Attachment 2).

The purpose of the proposed zone change is to create a residential development with up to eight single-family dwellings on the proposed R-7.5 Residential District lot. Access to six dwellings would be via Puohala Street and two dwellings via Waiawi Street. The proposal includes a floor area limit of up to 3,500 square feet for each dwelling. The project plan includes an internal road and vehicular bridge connecting to Puohala Street, an open space area for project residents at the end of Puohala Street, a pedestrian bridge to Waiawi Street, and appurtenant site improvements (Attachment 2). The proposed residential development is planned as a Condominium Property Regime (CPR).

The Applicant proposes no alterations to the existing stream, which flows along the northern portion of the property or the former horseshoe-shaped stream path, which loops around the southern portion of the property. A 10-foot buffer is proposed around these areas. The P-2 General Preservation District lot will encompass the existing stream and buffer areas.

C. **Background.** Kaneohe Stream currently runs along the northern edges of the property. In the past, the stream meandered in a horseshoe-shaped (oxbow) path around TMK: 4-5-018: 049 (inner lot). The shape of TMK: 4-5-030: 049 (outer lot) is influenced by this former stream path. Both the former and current stream paths have eroded the soil such that steep slopes have formed along the stream banks. The drop in elevation along the stream banks to the bottom of the stream beds is 15 to 20 feet.
According to the Natural Resources Survey conducted by AECOS for the Applicant, the current stream configuration is the result of straightening the stream and cutting off the horseshoe loop. However, the loop still contains flowing water that may be fed by springs or seepage through a berm located at the mauka end and exits via a 36-inch concrete pipe culvert at the makai end. A “roadway” of fill crosses over the culvert. Stormwater from Waiawi Street, Lanipola Place, and Puohala Street drains into the former stream path. See Attachment 2.

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 in Kaneohe, at the northern end of Waiawi Street, Lanipola Place, and Puohala Street. These streets are under City jurisdiction. The project site consists of portions of two lots, TMKs: 4-5-018: 049 and 4-5-030: 049. The lots in their entirety total 5.375 acres and the portions to be rezoned total 3.35 acres. Both lots contain the Kaneohe Stream, which runs along the northern portion of the project site. Both lots are vacant, except for a base yard used by Kiewit Construction Company that is working on a project off-site and will cease use of the property by mid-2019. The lots are mostly overgrown with trees, shrubs, and grasses. The project site is located less than 0.25 mile east of Kamehameha Highway, the Kaneohe Police Station, and Kaneohe Civic Center Neighborhood Park.

2. Topography. There are three areas on the property that are fairly level, but gently slope inward toward the center of the site. These three areas are at the end of Waiawi Street, Puohala Street, and the center portion of TMK: 4-5-018: 049. They are non-contiguous and comprise the portions of the project site on which the Applicant is proposing to construct eight dwelling units. The elevation range of these areas is between 30 to 37 feet above mean sea level. Deeply eroded stream paths with steep slopes and a significant drop in elevation separate the areas.

3. Soils. According to the U. S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the soil is mostly Hanalei Silty Clay (HnA) with a portion along the north central part of the properties consisting of Lolekau Silty Clay (LoB).

HnA soils are found on stream bottoms and flood plains and are considered a poorly drained soil type. HnA soils are subject to flooding and are corrosive to uncoated steel.

LoB soils are found on terraces and fans. This soil type is susceptible to sliding and is highly corrosive to uncoated steel and concrete.

Both HnA and LoB soil types are characterized as having slow runoff.
Most of the outer lot consists of HnA soils. The inner lot consists of HnA soils on roughly two-thirds of the southern portion, with the northern third containing LoB soils.

4. **Surrounding Uses.** The property is adjacent to single-family residences to the north and south in the R-7.5 Residential District; the Kaneohe Stream and vacant land in the P-2 General Preservation District to the west; and the Kaneohe Stream and single-family residences in the P-2 General Preservation District to the east. The single-family residences within the P-2 General Preservation District to the east were developed in the 1980s by the Hawaii Housing Authority as an affordable housing project called, Nani Pua Gardens II.

B. **Other Permits/Approvals Required.** Permits required for the Applicant’s proposed project include a SMA Permit, Conditional Use Permit for Joint Development, Grading Permit, Subdivision Permits, Building Permits, Utility and Connection Permits. A Section 404 Permit from the U. S. Army Corps of Engineers would be required if any alterations to the stream banks or water flow are involved, or if fill is to be used.

C. **Public Agency Notification/Comments.** On December 18, 2018, 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 anticipate "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 3**. 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 (BFS)
   - Department of Corporation Counsel (COR)
   - Department of Customer Services (CSD)
   - Department of Emergency Management (DEM)*
   - Department of Environmental Services (ENV)+
   - Department of Facilities Management (DFM)*
   - Department of Parks and Recreation (DPR)*
   - Department of Transportation Services (DTS)+
   - Honolulu Authority for Rapid Transit (HART)
   - Honolulu Emergency Services (HES)
   - Honolulu Fire Department (HFD)+
   - Honolulu Police Department (HPD)+
   - Office of Climate Change, Sustainability, and Resiliency (OCCSR)
   - Office of Council Services (OCS)

2. **State Agencies:**
   - Department of Business, Economic Development and Tourism,
   - Office of Planning
3. **Federal Agencies:**
   - U. S. Army Corps of Engineers
   - U. S. Coast Guard Civil Engineering Unit
   - 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 provided written notice to all adjoining property owners of a presentation of the proposal to the Kaneohe Neighborhood Board No. 30 (NB30).

On January 18, 2018, the Applicant presented the proposal to the NB30. The NB30 Chair submitted 125 community comments for the record. A group of residents presented a community petition, finding 132 opposed to the development with 90 percent of respondents being from the community. Some of the concerns raised by residents were related to protection of preservation land, flooding, impact to the Kaneohe Stream, traffic, infrastructure capacity, and large detached dwellings. The Applicant and Agent responded to the questions and concerns at the meeting. The Applicant also expressed concerns about homeless living on his properties.

A member of the NB30 made a motion to oppose the zone change, but it was not passed. In its regular meeting minutes, the NB30 attached the community petition and a “Memorandum for the Record” from the NB30 Chair. The Memorandum noted that the reason the motion to oppose the zone change was not adopted was because six board members felt that more data was needed to make a proper decision.

Pursuant to Section 21-2.40-2(c)(3), ROH, the Applicant provided written notice of the Applicant’s proposed use to all property owners within 300 feet of the project site within 10 working days of the director’s acceptance of the completed application. An affidavit confirming notification of surrounding property owners was received by the Department of Planning and Permitting (DPP).

On December 18, 2018, the DPP mailed copies of the zone change application to the NB30, the Hawaiian Electric Company (HECO), the Windward City Satellite City Hall, and the Neighborhood Commission Office (NCO). Notices about the proposed zone change went out to media sources, area elected officials, island-wide organizations, and other stakeholders.

The HECO has no objections. The NCO forwarded correspondence from the NB30.

In its January 29, 2019 email correspondence to the DPP, the NB30 submitted a Resolution to oppose the proposed zone change. The NB30 adopted the Resolution at its regular meeting of January 17, 2019. The basis for its opposition is paraphrased below:

- Potential for flooding especially during severe storm events and in anticipation of sea level rise.
• The proposal would create split zoning for the two lots with less than the minimum lot size for the P-2 Preservation District, which would be difficult for the DPP to support without compelling justifications.

• The DPP advised that a stream study and a drainage report would be required for a full evaluation of the project's impact on the stream and surrounding area.

• The biological survey reported that there are especially dense trees along the Kaneohe Stream at these properties that are potential roost-trees for the Hawaiian hoary bat, which is an Endangered Species Act (ESA)-listed terrestrial mammal in Hawaii.

• Within the project area, Kaneohe Stream is clearly perennial and flows into the Pacific Ocean at Kaneohe Bay, approximately half a mile downstream. Water also flows within an old meander that cuts through the middle of the project and could be considered as a tributary to the stream. These waters are protected by the federal Clean Water Act.

• The biological survey reports that the old stream meander does contain flowing water and the project plans for two bridges to traverse over the meander. This situation could easily become a hazard for people to fall into the meander.

• The City and County of Honolulu General Plan (GP) is designed to discourage private developers from acquiring and assembling land outside of areas planned for urban use, such as in this proposal to rezone designated preservation lands into a residential development.

• The GP says, “Open space preservation is a key element of the vision for Koolau Poko’s future. Long term protection and preservation of scenic resources, agricultural areas, natural areas and recreational areas are important to maintaining the character and attractiveness of Koolau Poko for both residents and visitors.”

• The Applicant has made no definite plans on how the Open Space Preservation policies would be met.

• There is evidence that residents of Puohala Village strongly oppose this proposal to rezone this project area from Preservation to Residential. There is no support for this proposal by the residences of Puohala Village.

• This project proposes to create a gated community as a CPR with the Association of Apartment Owners (AOAO) that “will be made responsible for the maintenance of the portion of Kaneohe Stream that is within the two parcels that make up the Project Site. The AOAO will also be responsible for maintaining the former Kaneohe Stream alignment to keep it clear to handle the drainage that flows from the Puohala Street to Kaneohe Stream.” This would be in addition to maintaining many very large trees for the endangered Hawaiian Hoary Bats, and a private open space area along Kaneohe Stream which may be open to the public during the day.
• It is not likely that the eight residences of an AOAO would be able to meet the tasks described, tasks which are aimed to preserve the nature in and about the properties.

A copy of the NB3O Resolution is included in Attachment 4.

All written community or property owners responses received prior to the completion of this report are included in entirety in Attachment 4. The 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. The entire project site is within the State Urban District. In accordance with Section 205-2(a)(1), HRS, the Urban District is comprised of “those lands that are now in urban use and a sufficient reserve area for foreseeable urban growth....” Rezoning of the project site for residential development is consistent with the purpose of the Urban District.

B. Compliance with City Land Use Legislation

1. GP of the City and County of Honolulu (Amended October 3, 2002 by Resolution 02-205, CD1). The proposed zone change and residential use of the project site supports the following GP 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 zone change is generally consistent with the above objective and policy. The proposed single-family residential project is an infill development surrounded by single-family residential developments of the same or higher densities.

   However, the DPP recommends that the development be limited to two portions of the project site, shown in Attachment 2, to be more consistent with Policy 3.b. above. The two portions are adjacent to existing R-7.5.
residential lots, directly access existing streets, do not require crossing of the former stream path or construction of bridges, and better preserves the desirable environmental qualities of the area.

Based on existing trends, the DPP projects that the KP SCP's share of the islandwide population is declining and in the year 2025 will be 11.1 percent. This is below the 11.6 percent share the GP allocates to the KP SCP area. The proposed residential development is not anticipated to have a significant impact on the projected population share for the KP SCP, but will contribute positively to achieving the GP's population growth policy.

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."

Policy 4: "Encourage residential development in areas where existing roads, utilities, and other community facilities are not being used to capacity."

The proposed project is consistent with the above objective and policies. It is located near the employment centers of Kaneohe town, two shopping malls, and the Marine Corps Base Hawaii, and the project site is in an area with existing roads, utilities, and other community facilities that can support the project.

Some area residents expressed concerns about the project's potential adverse impact on the region's sewer capacity and traffic flow. The Applicant has received approval for a sewer connection to the proposed project, which indicates that the sewer capacity is available to support the residential development. As for traffic impact, the Traffic Assessment Report conducted for the proposed project concluded that the proposed project will have minimal impact on the traffic in the area. Adequacy of infrastructure and public facilities is further discussed in Section D relating to Public Facilities and Services.

VII. Physical Development and Urban Design Objective A.

Policy 3: "Phase the construction of new developments so that they do not require more regional supporting services than are available."

Policy 6: "Encourage the clustering of developments to reduce the cost of providing utilities and other public services."
At the time of this writing, the proposed project can be adequately served by existing water (with the provision of a fire hydrant by the Applicant), sewer, transportation, and public safety services to support the proposed residential units. These are further discussed in the Section D relating to Public Facilities and Services. The proposed project is considered an infill development in an existing residential neighborhood, and it will utilize existing utilities to economize the cost of providing utilities and other public services. The proposed development of the inner parcel will incur some extra costs for utilities and access due to the need for bridges to cross the former stream path.

To better implement Policy 6 above, the DPP recommends limiting rezoning and development to two level areas at the end of the existing Waiawi and Puohala streets, as shown in Attachment 2. This would keep the proposed dwellings clustered with existing residential development and more accessible for connections to existing utilities as well as for public services such as refuse pickup, police protection, and fire protection. With the limited rezoning, the proposed bridges would not be necessary and adequate space for large and emergency vehicle turn-around could be provided within the existing public right-of-way.

2. Chapter 24, ROH, Article 6, KP SCP. Section 24-6.5, ROH, provides that all proposed developments shall be reviewed for their consistency with the vision, policies, and guidelines of the current KP SCP, as amended in August 2017.

a. The Vision for Koolau Poko’s Future. Key elements of the vision relevant to the proposed zone change include the following:

Section 2.1.1: Adapt the Concept of Ahupuaa in Land Use and Natural Resource Management

“...the ahupuaa management concept involves the retention of natural stream beds and, as feasible, partial or full restoration of drainage ways that have been altered by concrete-lined channels. A stream side management zone or 'buffer area' along natural streambeds defines where uses or activities are controlled or modified to protect water quality and aquatic resources.... Most of Koolau Poko’s native forests and other significant wildlife habitats are located within the State Conservation District. Nevertheless, the State Urban District and State Agricultural District contain many natural habitats, such as stream segments and small wetlands. In the State Urban District, urban development in areas susceptible to land movement, soil erosion, and sediment loss has been avoided and performance standards have been applied for the retention of sediment onsite during and after development activities....”

The project site contains a stream segment and a former stream path. Due to the presence of the stream, the property, especially the inner parcel (TMK: 4-5-018: 049) which is surrounded by the stream and former stream path, may be susceptible to land movement, soil erosion, and sediment loss.
The DPP informed the Applicant in a letter dated August 2, 2018, that a stream study and drainage report will be required for a full evaluation of the proposed project’s potential impact on the stream and surrounding area. A Study of Kaneohe Stream for Horseshoe Development dated April 20, 2011, was prepared by Alcon Associates for the Applicant for the purpose of rerouting the existing ditch (former stream path) to create more usable area within the property. The Applicant submitted a Study of Kaneohe Stream for Horseshoe Development on April 5, 2019. Based on a preliminary review, the study is incomplete and needs to be revised and re-submitted. Without a complete updated stream study and the drainage report, the stream and stream banks are not delineated, and potential flood and erosion hazards are not defined. Although the FEMA Flood Map designation for the project site is Zone X, it is reasonable to expect that a different flood hazard map may result with further analysis, based on the fact that there exist both a perennial stream and remnant stream path on site that receives run-off from surrounding areas. As a condition of approval, a complete updated stream study should be required.

The DPP recommends limited rezoning to two areas at the ends of Waiawi and Puohala streets. The partial rezoning excludes development of TMK: 4-5-018:049 (inner lot) and therefore, retains the natural stream beds and reduces potential for damage to future residences due to natural hazards in accordance with the DP SCP vision element above.

Section 2.1.5: Protect and Enhance Residential Character While Adapting to Changing Needs

"...Koolau Poko’s modest increase in housing stock to accommodate a decreasing household size has been satisfied by developing small-scale “infill” sites or additions to existing dwellings. Paradoxically, while the average household size had been declining over many decades, there had been a concurrent trend toward multi-generational and "non-traditional" households and larger dwelling sizes on single-family residential lots as aging housing stock is replaced, expanded or remodeled. Recognizing that this incremental physical transformation can have adverse impacts on the character of mature residential neighborhoods, zoning and public works standards were amended, resulting in appropriate building scale and quiet, attractive, and safe streets.”

The proposed project is a low-density infill residential development that is similar to the existing single-family homes nearby. The Applicant proposes to limit the number of residential dwellings to eight units and limit the size of the dwelling units to a maximum of 3,500 square feet for each dwelling, so as to conform with the existing residential character.

To minimize the potential for adverse impacts to the character of the existing mature surrounding residential neighborhood, while still allowing new housing to be added to the housing stock under reasonable infill
development, the DPP recommends limiting the area to be rezoned to portions contiguous to existing residential lots.

Section 2.1.7: Maintain the Community Growth Boundary to Protect Agricultural, Open Space, and Natural Resources

"...While the Community Growth Boundary includes some lands designated 'park,' 'agriculture,' 'preservation,' or areas with development-related hazards such as steep slopes or unstable soils, these areas have not been developed with uses unsuitable to their designations or in ways that may tend to exacerbate those hazards."

"The Community Growth Boundary confined new urban and suburban development to 'infill' sites within existing urbanized areas and prohibited continuous sprawl. This more compact form of development helped achieve relatively lower site development costs, more efficient utilization of existing urban infrastructure systems, and reduced reliance on the automobile and made transit ridership, walking, and bicycling more feasible and attractive modes of travel."

The proposed project site is within an existing urbanized area within the Community Growth Boundary (CGB) and within a district designated as urban fringe. The proposed project is a low-density infill residential development that would not contribute to sprawl outside of the CGB. However, the project site is currently in the P-2 General Preservation District, contains steep slopes associated with multiple stream banks, and is within a Dam Evacuation Zone (Kaneohe Dam OA-0124/Hoomaluhia Reservoir Evacuation Zone). Limiting the areas to be rezoned to the relatively level portions adjacent to existing residential lots and out of the stream banks and steeper areas is consistent with the above policy.

b. Land Use Policies and Guidelines.

Section 3.1: Open Space Preservation

"Open space preservation is a key element of the vision for Koolau Poko's future. Long-term protection and preservation of scenic resources, agricultural areas, natural areas, and recreational areas are important to maintaining the character and attractiveness of Koolau Poko for both residents and visitors. Open space also functions to provide access to shoreline and mountain areas, define community boundaries, prevent urban sprawl, provide buffers between agricultural uses and residential neighborhoods, create a system of linear greenways along roadways and drainage channels, provide flood storage and habitat where functionally necessary and feasible, and prevent development in areas susceptible to landslides and similar hazards."

Section 3.1.1: Policies

The policies for the preservation of open space and natural resources include the following:
• Enhance the visual and physical definition of urban areas, particularly where topographic features are less pronounced, with contrasting forms of open space and landscaping.

• Prevent urban sprawl.

The Applicant proposes to support the above policies by preserving the stream and the open space at the banks with a 10-foot stream setback and creating a private passive open space area along the stream near the end of Puohala Street. If liability and maintenance concerns can be addressed, the Applicant will consider allowing public access to the open space area. However, the open space area will be fenced, gated, and secured at night. The project site will be developed with contrasting forms of open space and landscaping, according to the Applicant.

The Applicant also indicated that the proposed project activities will comply with the ESA to conserve and protect endangered and threatened species. The biological survey did not find any endangered or threatened species, but did find that there exist trees on the site, especially along the right bank of the stream, that are potential roost sites for the Hawaiian hoary bat, which is the only ESA-listed terrestrial mammal in Hawaii. Potential roost sites include all woody tree species greater than 15 feet in height. Mitigation proposed by the biological survey includes non-removal of all woody vegetation taller than 15 feet during bat pupping season which occurs between June 1st and September 15th. Avoiding the use of barbed wire atop fences to prevent entanglement of flying bats was also suggested, but barbed wire already is not allowed in residential areas. No federally delineated Critical Habitat was found on the project site.

The proposed project is a small-scale infill low-density residential development that would not contribute to urban sprawl outside of the CGB. However, the project site contains a perennial stream, steep slopes, and is within a Dam Evacuation Zone. It also serves as an open space resource.

In light of the above, the DPP recommends limited rezoning and development to provide a better balance between infill development and open space preservation.

Section 3.5: Residential Use

Policies related to residential use call for housing capacity to be increased by infill development of already urbanized lands within the CGB. Although slow growth is key, the KP SCP recognizes that there is a high demand for housing in the region. The proposed project will help fill the demand while still supporting slow growth due to its small size. The single-family residential character of existing surrounding areas will be reflected in the proposed project.

Residential use policies also seek to avoid safety and health problems by calling for development within the 100 year floodplain to conform to regulations and guidelines of the FEMA. The proposed project is outside of the 100 year floodplain, however, an updated stream study would be needed to confirm potential flood hazards.
Chapter 21, ROH, Land Use Ordinance (LUO). The Applicant's request to change the zoning from the P-2 General Preservation District to the R-7.5 Residential District is discussed below.

Residential Districts – Purpose and Intent. Section 21-3.70 of the LUO states:

"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 to the north and south of the project site is single-family residential in the R-7.5 Residential District. To the east and west, the land use pattern is open space and a partially hardened stream in the P-2 General Preservation District corresponding to the Kaneohe Stream. Further east are single-family dwellings in the P-2 General Preservation District. This was built and allowed as a State affordable housing project about three decades ago.

The Applicant's proposed R-7.5 Residential District zoning is consistent with City land use policies for this area and the existing surrounding zoning to the north and south. However, due to development constraints such as a perennial stream, a former stream path that serves as a drainage basin for the surrounding homes, steep slopes, non-contiguous developable areas, and poorly drained soils, the DPP recommends limiting the area to be rezoned to two smaller portions that are relatively level, so as to avoid potential damage to environmentally-sensitive areas.

Permitted uses in the R-7.5 Residential District include low-density housing, group living facilities, schools, parks, churches and other meeting facilities,day-care facilities, and public facilities. The proposed single-family dwellings of up to 3,500 square feet of floor area each is consistent with the intent and standards of the R-7.5 Residential District.

The Applicant proposes to rezone portions of two separate parcels, TMKs: 4-5-018: 049 and 4-5-030: 049. The parcel at TMK: 4-5-018: 049 (inner lot) is landlocked and approximately 1.4 acres in size. The parcel at TMK: 4-5-030: 049 measures 3.975 acres. Currently, neither parcel meets the minimum required lot area of 5 acres for the P-2 Preservation District, but when combined they total 5.375 acres and meet the minimum lot area. The Applicant proposes to consolidate and re-subdivide the parcels in order to reflect the proposed zoning lots. This action, however, would result in creating a new stand-alone landlocked P-2 General Preservation District parcel that would measure 2.025 acres which is less than half of the required minimum, and it would increase nonconformity.
The Applicant proposes joint development of the two newly created parcels for access purposes; however, joint development would not be necessary if the lots are consolidated, but not subdivided. According to the Applicant, the project will be developed under a CPR, and the AOAO will be responsible for the maintenance of the Kaneohe Stream and the former stream path within the property. In not subdividing, the stream portions and stream maintenance by the proposed AOAO would be tied to the proposed residential development and future conveyance (and possible neglect) of the P-2 General Preservation District parcel would be avoided. If the Applicant’s proposal is approved as proposed, the DPP recommends no subdivision as this would increase nonconformity. If rezoning is limited to the two smaller areas at the end of Puohala and Waiawi Streets, as recommended by the DPP, consolidation and re-subdivision of the two parcels or joint development would not be needed as both areas are part of the same parcel, TMK: 4-5-030: 049, and both areas are accessible from existing public right-of-way. If consolidation of the two parcels is still a consideration, even though no longer necessary, it would result in a larger P-2 portion which would decrease nonconformity.

4. Chapter 4, ROH, Article 8, PIM. The KP SCP PIM does not show any PIM symbol on the project site. To the west of the project site is a PIM symbol, No. 22, for the Kaneohe Civic Center Neighborhood Park Modification. The proposed zone change, or the DPP’s recommendation to limit rezoning and development to the edges of the project site, is not anticipated to have any significant impact on the PIM project.

C. Compliance with Environmental Legislation. The following analysis is based on the Applicant’s proposed rezoning of 3.35 acre of land for an eight-unit residential development. It is also applicable to the DPP’s recommendation to limit the rezoning to smaller portions of the same project site with potentially less dwelling units.

1. Chapter 343, HRS, and Title 11, Chapter 200, Hawai‘i Administrative Rules. The proposed project does not trigger the requirements for an Environmental Assessment (EA), per Chapter 343, HRS. Section 24-6.7(b), ROH, requires an EA for projects involving a significant zone change within the KP SCP area. In a letter dated August 2, 2018, the DPP determined that the proposed project does not involve a significant zone change and therefore, an EA is not required.

2. Chapter 6E-42, HRS, Historic Preservation. The SHPD of the State DLNR reviewed this project. As stated in their December 28, 2018 letter, they have no objections to the proposed zone change.

3. Chapter 23, ROH, Shoreline Setback Ordinance. The project site is outside of the shoreline setback area and, therefore, not subject to Chapter 23, ROH.

4. Chapter 25, ROH, SMA Ordinance. A portion of the project site within TMK: 4-5-030: 049 is within the SMA. The proposed driveway connecting the residential units to Puohala Street is within this SMA. A SMA Permit will be required prior to the approval of any building permits for the proposed driveway. SMA Permit requirements are typically addressed as part of the building permit application process; as such, a condition of approval requiring a SMA permit is not recommended.
5. **Impacts from Sea Level Rise and Climate Change.** Per the Mayor's Directive No. 18-2 dated July 16, 2018, the proposed zone change is reviewed for potential impacts from climate change and sea level rise. The project site is located at an elevation above 20 feet mean sea level. This elevation range is outside of the highest projected probability ranges for sea level rise by 2100, according to the State of Hawaii Sea Level Rise Vulnerability and Adaptation Report (2017), the City Climate Change Commission Sea Level Rise Guidance, and accompanying Climate Change Brief (June 2018). However, the proposed project site is also adjacent to the Kaneohe Stream, which projections show will be affected by a 3.2-foot rise in sea level in this area. Simply put, the project site is adjacent to the 3.2 Sea Level Rise Exposure Area (3.2 SLR-XA). Sea level rise may increase vulnerability to flood hazards at the project site. This potential vulnerability is assessed in terms of potential impacts to land use, people, property, cultural and natural resources, and critical infrastructure. This potential vulnerability and possible mitigation measures should be addressed in an updated stream study and drainage report. The most recent stream study was a preliminary study that was submitted to DPP in 2011.

6. **Endangered/Threatened Species.** The Pacific Islands Fish and Wildlife Office (PIFWO) of the U. S. Fish and Wildlife Service stated in their February 4, 2019 letter, that they were unable to provide specific protected species information for the proposed project site. However, the species that "may occur" within the vicinity of the project area are the Hawaiian hoary bat, Hawaiian duck, Hawaiian coot, Hawaiian gallinule, and Hawaiian stilt.

The biological survey submitted by the Applicant included botanical, aquatic, avian, and mammalian survey components. The biological survey found no threatened or endangered species. Similar to the PIFWO, the biological survey states that water birds may visit the site and "should be expected." Such species are non-native and feral Mallard-Hawaiian Duck hybrids and indigenous Black-crowned Night-heron. Other water birds may incidentally utilize the project site, but they are provided more permanent protected habitats nearby at Kawainui Marsh, Heeia Wetland, and Nuupia Ponds located within 2.5 miles of the proposed project site. The biological survey concludes no direct impacts on any protected water birds. For night-flying seabirds, the biological survey recommended that construction lighting be pointed directly downward and outdoor lights be shielded and be "dark sky compliant." Thus, a condition of approval requiring downward-directed construction lighting and dark sky compliance during construction is recommended.

However, while not observed on site, the Hawaiian hoary bat is an ESA-listed terrestrial mammal that roosts in trees over 15 feet tall. Such trees are abundant throughout the project site. It is recommended that no woody vegetation taller than 15 feet be removed during the bat pupping season between June 1 and September 15, and no barbed wire should be used to top fence lines. To note, barbed wire is not allowed in residential areas.

7. **Chapter 21A, ROH, Flood Hazard Areas.** Although there is a stream and former stream path on site, the entire project site and surrounding area is currently within Flood Zone X, which is determined to be an area of low to moderate flood hazard and outside of the 0.2 percent annual chance floodplain.
The project site is not in a flood hazard area as defined by the FEMA, however, as previously mentioned, further study is recommended and the project will still be required to satisfy existing City drainage regulations and provide a drainage report and an updated stream study to the DPP prior to approval of any building permits. As noted earlier, the Applicant submitted a stream study on April 5, 2019, but it is considered incomplete by the DPP.

Based on the above, as a condition of approval, an updated complete stream study and a drainage report will be required prior to approval of any building permits or transfer of ownership, whichever occurs first.

D. Public Facilities and Services. Agency and community comments regarding specific public facilities and services was based on the information provided in the Applicant’s zone change application. Comments received to date are summarized below.

1. Transportation.

The project site is accessed by Waiawi Street in the west end and Puohala Street in the east end. The streets are parallel and both streets are two-lane, two-way paved roadways running in the north-south direction. Both streets intersect Pua Inia Street that runs in the east-west direction and terminates at an intersection with Kamehameha Highway in the west. Waiawi Street continues south past Pua Inia Street and terminates at an intersection with Puaalowalo Street. Puohala Street continues further south past Pua Inia Street and terminates in an intersection with Kaneohe Bay Drive. The Waiawi/Pua Inia and Puohala/Pua Inia intersections are un-signalized.

The Applicant proposes to construct access to six dwelling units from Puohala Street. The access would lead to the proposed open space area and one dwelling unit, then across a new vehicular bridge to five more dwellings. Access to two dwelling units will be via a new driveway from Waiawi Street.

A March 2018 traffic study conducted for the Applicant calculated the likely traffic impacts of the project’s plan to add up to eight dwelling units. It concluded that the proposed development will have a negligible effect on existing traffic conditions at the Puohala Street intersection with Pua Inia Street and the Pua Inia Street intersection with Waiawi Street. It anticipated no change in the level of service (LOS) during the morning and afternoon rush hours at the intersections. The current LOS levels are in an acceptable range.

In a letter dated January 10, 2019, the State DOT stated that the proposed project will not have a significant impact to State highway facilities in the vicinity.

In a letter dated January 30, 2019, the City DTS offered comments recommending safe driveway design; safety measures for vehicles, pedestrians, and bicyclists during construction; a Traffic Management Plan (TMP) to be jointly reviewed and accepted by the DTS and the DPP; and reparation of any damage to the existing roadway caused by the project to meet current City standards.
Most of the comments can be addressed during the building permit review process or in a Construction Management Plan (CMP), as discussed in the Recommendation section.

In several letters and email correspondences, community members expressed concerns about the project’s overall traffic impacts. In a letter dated January 10, 2019, and signed by six residents “on behalf of the Puohala Community”, the residents state that the “...area is already congested with traffic making it difficult for our children and residents to walk safely on Puohala and Pua Inia Streets.....” They also “…strongly believe the traffic assessment...is wholly inaccurate....and request that the appropriate government agency conduct a comprehensive traffic assessment in this area....”

To address community concerns about potential traffic impact, mitigative measures will be required of the Applicant. In addition, the DPP recommends that the developer construct all the required site improvements for the project prior to approval of building permits for the dwellings or transfer of ownership, whichever occurs first, as these improvements may exceed the capacities of individual buyers who purchase the CPR lots in the future.

The following conditions of approval are recommended for the proposed project. The DPP will require the Applicant to provide:

(1) A time line or phasing plan of the anticipated dates to obtain major building permit(s) for the proposed demolition/construction work, including the projected date of occupancy.

(2) A CMP that identifies the type, frequency and routing of heavy trucks and construction related vehicles, for DPP review and approval prior to the issuance of demolition/building permits for major construction work. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes 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 should also be included in the CMP. The applicant 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.

(3) A turnaround at the end of Puohala Street as part of the Puohala Street right-of-way, prior to the issuance of building permits for the dwelling units or transfer of ownership to the CPR, whichever occurs first. The dimensions and boundaries of the turnaround should be included during the building permit review process.
(4) Access to the property from Puohala Street, minimum 20 feet wide, paved and clear to service the proposed six units.

(5) Access to the property from Waiawi Street, minimum 12 feet wide, paved and clear to service the proposed two units.

(6) Both access points to have a maximum 5 percent grade for 25 feet from the property line and if any gates are proposed, they shall be recessed into the property to avoid queuing into the City right-of-way. A turnaround area should be provided prior to the gate to avoid backing out into the City right-of-way.

(7) Reconstruction of the existing turnaround at the end of Waiawi Street depending on the location of the proposed connection to the development. This can be handled during plan review process.

(8) Construction plans for all work within or affecting public streets to be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required.

2. **Water.** In a letter dated January 11, 2019, the BWS stated that the existing water system cannot provide adequate off-site fire protection to the proposed project and therefore, the Applicant will be required to install a fire hydrant along Waiawi Street. Therefore, a condition of approval requiring installation of a fire hydrant on Waiawi Street is recommended.

Although details of the on-site water system were not provided, it is assumed that connections to service the proposed dwellings on TMK: 4-5-018: 049 (inner lot) will need to cross the former stream path and be attached to the proposed bridges. The DPP recommends limiting rezoning and development to the areas near existing streets and not on the inner lot, TMK: 4-5-018:049. Limited rezoning would make such extensive infrastructure improvements and ground disturbance unnecessary.

3. **Wastewater.** The proposed project includes construction of a sewer lateral in Puohala Street and connection to the municipal wastewater system. With the recent completion of the improvements to the wastewater system serving the Kaneohe to Kailua area, municipal wastewater service is available. The Applicant received a Sewer Connection Permit on November 1, 2018, indicating that the sewer capacity is available to support the proposed eight units. Additionally, the ENV stated in a letter dated January 3, 2019, that they do not foresee a significant impact to wastewater facilities and services. Therefore, a condition of approval regarding wastewater is not recommended.

Details of the on-site wastewater system were not provided, but it is assumed that wastewater connections to service the proposed dwellings on the inner parcel, TMK: 4-5-018: 049, will need to cross the former stream path and be attached to the proposed bridges, similar to the water system.
4. **Drainage.** The project's basic drainage plan is to continue the existing sheet flow pattern to the Kaneohe Stream. City municipal storm sewer systems within the Waiawi Street, Lanipola Place, and Puohala Street right-of-ways discharge into the former stream path of the project site. The DPP will require the Applicant to address how the discharge will be managed and to designate drainage and flowage easements for such on the project site. The project shall comply with the prevailing Stormwater Quality Rules and drainage standards at the time construction/grading plans are submitted to the DPP for review.

As mentioned above in Section C, the proposed project site is located outside of, but adjacent to, the 3.2-foot Sea Level Rise Exposure Area (SLR-XA), as mapped and defined by the Hawaii Climate Change Mitigation and Adaptation Commission. The 3.2-foot SLR-XA follows along the Kaneohe Stream which flows through the subject properties north of the proposed project site. Due to the uniqueness of the project site, its location adjacent to the 3.2-foot SLR-XA, and the presence of a City storm drain system that empties onto the property and connects to the stream, a drainage report and an updated stream study will be needed in addition to the designations of drainage and flowage easements in favor of the City. Therefore, conditions of approval are recommended to require a drainage report, an updated completed stream study, and designations of drainage and flowage easements in favor of the City. The drainage report and stream study should include analyses of impacts from sea level rise and mitigation measures.

5. **Solid Waste.** The proposed project is a single-family residential development and will be eligible for City refuse service. However, in an email communication, the ENV Refuse Division commented that it does not appear that the proposed residences/properties will have access roads that meet City subdivision street standards. Detailed plans showing road widths, inclines, and street signage should be submitted to ENV Refuse Division to qualify for services.

In the event that the proposed project cannot be serviced by the City refuse service, the Applicant will have to contract with a private refuse collection service to collect and remove solid waste from the project site. A condition of approval regarding solid waste is not recommended.

6. **Police Protection.** The proposed project site is located within HPD District 4, which serves Kaneohe to Kailua to Kahuku. The HPD stated in a letter dated December 31, 2018, that they have concerns with the project and recommend traffic controls and management for construction vehicles and other residents in the area. Therefore, a condition of approval regarding a CMP is recommended.

7. **Fire Protection.** The project area is served by the Kaneohe Fire Station located less than a mile away. 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. Additionally, as described above, the BWS requires installation of a fire hydrant along Waiawi Street to support the proposed project.
8. **Parks and Recreation.** Public recreational facilities serving the area include the Kaneohe Civic Center Neighborhood Park, the Kaneohe Community Park, and the fields and playcourts at Puohala Elementary School, Reverend Benjamin Parker Elementary School, and Castle High School. The DPR had no comment on the proposed zone change or project.

The Applicant proposes to build an on-site private park in the form of a 2,800-square-foot open space area between the end of Puohala Street and the stream to address the City’s park dedication requirements. The alternative is to pay an in-lieu park dedication fee to the City. The Applicant is required to address park dedication requirements as part of the building permit application process; therefore, a condition of approval regarding parks and recreation is not recommended.

9. **Schools.** The project site is located in the Castle School Complex Area. School-age residents are served by Puohala Elementary, King Middle, and Castle High schools.

The DOE did not submit written comments for this zone change proposal. However, according to a phone conversation with staff of the DOE Facilities Development Branch, all three schools are under capacity as of the most recent official enrollment counts. Therefore, a condition regarding school facilities is not recommended.

D. **Socio-Economic Impacts.** The addition of up to eight single-family dwelling units, as proposed by the Applicant, will slightly alter the existing suburban residential character of Waiawi Street or Puohala Street, but will not result in significant socio-economic impacts of the larger residential area.

**IV. CONCLUSIONS OF LAW**

The Director hereby makes the following conclusions:

Based on the foregoing Findings of Fact and Analysis, the Applicant’s proposed zone change is generally consistent with the intent of the State Urban District, and with some objectives and policies of the GP and the KP SCP. However, due to the presence of site development constraints such as steep slopes, a perennial stream and tributary, and the stormwater drainage system, the DPP recommends limiting the area to be rezoned in order to reduce potential hazards due to flooding, erosion, and soil instability. This would better support the vision, objectives, and policies of the KP SCP for open space preservation and protection of visual and natural resources. It also minimizes the potential for adverse impacts to the character of the existing mature surrounding residential neighborhood, while still allowing new housing to be added to the housing stock under reasonable infill development.

Furthermore, the limited rezoning is found to be more consistent with the General Plan, Population Objective C, Policy 3.b. and Physical Development and Urban Design Objective A, Policy 6.
While the reviewing agencies did not oppose the Applicant's zone change request regarding public infrastructure and services, there are some concerns and need for more information regarding social and environmental impacts. Conditions of approval are recommended for more information and mitigation.

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 change in zoning from the P-2 General Preservation District to the R-7.5 Residential District be PARTIALLY APPROVED, as shown on the maps marked Exhibit A in the attached draft Ordinance (Attachment 5), and subject to the Applicant's execution of a Unilateral Agreement under the provisions of Section 21-2.80 of the Land Use Ordinance (LDO) to be recorded with the Bureau of Conveyances.

The recommended partial approval adjusts the area to be rezoned to two smaller portions contiguous to existing residential lots, totaling 0.85 acres, and fully contained in Tax Map Key (TMK): 4-5-030: 049 (Attachment 2). Based on the size of the combined portions and the proposed underlying zoning of R-7.5 Residential, up to four dwellings units may be developed. The basis for the Department's recommendation is derived from the preceding Analysis.

The recommended zoning conditions of approval include the following:

1. **Stream Study.** Prior to the submittal of the first residential building permit or subdivision application, whichever comes first, except for perimeter walls or fencing, the Declarant shall submit a complete updated stream study to the DPP for review and approval. Designation of stream setbacks, long-term maintenance of the stream, and impacts from climate change and sea level rise and identification of necessary mitigation measures shall be addressed.

2. **Drainage Report and Drainage Easements.** Prior to the approval of the first residential building permit, the Declarant shall submit a complete drainage report to the DPP for review and approval. Drainage and flowage easements will need to be designated across the project site to address the discharge from the municipal separate storm sewers at the ends of Waiai Street, Lanipola Place, and Puhala Street. Drainage and flowage easements shall be in favor of the City. The drainage report shall also address possible impacts from climate change and sea level rise and identification of necessary mitigation measures.

3. **Transportation.** The Declarant shall carry out the following requirements related to traffic and transportation improvements for the Project:
   
a. Submit to DPP a time line or phasing plan of the anticipated dates to obtain major building permit(s) for the proposed demolition/construction work, including the projected date of occupancy, in a format acceptable to the DPP. The time line should identify when the construction management plan (CMP) will be submitted for review and approval. The time line or phasing plan should be submitted prior to the approval of the first building permit.
b. Submit to the DPP a CMP that identifies the type, frequency, and routing of heavy trucks and construction-related vehicles. The CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes 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 should also be included in the CMP. The Applicant 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. The Applicant shall also provide a copy of the DPP-approved CMP to the Honolulu Police Department.

c. Construct a turnaround at the end of Puohala Street, as part of the Puohala Street right-of-way, prior to the issuance of building permits for the dwelling units or prior to any filing of a Declaration for Condominium Property Regime (CPR), whichever occurs first. Plans showing the dimensions and boundaries of the turnaround shall be included during the building permit review process.

d. Access to the property from Puohala Street shall be a minimum of 20 feet wide, paved, and clear to service the proposed six units. The minimum width may be adjusted if the access services less than six units.

e. Access to the property from Waiawi Street shall be a minimum of 12 feet wide, paved, and clear to service the proposed two units.

f. Both access points shall have a maximum 5 percent grade for 25 feet from the property line and any gates shall be recessed into the property to avoid queuing into the City right-of-way. A turnaround area shall be provided prior to the gate to avoid backing out into the City right-of-way.

g. Reconstruct the existing turnaround at the end of Waiawi Street, depending on the location of the proposed connection to the development, to be resolved during the construction plan review process.

h. Construct all the required site improvements for the project, including the bridge and the turnaround if the proposal is fully approved, prior to CPR home or lot sales.

4. **Construction Lighting.** All construction lighting shall be pointed directly downward and outdoor lights shall be shielded and be dark sky compliant.

5. **Number and Size of Dwelling Units.** The number of dwelling units on the 0.85-acre rezoned portions shall be limited to four single-family units total as permitted by the underlying R-7.5 Residential District. For any approval of rezoning to Residential District, the Declarant shall limit the total floor area for each dwelling unit to no more than
3,500 square feet, as represented in the Application, to protect and enhance residential character.

6. **Allowable Use.** Development of the property shall be restricted to single-family use, as represented in the Application for zone change.

7. **Transfer of Ownership.** The Declarant shall notify the DPP in writing of any transfer in ownership or intent to transfer ownership of the subject properties.

8. **Subdivision.** The properties shall not be subdivided so as to avoid creating further nonconformities and to ensure proper maintenance of the stream by future owners of the properties.

9. **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.

10. **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.

11. **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 15th day of April, 2019.

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

By Kathy K. Sokugawa
Acting Director

Attachments
ATTACHMENT 1
(LOCATION MAP SHOWING SMA, EXISTING ZONING MAP, PUBLIC INFRASTRUCTURE MAP)
Portion of Existing Zoning Map
(Heeia - Kaneohe - Maunawili)

TAX MAP KEYS: por. of 4-5-030:049 & por. of 4-5-018:049

Folder No.: 2018/Z-4
ATTACHMENT 2
(PROPOSED ZONE CHANGE MAP,
PROPOSED SITE PLAN,
TOPOGRAPHIC SURVEY,
DPP's RECOMMENDED ZONE CHANGE MAP)
PROPOSED REZONING FOR HORSESHOE DEVELOPMENT
Proposed Zone Change from P-2 to R-7.5 Zoning District Boundary Line

PORTION OF ZONING MAP NO. 22
Heeia - Kaneohe - Maunawili

The northern boundary of the land is situated approx. 113 ft. south of Halemuku Pl., the southern boundary is adjacent to residential properties between Waialwi St. and Puohala St., land access is from Waialwi St. and Puohala St.

APPLICANT: Horseshoe Land Company, LLC
TAX MAP KEY: por. of 4-5-030:049
FOLDER NO.: 2018/Z-4
LAND AREA: 0.86 Acre
PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING  PLANNING COMMISION  CITY COUNCIL

ORD. NO.  EXHIBIT A  BILL
EFF. DATE:
ATTACHMENT 3
(AGENCY COMMENTS)
The existing water system cannot provide adequate off-site fire protection to the proposed zone change development. The nearest fire hydrant along Waiau Street is located approximately 415 linear feet away from the proposed parcel. Therefore, the developer will be required to install a fire hydrant at the end of Waiau Street. The construction drawings should be submitted for our review and approval, and the construction schedule should be coordinated with the Board of Water Supply to minimize impact to our water system.

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

Water conservation measures are recommended for all proposed developments. These measures include the use of Water Sense labeled ultra-low-flow water fixtures and toilets, utilization of nonpotable water for irrigation using rain catchment and chiller/air handler condensate, cooling tower conductivity meters and water softening recycling systems, drought tolerant plants, xeriscape landscaping, and efficient irrigation systems.

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

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

TO: Lin Wong, Chief
Development Plans and Zone Change Branch
Department of Planning and Permitting

FROM: Hirokazu Toiya, Acting Director
Department of Emergency Management

SUBJECT: Application for Zone Change from the P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu
Tax Map Keys: 4-5-018: 049 (por.) and 4-5-030:049 (por.)

Upon review of the application for Zone Change by Horseshoe Land Company, LLC. There is no impact of the proposed project on the public facilities and/or services, which are planned or provided by the Department of Emergency Management.

Thank you for the opportunity to review and comment.
January 3, 2019

MEMORANDUM

TO: Lin Wong, Acting Branch Chief
   Development Plans and Zone Change Branch
   Department of Planning and Permitting

FROM: Lori M.K. Kahikina, P.E.
   Director

SUBJECT: Application for Zone Change from the P-2 General
   Preservation District to the R-7.5 Residential District
   Serenity Residential, Kaneohe, Oahu
   Tax Map Keys: 4-5-018: 049 (por.) and 4-5-030:049 (por.)

We have reviewed the subject application as transmitted to us by your memo dated December 18, 2018, reference number 2018/Z-4 (lii). We do not foresee a significant impact to our facilities and services from the proposed zone change. Provided that standard design and other requirements are being followed, we have no other comments at this time.

Should you have any questions, please call Marisol Olaes, Civil Engineer, at 768-3467.
From: CITYDART@honolulu.gov
Sent: Wednesday, March 13, 2019 9:22 AM
To: Olaes, Marisol
Subject: CityDART ENV - OAS LOG: New response from Control No 754971

Control Number: 754971
CityDART: OAS LOG
From: syamaguchi1
Subject: Application for Zone Change
Description: Application for Zone Change from the P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe TMK 4-5-018: 049 (por.) and 4-5-030:049 (por.)
Response: Per J. Nagashima: Refuse service can only be provided to new residences/properties if the streets available to access the residences/properties meet the Subdivision Rules and Regulations, Subdivision Street Standards (found online at http://www.honolulu.gov/Portals/0/pdfs/engineering/SubRulesRegs.PDF). Based on the design plans provided, it does not appear that the residences/properties have access roads that meet the standards. When/if more detailed plans showing road widths, inclines, and street signage are available, please submit them to the Refuse Division at 1000 Ulouhia Street, Suite 201, Kapolei, Hawaii 96707 and the Refuse Division can more meticulously review the proposed development regarding refuse collection service.
Click here to respond
MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

ATTENTION: Lin Wong, Chief
Development Plans and Zone Change Branch

FROM: Ross S. Sasamura, P.E.
Director and Chief Engineer
Department of Facility Maintenance

SUBJECT: Application for Zone Change from the P-2 General Preservation District
to the R-7.5 Residential District, Serenity Residential, Kaneohe
Tax Map Keys: 4-5-018:049 (por.) and 4-5-030:049 (por.)

Thank you for the opportunity to review and comment on the proposed subject project.

We do not have objections at this time. However, the City has several existing storm drain
structures from neighboring streets that discharge to the subject zone which shall be
accommodated and accounted for in the proposed development.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road
Maintenance at 768-3697.
MEMORANDUM

TO: Kathy Sokugawa, Acting Director
Department of Planning and Permitting

FROM: Michele K. Nekota
Director

SUBJECT: Application for Zone Change from the P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu
Tax Map Keys: 4-5-018: 049 (por.) and 4-5-030:049 (por.)

Thank you for the opportunity to review and comment on the subject Application for Zone Change that will permit the construction of eight single-family dwellings.

The Department of Parks and Recreation has no comment.

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

MKNjfr
(754642)
MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

ATTENTION: Lin Wong, Chief
Development Plans and Zone Change Branch

FROM: Wes Frysztki, Director
Department of Transportation Services

SUBJECT: Application for Zone Change from P-2 General Preservation District to R-7.5 Residential District, Serenity Residential (Project file no. 2018/11.4), Kaneohe, Oahu, Hawaii

In response to your memorandum dated December 18, 2018, we have the following comments:

1. **Driveway Design.** All access driveways to the project site should be designed with the highest pedestrian and bicycle safety measures and constructed to current City standards.

2. **Traffic Management Plan (TMP).** A TMP should be prepared for this project that is jointly reviewed and accepted by the Department of Transportation Services (DTS) and the Department of Planning and Permitting. The TMP shall include the following:
   a. A discussion of the traffic impacts that the project may have on any surrounding City roadways and facilities, including short-term impacts during construction with corresponding measures to mitigate these impacts by applying Complete Streets principles.
b. 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.

3. **Roadway, Sidewalk and Crosswalk Closures.** If there are any roadway, sidewalk or crosswalk closures, alternate routes should be provided for vehicles, pedestrians, and bicyclists that are safe and clearly marked.

4. **Vehicle/Pedestrian Crossing.** Any existing pedestrian, bicycle and vehicle access/crossing shall be maintained with the highest safety measures during construction.

5. **Best Management Practice (BMP) Controls.** BMP controls should be included at the construction site to prevent trailing of dirt and debris onto the City roadways.

6. **Roadway Damage.** Any damage to the existing roadway and sidewalk area caused by the project should be repaired to current City standards as well as meet Americans with Disabilities Act requirements.

7. **Neighborhood Impacts.** The area representatives, neighborhood board, as well as the area residents, businesses, emergency personnel (fire, ambulance, and police), Oahu Transit Services, Inc. (TheBus and TheHandi-Van), etc., should be kept apprised of the details and status throughout the project and the impacts that the project may have on the adjoining local street area network.

8. **Street Usage Permit.** A street usage permit from the DTS should be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.
In response to a memorandum from Lin Wong of the Development Plans and Zone Change Branch dated December 18, 2018, regarding the abovementioned 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 meters) 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; 2012 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1; 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 millimeters) 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; 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 Wayne Masuda of our Fire Prevention Bureau at 723-7151 or wmasuda@honolulu.gov.

SOCRATES D. BRATAKOS
Assistant Chief

SDB/TC: bh
MEMORANDUM

TO: City, State, and Federal Agencies  
FROM: Lin Wong, Chief  
       Development Plans and Zone Change Branch  
       Department of Planning and Permitting  
SUBJECT: Application for Zone Change from the P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu  
       Tax Map Keys: 4-5-018: 049 (por.) and 4-5-030:049 (por.)

Enclosed for your review and comment is an Application for a zone change regarding approximately 3.35 acres of land on portions of two lots in Kaneohe. The Applicant, Horseshoe Land Company, LLC, is proposing a zone change for portions of the lots from the P-2 General Preservation District to the R-7.5 Residential District. The remainder of the lots contain Kaneohe Stream and a stream buffer area, which will remain in the P-2 General Preservation District. The project site is located approximately 900 feet east of Kamehameha Highway near the Kaneohe Civic Center Neighborhood Park.

The purpose of the proposed zone change is to allow the Applicant to construct eight single-family dwellings. Three dwellings are proposed on parcel 4-5-030:049 and five dwellings are proposed on parcel 4-5-018:049. A site plan is included in Appendix IX of the Application Report. Access to the site will be from Waiwai and Puohala Streets.

Please evaluate the impact of the proposed project on the public facilities and/or services, which are planned or provided by your department or agency as to whether they are adequate to serve the proposed project. If the public facilities and/or services are inadequate, indicate what improvements would be necessary to support the proposed project.
Due to time constraints of the Land Use Ordinance, we would appreciate your reply by the date indicated below. Please reference the project file number 2018/Z-4 in your response.

Should you have any questions, please contact Lisa Imata, of our staff, at 768-8041 or lisa.imata@honolulu.gov.

LW:bkg

Enclosure

Reply by: **January 17, 2019**
Stream flows through the property from west to east. Further east in the P-2 General Preservation District are single-family residences.

The Applicant is proposing a zone change for a 3.35 acre portion of two lots from the P-2 General Preservation District to the R-7.5 Residential District. The remainder of the lots contain Kaneohe Stream and a stream buffer area, which will remain in the P-2 General Preservation District. The project site is located approximately 900 feet east of Kamehameha Highway near the Kaneohe Civic Center Neighborhood Park. The purpose of the zone change is to allow the Applicant to construct eight single-family dwellings. Access to the site will be from Waiwai and Puohala Streets.

DEPARTMENT COMMENTS:
Based on the information provided, the Honolulu Police Department has concerns with the development. Therefore, we recommend the contractor implement traffic controls and management (e.g., signs, cones, barricades, flag persons, special duty officers, etc.) for construction vehicles and other residents in the area.

If there are any questions, please call Major Crizalmer Caraang of District 4 (Kaneohe, Kailua, Kahuku) at 723-8639.

RADE VANIC, Acting Assistant Chief
Support Services Bureau
December 31, 2018
December 28, 2018

Mr. Lin Wong, Chief
Development Plans and Zone Change Branch
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813
c/o lisa.imata@honolulu.gov

Dear Mr. Wong:

SUBJECT: Chapter 6E-42 Historic Preservation Review—Application for Zone Change from P-2 General Preservation District to R-7.5 Residential District, Serenity Residential—2018/Z-4(lli)
Kāne‘ohe Ahupua‘a, Ko‘olaulaupoko District, Island of O‘ahu
TMK: (1) 4-5-018:049 por. and 4-5-030:049 por.

This letter provides the State Historic Preservation Division’s (SHPD’s) comments regarding this Application for Zone Change from P-2 General Preservation District to R-7.5 Residential District, Serenity Residential, Kāne‘ohe. The SHPD received this submittal on December 21, 2018. The landowners, Horseshoe Land Company, LLC and DOHO Ltd., are requesting a zone change from P-2 to R-7.5 for a 3.5-acre portion (cumulative) of two parcels identified as TMK: (1) 4-5-018:049 and 4-5-030:049. The proposed project site is located within the Community Growth Boundary in an area designated for low-density residential use in the Ko‘olaulaupoko Sustainable Communities within the town of Kāne‘ohe. The purpose of the zone change is to allow the development of eight single-family dwellings with appurtenances.

A SHPD records review indicates that no archaeological inventory survey (AIS) has been conducted within the proposed project location, and that no archaeological historic properties have been identified. The USDA identifies the soils as Hanalei silt clay (HnA) (Foote et al. 1972).

Based on the information provided, SHPD has no objections to the applicant’s request for a Zone Change from P-2 to R-7.5.

SHPD requests the opportunity to review any projects involving ground disturbing activities prior to issuance of any permits.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for any questions regarding this letter.

Aloha,

Susan A. Lebo

Signed For
Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy, State Historic Preservation Officer
Ms. Lin Wong  
Chief  
City and County of Honolulu  
Development Plans and Zone Change Branch  
Department of Planning and Permitting  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813  

Dear Ms. Wong:

Subject: Application for Zone Change from the P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential  
Kaneohe, Oahu  
TMK No. (1) 4-5-018: 049 (por.) and (1) 4-5-030: 049 (por.)

We have reviewed the subject rezoning application dated November 2018 regarding Horseshoe Land Company, LLC's proposal to construct 8 residential units at the end of Puohala Street and Waiwai Street in Kaneohe.

Based on the project scope and location, it appears that there will be no significant impact to the State highway facilities in the vicinity of the project.

The State Department of Transportation does not have any comments at this time.

If you have any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Planning Branch at (808) 587-1830. Please reference File Review No. PS 2018-131.

Sincerely,

JADE T. BUTAY  
Director of Transportation
Dear Ms. Wong:

Attached you will find the FWS Pacific Islands Fish and Wildlife Office’s response to your request for your project file number 2018/Z-4.

We thank you for your efforts to conserve listed species and native habitats. Please contact us should you have any questions pertaining to this response or require further guidance. When referring to this project, please include this reference number: 01EPIF00-2019-TA-0126.

Very Respectfully,

Administrative Staff
US Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
Ecological Services
300 Ala Moana Blvd., Suite 3-122
Honolulu, HI 96850
Phone: 808-792-9400
Email: PIFWO_ADMIN@FWS.GOV
In Reply Refer To: 01EP1F00-2019-TA-0126

February 4, 2019

Ms. Lin Wong
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: Response to your Request for Technical Assistance Project File Number 2018/Z-4

Dear Ms. Wong:

Thank you for your recent correspondence requesting technical assistance on species biology, habitat, or life requisite requirements. The Pacific Islands Fish and Wildlife Office (PIFWO) of the U.S. Fish and Wildlife Service (Service) appreciates your efforts to avoid or minimize effects to protected species associated with your proposed actions. We provide the following information for your consideration under the authorities of the Endangered Species Act (ESA) of 1973 (16 U.S.C. 1531 et seq.), as amended.

Due to significant workload constraints, PIFWO is currently unable to specifically address your information request. The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. Based on your project location and description, we have noted the species most likely to occur within the vicinity of the project area, in the ‘Occurs In or Near Project Area' column. Please note this list is not comprehensive and should only be used for general guidance. We have added to the PIFWO website, located at https://www.fws.gov/pacificislands/promo.cfm?id=17175840 recommended conservation measures intended to avoid or minimize adverse effects to these federally protected species and best management practices to minimize and avoid sedimentation and erosion impacts to water quality.

If you are representing a federal action agency, please use the official species list on our web-site for your section 7 consultation. You can find out if your project occurs in or near designated critical habitat here: https://ecos.fws.gov/ipac/.

Under section 7 of the ESA, it is the Federal agency’s (or their non-Federal designee) responsibility to make the determination of whether or not the proposed project “may affect” federally listed species or designated critical habitat. A “may affect, not likely to adversely affect” determination is appropriate when effects to federally listed species are expected to be discountable (i.e., unlikely to occur), insignificant (minimal in size), or completely beneficial.
This conclusion requires written concurrence from the Service. If a “may affect, likely to adversely affect” determination is made, then the Federal agency must initiate formal consultation with the Service. Projects that are determined to have “no effect” on federally listed species and/or critical habitat do not require additional coordination or consultation.

Implementing the avoidance, minimization, or conservation measures for the species that may occur in your project area will normally enable you to make a “may affect, not likely to adversely affect” determination for your project. If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. If the proposed project is funded, authorized, or permitted by a Federal agency, then that agency should consult with us pursuant to section 7(a)(2) of the ESA. If no Federal agency is involved with the proposed project, the applicant should apply for an incidental take permit under section 10(a)(1)(B) of the ESA. A section 10 permit application must include a habitat conservation plan that identifies the effects of the action on listed species and their habitats, and defines measures to minimize and mitigate those adverse effects.

We appreciate your efforts to conserve endangered species. We regret that we cannot provide you with more specific protected species information for your project site. If you have questions that are not answered by the information on our website, you can contact PIFWO at (808) 792-9400 and ask to speak to the lead biologist for the island where your project is located.

Sincerely,

Aaron Nadig
Island Team Manager
Pacific Islands Fish and Wildlife Office

Digitally signed by
Aaron Nadig
Date: 2019.02.04 16:07:17 -10'00'

cc: Ms. Lisa Imata
The table below lists the protected species most likely to be encountered by projects implemented within the Hawaiian Islands. For your guidance, we've marked species that may occur in the vicinity of your project, this list is not comprehensive and should only be used for general guidance.

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name / Hawaiian Name</th>
<th>Federal Status</th>
<th>May Occur In Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mammals</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Lasiurus cinereus semotus</em></td>
<td>Hawaiian hoary bat/ 'öpe'ape'a</td>
<td>E</td>
<td>☒</td>
</tr>
<tr>
<td><strong>Reptiles</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Chelonia mydas</em></td>
<td>Green sea turtle/honu - Central North Pacific DPS</td>
<td>T</td>
<td>☐</td>
</tr>
<tr>
<td><em>Erectmochelys imbricata</em></td>
<td>Hawksbill sea turtle/ Honu 'ca</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Birds</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Anas wyvilliana</em></td>
<td>Hawaiian duck/ koloa</td>
<td>E</td>
<td>☒</td>
</tr>
<tr>
<td><em>Branta sandvicensis</em></td>
<td>Hawaiian goose/ nēnē</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td><em>Fulica alai</em></td>
<td>Hawaiian coot/ 'alae kea</td>
<td>E</td>
<td>☒</td>
</tr>
<tr>
<td><em>Gallinula galeata sandvicensis</em></td>
<td>Hawaiian gallinule/ 'alae 'ula</td>
<td>E</td>
<td>☒</td>
</tr>
<tr>
<td><em>Himantopus mexicanus knudseni</em></td>
<td>Hawaiian stilt/ Ae'o</td>
<td>E</td>
<td>☒</td>
</tr>
<tr>
<td><em>Oceanodroma castro</em></td>
<td>Band-rumped storm-petrel/ 'akē'akē</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td><em>Pterodroma sandwichensis</em></td>
<td>Hawaiian petrel/ 'ua'u</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td><em>Puffinus auricularis newelli</em></td>
<td>Newell’s shearwater/ 'a'o</td>
<td>T</td>
<td>☐</td>
</tr>
<tr>
<td><em>Ardena pacifica</em></td>
<td>Wedge-tailed Shearwater/ 'ua'u kani</td>
<td>MBTA</td>
<td>☐</td>
</tr>
<tr>
<td><em>Gygis alba</em></td>
<td>White Tern/ manu-o-ki</td>
<td>MBTA</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Insects</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Manduca blackburni</em></td>
<td>Blackburn’s sphinx moth</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td><em>Megalagrion pacificum</em></td>
<td>Pacific Hawaiian Damselfly</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td><em>M. xanthomelas</em></td>
<td>Orangeblack Hawaiian Damselfly</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td><em>M. nigrohamatum nigrolineatum</em></td>
<td>Blackline Hawaiian Damselfly</td>
<td>E</td>
<td>☐</td>
</tr>
<tr>
<td>Scientific Name</td>
<td>Common Name or Hawaiian Name</td>
<td>Federal Status</td>
<td>Locations</td>
</tr>
<tr>
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<td>-----------</td>
</tr>
<tr>
<td>Abutilon menziesii</td>
<td>Ko'oloa'ula</td>
<td>E</td>
<td>O, L, M, H</td>
</tr>
<tr>
<td>Achyranthes splendens var. rotundata</td>
<td>'Ewa hinahina</td>
<td>E</td>
<td>O</td>
</tr>
<tr>
<td>Bonamia menziesii</td>
<td>No common name</td>
<td>E</td>
<td>K, O, L, M, H</td>
</tr>
<tr>
<td>Canavalia pubescens</td>
<td>'Āwikiwiki</td>
<td>E</td>
<td>Ni, K, L, M</td>
</tr>
<tr>
<td>Colubrina oppositifolia</td>
<td>Kaula</td>
<td>E</td>
<td>O, M, H</td>
</tr>
<tr>
<td>Cyperus trachysanthos</td>
<td>Pu'uka'a</td>
<td>E</td>
<td>K, O</td>
</tr>
<tr>
<td>Gouvania hillebrandii</td>
<td>No common name</td>
<td>E</td>
<td>Mo, M</td>
</tr>
<tr>
<td>Hibiscus brackenridgei</td>
<td>Ma'o hau hele</td>
<td>E</td>
<td>O, Mo, L, M, H</td>
</tr>
<tr>
<td>Ischaemum byrone</td>
<td>Hilo ischaemum</td>
<td>E</td>
<td>K, O, Mo, M, H</td>
</tr>
<tr>
<td>Isodendron pyrifolium</td>
<td>Wahine noho kula</td>
<td>E</td>
<td>O, H</td>
</tr>
<tr>
<td>Marsilea villosa</td>
<td>'Ihi'ihi</td>
<td>E</td>
<td>Ni, O, Mo</td>
</tr>
<tr>
<td>Mezoneuron kavaiense</td>
<td>Uhuhi</td>
<td>E</td>
<td>O, H</td>
</tr>
<tr>
<td>Nothocestrum breviflorum</td>
<td>'Aiea</td>
<td>E</td>
<td>H</td>
</tr>
<tr>
<td>Panicum fauriei var. carteri</td>
<td>Carter's panicgrass</td>
<td>E</td>
<td>Molokini Islet (O), Mo</td>
</tr>
<tr>
<td>Panicum nihauense</td>
<td>Lau'ehu</td>
<td>E</td>
<td>K</td>
</tr>
<tr>
<td>Peucedanum sandwicense</td>
<td>Makou</td>
<td>E</td>
<td>K, O, Mo, M</td>
</tr>
<tr>
<td>Pleomele (Chrysodracon) hawaiiensis</td>
<td>Halapepe</td>
<td>E</td>
<td>H</td>
</tr>
<tr>
<td>Portulaca sclerocarpa</td>
<td>'Ihi</td>
<td>E</td>
<td>L, H</td>
</tr>
<tr>
<td>Portulaca villosa</td>
<td>'Ihi</td>
<td>E</td>
<td>Le, Ka, Ni, O, Mo, M, L, H, Nihoa</td>
</tr>
<tr>
<td>Pritchardia affinis (maideniana)</td>
<td>Loulu</td>
<td>E</td>
<td>H</td>
</tr>
<tr>
<td>Pseudognaphalium sandwicense var. molokaiense</td>
<td>'Ena'ena</td>
<td>E</td>
<td>Mo, M</td>
</tr>
<tr>
<td>Scaevola coriacea</td>
<td>Dwarf naupaka</td>
<td>E</td>
<td>Mo, M</td>
</tr>
<tr>
<td>Schenkia (Centaurium) sebaeoides</td>
<td>'Āwiwi</td>
<td>E</td>
<td>K, O, Mo, L, M</td>
</tr>
<tr>
<td>Sesbania tomentosa</td>
<td>'Ohai</td>
<td>E</td>
<td>Ni, Ka, K, O, Mo, M, L, H, Necker, Nihoa</td>
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<tr>
<td>Tetramolopium rockii</td>
<td>No common name</td>
<td>T</td>
<td>Mo</td>
</tr>
<tr>
<td>Vigna o-wahuensis</td>
<td>No common name</td>
<td>E</td>
<td>Mo, M, L, H, Ka</td>
</tr>
</tbody>
</table>

Location key: O=O'ahu, K=Kaua'i, M=Maui, H=Hawai'i Island, L=Lāna'i, Mo=Moloka'i, Ka=Kaho'olawe, Ni=Ni'ihau, Le=Lehua
ATTACHMENT 4
(COMMUNITY COMMENTS)
Dear Ms. Wong:

Thank you for the opportunity to comment on the subject zone change. Hawaiian Electric Company has no objection to the proposed project. Should Hawaiian Electric 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 Serenity Residential Horseshoe Land Company project comes to fruition, please continue to keep us informed.

Should there be any questions, please contact me at 543-7245.

Thank you,

Rouen Liu
Permit Engineer
Hawaiian Electric Company

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OPPOSING THE PROPOSED REZONING FROM P-2 GENERAL PRESERVATION DISTRICT TO R-7.5 RESIDENTIAL DISTRICT THE SERENITY RESIDENTIAL DEVELOPMENT, TAX MAP KEYS: 4-5-18: PORTION OF 49 AND 4-5-30: PORTION OF 49

WHEREAS, within the rezoning application report, the DPP has advised that since Kaneohe Stream runs through both properties, there is potential for flooding especially during severe storm events and in anticipation of sea level rise.

WHEREAS, within the application, the DPP has expressed concern that the proposal would create split zoning for the two lots with less than the minimum lot size for the P-2 District, which would be difficult to support without compelling justifications.

WHEREAS, within the application, the DPP advised that a stream study and a drainage report would be required for a full evaluation of the project’s impact on the stream and surrounding area. That although a preliminary stream study and a drainage report were done in 2011, the City’s drainage standards have since changed. And that storm runoff estimates would need to be recalculated and the potential impact to the surroundings, if any, along with mitigative measures, would need to be disclosed in the proposed application.

WHEREAS, within the application, a biological survey reported that there are especially dense trees along the Kaneohe stream at these properties that are potential roost-trees for the Hawaiian hoary bat that is on the Endangered Species Act-listed terrestrial mammal in Hawaii.

WHEREAS, within the application, it is noted that within the project area, Kaneohe stream is clearly perennial and flows into the Pacific Ocean at Kaneohe Bay approximately ½ mile downstream. And that water also flows within an old meander that cuts through the middle of the project and could be considered now tributary to the stream. These waters are protected by the federal Clean Water Act. Any following physical alterations done within the Original High Water Mark (OHWM) would require a permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. A final jurisdictional determination by the U.S. Army Corps of Engineers would be needed to determine the location of the OHWM in the project area.

WHEREAS, the Biological Survey Report describes the old meander that cuts through the middle of the project as: "The outside bank and parts of the inside bank of this meander are steep and covered in a dense growth of elephant grass (Cenchrus purpureus). Although minimally participating in stream flow, this bend does contain flowing water ...” And the project plans for two bridges to traverse over the meander. This situation could easily become a hazard for people to fall into the meander.

WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN is also designed to discourage private developers from acquiring and assembling land outside of areas planned for urban use, such as in this proposal to rezone designated preservation lands into a residential development.
WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN says, "Open space preservation is a key element of the vision for Koolau Poko’s future. Long term protection and preservation of scenic resources, agricultural areas, natural areas and recreational areas are important to maintaining the character and attractiveness of Koolau Poko for both residents and visitors."

WHEREAS, within the application, the Applicant has made no definite plans on how the Open Space Preservation policies would be met but has said that, "The Applicant plans a private open space area along Kane‘ohe Stream at the Project Site at the end of Puohala Street. If liability and maintenance concerns can be addressed, the Applicant will consider opening the open space to the general public during daylight hours. This open space area will be fenced, gated and secured at night."

WHEREAS, within the application, there is evidence that residents of Puohala Village strongly oppose this proposal to rezone this project area from Preservation to Residential. And, there is no support for this proposal by the residents of Puohala Village.

WHEREAS, this project proposes to create a gated community as a Condominium Property Regime (CPR) with the Association of Apartment Owners (AOAO) that "will be made responsible for the maintenance of the portion of Kane‘ohe Stream that is within the two parcels that make up the Project Site. The AOAO will also be responsible for maintaining the former Kane‘ohe Stream alignment to keep it clear to handle the drainage that flows from the Puohala Street to Kane‘ohe Stream." This would be in addition to maintaining many very large trees for the endangered Hawaiian Hoary Bats. And, maintaining a private open space area along Kaneohe stream that may be open to the public during the day.

WHEREAS, it is not likely that 8 residences of an AOAO would be able to meet the tasks described; tasks which are aimed to preserve the nature in and about the properties.

BE IT RESOLVED by the Kaneohe Neighborhood Board that, the proposed rezoning from Preservation to Residential Districts of the properties discussed herein, be denied.

BE IT FURTHER RESOLVED that this resolution be delivered on or before January 31, 2019 as testimony to the Department of Planning and Permitting to the attention of Lisa Imata, Staff Planner and Kathy Sokugawa, Acting Director, the Honolulu Planning Commission, all members of the Council of the City and County of Honolulu and to the R.M. Towill Corporation to the attention of Keith Kurahashi, at 2024 North King Street, Suite 200, Honolulu, Hawaii 96818-3494.

Adopted by the Kaneohe Neighborhood Board No. 30 by VOICE VOTE at its Thursday, January 17, 2019 Regular Meeting, 10-0-1 (Aye: Burbage, Carlile, Collins, Dawson, Kaanana, Minakami, Oshiro, Sager, Sevier, Radke. Nay: None; Abstain: Zamora ).
January 10, 2019

Dear Ms. Tokugawa and Ms. Imata,

On behalf of the Pū‘ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali‘i Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu ("ROH") Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.

Most importantly, Mr. Tampos sets a very dangerous precedence for development in Hawai‘i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pū‘ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.

We oppose the proposed rezone for the following reasons and because it does not align with the Ko‘olau Poko Communities Sustainable Plan ("KSCP").

1. **Unjust Development:** As mentioned above, this application is dangerous because, with an approval, it rewards bad actors, like Mr. Tampos, and emboldens them to exploit preservation land for profit. That is not the intent of the law. Additionally, it’s bad public policy when thousands of our families are suffering to make ends meet and purchase homes at fair market value. To be clear, the current assessed value of the parcels is $188,000. We understand Mr. Tampos purchased this property for much less. With this strategy, other developers could identify “cheap” preservation land, bully the community and then apply for a rezone to make millions. We reject this attempt wholeheartedly. He was aware that this property was zoned as preservation land. We should not have to pay for his bad intent to “flip” this land for profit. We request DPP conduct a background check on Mr. Tampos to determine if he has engaged in this type of behavior county-wide.
2. **Failure to Respond to Prior Concerns/Issues:** On July 28, 2017, residents of Pū‘ohala sent Mr. Tampos and RM Towill notice of our concerns and issues related to this property. The concerns are relevant and applicable to any development. Mr. Tampos has not, to date, sufficiently responded to our concerns as mandated by Revised Ordinances of Honolulu ("ROH") Section 21-2.40-2. A copy of this letter is attached hereto and incorporated by reference herein. We request DPP incorporate this letter as prior objections and concerns to any proposed development or zone change.

3. **December 15 Notice Insufficient:** On December 15, 2018, RM Towill mailed a letter to property owners within 300 feet of the subject parcels during the holiday season. Many residents were upset and insulated by the letter because most were busy spending time with their families. We dispute the letter. It did not meet the notice requirements of Section 21-2.40-2 because it was vague and ambiguous and did not provide property owners with a meaningful opportunity to be heard. The letter stated property owners could comment by written notice but it did not provide a deadline to when those comments were due. In my contact with DPP, DPP stated the deadline for comments was on Sunday, January 20, 2019. Then on January 11, 2019, DPP informed me that the deadline was January 17, 2019 but would accept comments to January 20, 2019. No deadline was provided in the December 15 letter. Thus, property owners were not given sufficient and clear instructions to voice their concerns. Property owners were confused because many believed the rezone had already been approved and that they would not have a chance dispute the project. In light of this, we request that no action take place until proper notice is issued to all property owners in the Pū‘ohala subdivision because the rezone will impact the entire subdivision. We also request that priority and adequate notice be issued to residents on Pū‘ohala, Pua Inia, Waiawi, Wainana, Hilinai, Lanipola streets and Halemuku Way and any other property owners who request such notice. We also request property owners have the option to submit their concerns via email. Finally, for this subsection, we request Mr. Tampos present his rezone application to the neighborhood board after notice is issued to provide residents with a meaningful opportunity to be heard and to provide our neighborhood board with an opportunity to address his application.

4. **Preservation Land:** As residents, we are entitled to the open space of this property under ROH Sec. 21-3.40. This space offers our community the ability to preserve our precious family-based landscape in alignment with the KCSP. This area has not been identified as an area for development. In fact, the KSCP directs development to the Ewa plain.

5. **Protection of Natural Resources:** The undeveloped parcels provide sufficient open space to protect our natural resources, including our fresh water streams. This includes the outflow of water in Kāne‘ohe Stream ("KS" or "stream") to Kāne‘ohe bay. The water quality of this stream will be directly impacted by any development and runoff. Next to the KS inlet to the bay is Waikalua Loko P‘a Fishpond, a historical and culturally significant site in our community. This has already been declared a vulnerable area under the KSPC and active efforts have been put in place to mitigate existing harm. More development will fly in the face of decades of work to regenerate the bay and the stream.
The Department of Health has posted a sign in front the parcels notifying the public that the water in this area may be polluted. A residential development will cause further harm. We request a full evaluation and assessment from the Department of Health, Department of Land and Natural Resources, the Commission on Water Resource Management and any and all relevant government agencies regarding the impact the proposed development will have on the stream/bay. No action should take place until these assessments have been provided to the public for input.

6. **Protection of Waikalua Loko I’a Fishpond.** This fishpond receives water from Kāne’ohe Stream. The water quality of Kāne'oh Stream is absolutely critical for the preservation and regeneration of this historical site. The fishpond is a site for resource management training, cultural practices and education that is managed by the Pacific American Foundation. We request DPP prioritize the preservation of this ancient site over any development. There are several cultural practitioners who are caretakers of this fishpond and practice customary and traditional rights in this area. The development will adversely impact their rights. Under the Hawaii State Constitution Article 12 Section 7, the government is mandated to protect customary and traditional rights. There is no priority right to build residential homes at the detriment of cultural practitioners in the area, specifically land that has been designated as preservation. We request a full evaluation and assessment by the Office of Hawaiian Affairs, and any and all state and county level agencies regarding the impact on the fishpond and customary and traditional rights. We request Mr. Tampos and relevant government agencies interview any and all cultural practitioners of the fishpond and this area. He is the landowner who is requesting the rezone change. Thus, he should bear the burden to gather this critical information, not the community.

7. **Federal Wetlands Designation:** This parcel of land may be designated as Wetlands. Under KSCP, Kāne'oh is known for many wetland areas. We request a full investigation and assessment from any and all federal agencies regarding the wetlands designation prior to making any decision on his application.

8. **Traffic:** This area is already congested with traffic making it difficult for our children and residents to walk safely on Pū’ohala and Pua Inia Streets. A residential development will further congest this area at the detriment of current land owners. Residents of Waiawi, Pū'ohala and Pua Inia streets are already challenged by the congested traffic traveling to and from their homes. This development will further burden them and the surrounding homes in this area. The entire subdivision will be impacted by the development. We strongly believe the traffic assessment in the December 15 letter is wholly inaccurate. We request that the appropriate government agency conduct a comprehensive traffic assessment in this area.

9. **Flooding & Foundation:** This area is prone to flooding considering its location near the Kāne’oh Stream. The flooding will threaten existing property owners. Also, residents from this area have testified that the it was known for years that the foundation of the parcels could not withstand development. We request an assessment by any and all relevant government agencies related to the foundation of the parcels and flooding.
10. **Right to Use and Enjoy Our Homes:** We as a community cannot fully enjoy our own homes with this development. More development and more people means less enjoyment to our own property rights due to the increased density and traffic in the area.

11. **Infrastructure Inadequate:** We are not able to build accessory development units in this subdivision due to the lack of infrastructure. How can we support a rezone application at the detriment of our own rights? During this time when Hawaii’s cost of living is high, we should be able to first serve our families instead of prioritizing new development over our own rights. The infrastructure cannot support the proposed development when residents of this place have not fully exercised their own property rights.

12. **Grading of Land:** A resident has shared that Mr. Tampos has graded the land. We request DPP investigate the matter to determine if he violated any and all permitting laws. If he has, we request DPP take appropriate action against him.

Call or email me with any questions at (808) 393-1948 or at kau@prattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino
Michael Nishizawa
Lani Almanza
Joaquin Almanza
Paloma Almanza
Veronica Pratt
on behalf of the Pu‘ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48 State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with  
TMKs: 4-5-018-049 and 4-5-030-049 (near Pū’ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Kenneth Lila Tom  
My residence address: 45-726 Weiai St.  
Kaneohe, HI 96744  
My Phone number: (808) 722-0089  
I have lived at this residence for 58 years

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

I have lived at this address my entire life and it has always been a Cul-de-Sac that provided a safe haven for all of us to grow up on. Changing it to a through street will dramatically increase the amount of traffic on the street, increase the noise level, considerably, and introduce considerable safety and security concerns for the residents of the street. Although the project is proposed for a few homes, this permit change allows and develops an entry into developing the area with future phases. The area is already burdened with excessive traffic on Pua Inia and this permit will further traffic and populate concern.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kane‘ohe, HI  1/13/19

Print Name:
On behalf of the Pū‘ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali‘i Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu (“ROH”) Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.

Most importantly, Mr. Tampos sets a very dangerous precedent for development in Hawai‘i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pū‘ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.

We oppose the proposed rezone for the following reasons and because it does not align with the Ko‘olau Poko Communities Sustainable Plan (“KSCP”).

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12. **Grading of Land:** A resident has shared that Mr. Tampos has graded the land. We request DPP investigate the matter to determine if he violated any and all permitting laws. If he has, we request DPP take appropriate action against him.

Call or email me with any questions at (808) 393-1948 or at kauialawhi.com.

Sincerely,

Kau'i Pratt-Aquino
Michael Nishizawa
Lani Almanza
Joaquin Almanza
Paloma Almanza
Veronica Pratt
on behalf of the Pū'ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48 State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill

Bay & Hamilton 1-14-19

Bayan S. Haitsuka
45-788 Waiahole St.
Kaneohe, HI. 96744
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is **Miss Tsuruko Fujimoto**  
My residence address: **45-731 Waiau St**  
Kāne‘ohe, HI 96744  
My Phone number: **247-2920**  

I have lived at this residence for **70 years**  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

*The traffic will impact our health adversely.*

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.  

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.  

DATED: Kāne‘ohe, HI **1-1-2019**

[Tsuruko Fujimoto]  

Print Name:
January 14, 2019

Dear Neighbor,

Please do one of two things:

1. Forward your email to Sandra Ann K. Pratt-Aquino, esq at kau@prattlawhi.com
2. Sign – signature and printed name, address and mail in envelope provided

NOTE: MUST RESPOND TO DPP BY JANUARY 18, NO LATER THAN JANUARY 20th

Regards,

Michael M. NISHIZAWA

45-736 Waiawi St.

Mnishiz808@gmail.com

808-371-8708 (cell)

[Signature]
RE: Letter in Opposition to Horeshoe Land Company, LLC's rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū'ohala and Waiawi Streets)

Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Dustin Partika.
My residence address: 45-732 Waiawi St

Kaneohe, HI 96741

My Phone number: 808-690-2204

I have lived at this residence for 7 years.

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

1. THE TRAFFIC IMPACT, WAIAWI IS A NARROW ROAD AND THEIR ESTIMATE OF THE AMOUNT OF CARS ADDED IS WRONG. THERE WILL LIKELY BE MORE CARS THAN THAT.

2. PARKING, CARS WILL LIKELY TAKE WHAT LITTLE PARKING WAIAWI HAS NOW.

3. THE GENERAL BEAUTY AND PEACEFULNESS OF THE AREA WILL BE IN JEOPARDY WITH THIS DEVELOPMENT.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kauʻi Pratt-Aquino, on behalf of the Pūʻohala Residents. I support Ms. Pratt-Aquino's statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāneʻohe, HI 1/11/19

Dustin Partika
Print Name:
Aloha Ms. Lisa Imata, Senator Jarrett Keohokalole, Representative Scot Matayoshi, Representative Lisa Kitagawa, Council member Ikaika Anderson, Neighborhood President Mo Radke, and Pu'ohala NB Rep. Deborah Collins,

Attached please find the following:
1) A letter in opposition to Mr. Tampos' application to rezone the parcels located in Pu'ohala from preservation to residential zoning, submitted on behalf of the Pu'ohala community.
2) December 15 letter sent to residents in Pu'ohala
3) Our July 28, 2017 letter to Mr. Tampos, etal.

Ms. Imata, please submit this letter and attachments for the record. Please also note, I have launched an online petition to gather community feedback. The feedback will be submitted to the info@hono luludpp.org

I request comments made to that email be submitted to the record.

Please feel free to call or email me with any questions or concerns.

Mahalo,

--

Kau'ionālani Pratt-Aquino, Esq.
Phone: (808) 393-1948
Kathy Tokugawa, Director of Planning and Permitting  
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  

RE: Letter in Opposition to Horseshoe Land Company, LLC's rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū'ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R-7bTFR Residential  

January 10, 2019  

Dear Ms. Tokugawa and Ms. Imata,  

On behalf of the Pū'ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali'i Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu ("ROH") Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.  

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.  

Most importantly, Mr. Tampos sets a very dangerous precedence for development in Hawai'i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pū'ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.  

We oppose the proposed rezone for the following reasons and because it does not align with the Ko'olau Poko Communities Sustainable Plan ("KSCP").  

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4. **Preservation Land:** As residents, we are entitled to the open space of this property under ROH Sec. 21-3.40. This space offers our community the ability to preserve our precious family-based landscape in alignment with the KCSP. This area has not been identified as an area for development. In fact, the KSCP directs development to the ewa plain.

5. **Protection of Natural Resources:** The undeveloped parcels provide sufficient open space to protect our natural resources, including our fresh water streams. This includes the outflow of water in Kāne‘ohe Stream (“KS” or “stream”) to Kāne‘ohe bay. The water quality of this stream will be directly impacted by any development and runoff. Next to the KS inlet to the bay is Waikalua Loko I’a Fishpond, a historical and culturally significant site in our community. This has already been declared a vulnerable area under the KSPC and active efforts have been put in place to mitigate existing harm. More development will fly in the face of decades of work to regenerate the bay and the stream.
The Department of Health has posted a sign in front the parcels notifying the public that the water in this area may be polluted. A residential development will cause further harm. We request a full evaluation and assessment from the Department of Health, Department of Land and Natural Resources, the Commission on Water Resource Management and any and all relevant government agencies regarding the impact the proposed development will have on the stream/bay. No action should take place until these assessments have been provided to the public for input.

6. **Protection of Waikalua Loko I’a Fishpond:** This fishpond receives water from Kāne‘ohe Stream. The water quality of Kāne‘ohe Stream is absolutely critical for the preservation and regeneration of this historical site. The fishpond is a site for resource management training, cultural practices and education that is managed by the Pacific American Foundation. We request DPP prioritize the preservation of this ancient site over any development. There are several cultural practitioners who are caretakers of this fishpond and practice customary and traditional rights in this area. The development will adversely impact their rights. Under the Hawaii State Constitution Article 12 Section 7, the government is mandated to protect customary and traditional rights. There is no priority right to build residential homes at the detriment of cultural practitioners in the area, specifically land that has been designated as preservation. We request a full evaluation and assessment by the Office of Hawaiian Affairs, and any and all state and county level agencies regarding the impact on the fishpond and customary and traditional rights. We request Mr. Tampos and relevant government agencies interview any and all cultural practitioners of the fishpond and this area. He is the landowner who is requesting the rezone change. Thus, he should bear the burden to gather this critical information, not the community.

7. **Federal Wetlands Designation:** This parcel of land may be designated as Wetlands. Under KSCP, Kāne‘ohe is known for many wetland areas. We request a full investigation and assessment from any and all federal agencies regarding the wetlands designation prior to making any decision on his application.

8. **Traffic:** This area is already congested with traffic making it difficult for our children and residents to walk safely on Pū‘ohala and Pua Inia Streets. A residential development will further congest this area at the detriment of current land owners. Residents of Waiawi, Pū‘ohala and Pua Inia streets are already challenged by the congested traffic traveling to and from their homes. This development will further burden them and the surrounding homes in this area. The entire subdivision will be impacted by the development. We strongly believe the traffic assessment in the December 15 letter is wholly inaccurate. We request that the appropriate government agency conduct a comprehensive traffic assessment in this area.

9. **Flooding & Foundation:** This area is prone to flooding considering its location near the Kāne‘ohe Stream. The flooding will threaten existing property owners. Also, residents from this area have testified that it was known for years that the foundation of the parcels could not withstand development. We request an assessment by any and all relevant government agencies related to the foundation of the parcels and flooding.
10. **Right to Use and Enjoy Our Homes:** We as a community can not fully enjoy our own homes with this development. More development and more people means less enjoyment to our own property rights due to the increased density and traffic in the area.

11. **Infrastructure Inadequate:** We are not able to build accessory development units in this subdivision due to the lack of infrastructure. How can we support a rezone application at the detriment of our own rights? During this time when Hawaii’s cost of living is high, we should be able to first serve our families instead of prioritizing new development over our own rights. The infrastructure can not support the proposed development when residents of this place have not fully exercised their own property rights.

12. **Grading of Land:** A resident has shared that Mr. Tamos has graded the land. We request DPP investigate the matter to determine if he violated any and all permitting laws. If he has, we request DPP take appropriate action against him.

Call or email me with any questions at (808) 393-1948 or at kau@prattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino
Michael Nishizawa
Lani Almanza
Joaquin Almanza
Paloma Almanza
Veronica Pratt

on behalf of the Pu‘ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48
State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill
Pū‘ohala/Kāne‘ohe Residents Against Serenity Gardens Cemetery

July 28, 2017

To: Ikaika Anderson, City Councilmember
    Jarett Keohokalole, State Representative, District 48
    Jill Tokuda, State Senator, District 24
    Aaron Ali‘i Tampos, Horseshoe Land Co. LLC and DOHO, Ltd.

As the committee representing the Kāne‘ohe/Pū‘ohala residents in opposition to the Serenity Gardens Cemetery development, our purpose is to express our strong opposition and disappointment with the process and lack of community engagement in this project.

We first expressed our opposition with a petition signed by 100 Kāne‘ohe/Pū‘ohala residents that were presented to Ikaika Anderson’s office prior and to the Kāne‘ohe Neighborhood Board meeting, which then resulted in an 11-0 vote against the proposed project. The names on petition have since increased to 223 residents against the project. (The list of residents against the project has been included with this letter for your reference.)

Then on Monday, July 24, we held a community meeting with over 50 residents who again expressed unanimously their opposition to the development. It is our understanding that these parcels are zoned for preservation and ask how does this project fit into the Ko‘olaupoko Sustainable Communities Plan. Also, having not made the effort to include the community in the process we ask that you address the following concerns:

- Provide evidence of an Environmental Impact Statement
- Provide evidence of a study of the historical context of the property which would include a plan for the discovery of ‘iwi kupuna and the impact on Native Hawaiian gathering rights
- Provide evidence and a plan for the viability of the project once the land has reached its full capacity.
- Provide evidence of the impact on the fresh water stream adjacent to the property and the Waikalualoko I‘a Fishpond
- Flooding concerns, tsunami inundation zone
• Provide evidence of a traffic study - impact on senior services and schools
• Grading runoff
• Provide Evidence of Successful business practices by the landowner

We are asking for all parties addressed above to answer the concerns of this community within the next 30 days to kauij@prattlawhi.com. Again, we wish to express our disappointment in the lack of community engagement in presenting this project. We value our community and wish to preserve it, not only for this generation, but also for the future.

Respectfully submitted,

Committee Members:
Kau‘i Pratt-Aquino
Joaquin Almanza
Lani Almanza
Paloma Almanza
Veronica Pratt
Pam Santos
December 12, 2018

Dear Neighboring Property Owner (within 300 feet of Project Site):

Subject: Proposed Serenity Residential Zone Change (Department of Planning and Permitting File Number 2018/Z-4) from P-2 General Preservation District to R-7.5 Residential District, Kaneohe, Oahu, Hawaii
Tax Map Keys: 4-5-3: Portion of 49 and 4-5-18: Portion of 49

On behalf of the Applicant, Horseshoe Land Company, LLC, and in accordance with the requirements of Section 21-2.40-2(c)(3) of the Land Use Ordinance of the Department of Planning and Permitting (DPP) of the City and County of Honolulu, we are providing you as a property owner within 300 feet of the proposed development, notification of the proposed Serenity Residential Zone Change application.

We have enclosed a summary of the proposed Serenity Zone Change and a Location Map prepared by DPP. Please send comments to:

Ms. Lisa Imata, Staff Planner
Department of Planning and Permitting
City and County of Honolulu
650 So. King Street, 7th Floor

with a cc to:

Keith Kurahashi
R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819-3494

Please do not hesitate to call our office at 842-1133 should you have questions.

Very truly yours,

Keith Kurahashi

cc: Horseshoe Land Company, LLC
Department of Planning and Permitting
SERENITY RESIDENTIAL ZONE CHANGE
KANEHOE, OAHU, HAWAII

Tax Map Keys: 4-5-18: Portion of 49 and 4-5-30: Portion of 49

The Applicant, Horseshoe Land Company LLC, has submitted an application to the Department of Planning and Permitting to rezone a portion of these two parcels of land, 3.38 acres, ("Project Site") from P-2 General Preservation District (with a 25-foot height limit) to R-7.5 Residential District (with a 25-foot height limit). The property is located at the northern end of Puohala Street and Waiawi Street in Kaneohe, on the island of Oahu and is planned as a residential development with eight homes. The property is part of a larger 5.375-acre parcel that is planned for residential development with 2 acres left in the P-2 General Preservation (including Kaneohoe Stream and some of the steeper sloped land).

The Project Site is designated Urban on the State Land Use Map and Low Density Residential on the Ko‘olaupoko Sustainable Communities Plan ("KSCP") Land Use Map. On the KSCP Public Infrastructure Map there are no improvements affecting the project site.

The property is overgrown with trees and bushes. The land is currently unoccupied except for an area off the end of Puohala Street temporarily in use by Kiewit Construction as a staging area for a project located elsewhere in Kaneohe.

The Project Site would normally be allowed to have 21 residential dwelling units with the approval of a cluster permit on the proposed 3.38 acre size lot, however, the applicant is proposing to develop only 8 units on the property.

Access to the residential development would be through the cul-de-sac at the north end of Puohala Street, which will be improved with a turnaround area and through the cul-de-sac at the north end of Waiawi Street.

Traffic Impacts:

8 Single family dwellings

At the end of Puohala Street, during the AM Peak Hour, one vehicle would enter and three vehicles would exit. During the PM Peak Hour, three vehicles would enter and two vehicles would exit.

At the end of Waiawi Street, during the AM Peak Hour, one vehicle would enter and one vehicles would exit. During the PM Peak Hour, two vehicles would enter and one vehicle would exit.
LEGEND

Portion proposed to be re-zoned from P-2 to R-7.5

SITE

LOCATION MAP
KANEHOE

TAX MAP KEYS: por. of 4-5-030:049 & por. of 4-5-018:049

FOLDER NO.: 2018/Z-4

Prepared by: Department of Planning & Permitting
City and County of Honolulu

Date Prepared: December 3, 2018

Copyright City & County of Honolulu
All Rights Reserved 2018
There have been about 40 or so submissions that you should have received. This one is very important. I anticipate a scientist from this area will weigh in to oppose the proposed zone change.

----------- Forwarded message -----------
From: Kau'i Pratt <pratt.kau'i@gmail.com>
Date: Mon, Jan 14, 2019, 4:31 PM
Subject: Fwd: New Form Entry: STOP REZONE OF PU'OHALA PARCELS
To: Sandra Ann K. Pratt-Aquino, Esq. <kau'i@prattlawhi.com>

----------- Forwarded message -----------
From: "rosalynndias@gmail.com" <no-reply@weebly.com>
Date: Mon, Jan 14, 2019, 3:55 PM
Subject: New Form Entry: STOP REZONE OF PU'OHALA PARCELS
To: <pratt.kau'i@gmail.com>

You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Rosalyn Concepcion

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
rosalynndias@gmail.com

Zipcode
Comment
I am a cultural practitioner or Kia’i at Waikalua Loko i’a (native Hawaiian fishpond) which sits at the end of Kaneohe Stream, just to the right of it before it dumps out into Kaneohe Bay. We are in opposition to this development as it will have an adverse impact on the overall water quality of the stream and the marine life that habitat both in the stream, the bay and ultimately the pond. Our organization has been working to restore and preserve its cultural richness since 1995. This is the communities Wa’i Pana or sacred place that has provided for its community since the 1600’s. We have had over 100,000 volunteers come to service the pond over the years. Having a developer come in and rezone the land for profit and not have a sense of place, people, its community and its history is not acceptable. Our families and thier communities that live there have a vested interest to preserve what they can still hold onto as a means to identify where they came from, where they are currently and then be able to share that with the future generations to come. Again on behalf of our organization Pacific american foundation/Waikalua Loko i’a, we oppose petition for Horshoe Land Company, LLC’s application to rezone Pu’ohala parcels.
Chong, Blanche
Sent: Wednesday, January 16, 2019 7:24 AM
To: Imata, Lisa L
Cc: Takara, Gloria C
Subject: Stop Rezone
Attachments:
New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**
Jorene Hewett

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**
Yes

**Email**
jorenehewett@yahoo.com

**Zipcode**
96744

**Comment**
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Tehina Letson</th>
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<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Tikletson@gmail.com">Tikletson@gmail.com</a></td>
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<td>Zipcode</td>
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You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Bert Higa

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
bert7higa@yahoo.com

Zipcode
96744

Comment
Please know that before you were born, in the year 1950, Puohala Village was under construction. My Mom and Dad along many other hard working low to middle income families scraped and labored to afford their new home here in Puohala Village. I am sure this was the first residential subdivision in Kaneohe. I was born in 1950 and I have vivid memories of exploring this beautiful area. Our house at 45-733 Puohala St. is next to the proposed development. Several years ago had some harsh words with Tamplos regarding his disrespect for us as neighbors. He along with his truck drivers were hauling stuff from his area and left a muddy tract about an inch thick all the way up the road. I called him on the phone and we had a nasty conversation. He was not apologetic about what he was responsible for and said I had issues. Other things transpired regarding this incident and I did call the Police Dept. who did confirm that what Tamplos did was a definite violation. Please make no mistake about this WORM, he is slimy. Please also know that if you and others serving on the commission blindly approve his hideous request to rezone the subject parcels of land purely for ones financial gain, your actions will demonstrate how easy and cruel it is to Rip the Heart and Soul out of a fragile
Historic Village.
I will Pray for you and your Families that your actions will preserve our Village. Aloha,
Bert Higa
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**
Winona Ramolete

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**
Yes

**Email**
Winona069@aol.com

**Zipcode**
96744

**Comment**
Preservation should always be protected. If we had protected our natural resources from over development Hawai'i would have been more self sustainable with nature grown food. Enough is enough stop the almighty dollar hungry people exploiting our natural resources for selfish gain. The law was developed to protect the public or have you forgotten this basic rule. It should not be bent just for greedy people trying to make a fast buck, at the expense of our natural resources.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
melissa sniffin

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Melissagurl18@gmail.com

Zipcode
96744

Comment
Imata, Lisa L

From: Chong, Blanche
Sent: Monday, January 14, 2019 7:20 AM
To: Imata, Lisa L
Cc: Takara, Gloria C
Subject: Stop Puohala
Attachments:

You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Beverly Heiser

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
heiserba@hawaii.rr.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lori Adolewko

Are you a resident of do you have family or friends who live in Pu'ohala? Yes

Email
loria@hawaii.edu

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**
Randi Kamaunu

**Are you a resident of do you have family or friends who live in Pu'ohala?**
Yes

**Email**
Knrnhi@yahoo.com

**Zipcode**
96744

**Comment**
How can people just come in a purchase preservation land?? NO, NO and NO to the rezoning of:
Horseshoe Land Company, LLC's rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pu'ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential Enough homes in Kaneohe.
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Suzette Trehern

Are you a resident of do you have family or friends who live in Puʻohala? Yes

Email
suzette@suzetterudolf.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Erin Holmberg

Are you a resident or do you have family or friends who live in Pu'ohala?
Yes

Email
tantswon@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Belinda DeRego

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
deregocandy@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jorene Hewett

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
jorenehewett@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Michael Nishizawa

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
Mnishiz808@gmail.com

Zipcode
96744

Comment
We concur with review of application as the neighbors of Waiawi Street will be directly impacted. We certainly believe approval of rezoning of the initial 8 homes will certainly lead to the maximum of 21 homes in future, that's just what developers do for financial gains. As reflected in the letter, we have opposed development on that P2 parcel from "speculators" who resides on the Westside and has no history of the Kaneohe community but speculating for financial gains. The educated and true developers would purchase "residential" zoned developable properties to develop and not Preservation land to develop. This is pure speculation and this type of request for zoning change must not be allowed.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lionel Ortiz

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
lionelkortiz@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Laverne Frantz

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
Laverne96744@gmail.com

Zipcode
96735

Comment
Imata, Lisa I
From:
Sent:
To:
Cc:
Subject:
Attachments:

Chong, Blanche
2D19 J 17 M 9:S9
Tuesday January 15, 2019 7:33 AM
Imata Lisa L
LF;fl pE:1:tlNGi
Takara Gloria C
CITY a JUNTY OFHOiWL.U
Puohala Parcels
New Form Entry: STOP REZONE OF PUOHALA PARCELS; New Form Entry: STOP
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You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Damien Kahaulelio</th>
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<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:humpy333@hotmail.com">humpy333@hotmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
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<tr>
<td>Comment</td>
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</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Shirena Leong

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Shirenal1@hotmail.com

Zipcode
96744

Comment
I am a longtime resident of the Pu'ohala community. We live on Hilinai St and will be directly impacted by this development. Our kids walk home from school and it will be even more dangerous as the traffic from this development will increase.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Mara Chang

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
slamhawaii@gmail.com

Zipcode
96744

Comment
I am gravely concerned with the manner in which Mr. Ali'i Tampos and the Horseshoe Land Company, LLC has behaved with regard to our community. I am seeing a trend with family centered neighborhoods who are experiencing similar "bullying tactics" and less than honorable and forthright behavior when for-profit landowners disregard the law and wishes of the communities (Kailua & Kâne‘ohe Ranch Company for example) and it needs to STOP.

What kind of dangerous precedence are we allowing and will our elected officials step up for our families and the `āina?

Preservation land is just that: TO BE PRESERVED.

How HEWA this behavior is with shady dealings and backhanded maneuvers! He ali'i ka `āina, he kauā ke kanaka... The land is a chief, man is its servant.

When is enough ENOUGH?

I strongly support saving Puohala Village and stopping the rezoning of preservation land.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Joaquin Almanza

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Almanzaj002@hawaiiantel.net

Zipcode
96744

Comment
We have several concerns on this matter. The two most troubling to me follow:
The most disturbing would be allowing for the acquisition of preservation land which is then rezoned and developed for profit. Disregard of environmental and cultural protections will be harmful in the long term.
Further we're concerned about the increase to population and traffic density. As it is our neighborhood has become a thoroughfare linking Kam Highway and Kaneohe Bay Drive.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Adrianna Moura

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
adriannakmoura@gmail.com

Zipcode
96734

Comment
I stand with the community that would be affected by this tragedy if Mr. Tampos is allowed to rezone the property in question.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lukanicole Zavas

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Luka.zavas@gmail.com

Zipcode
96744

Comment
Please stop approving the demolition of land that is meant for the preservation and restoration of the native forests. Hawaii is the endangered species capital of the world and these precious plants and animals need all the remaining habitat. The watersheds and Hawaii will stop providing water, food, and the beauty that we love about our home if we keep putting our human wants before the needs of our aina.

What will Hawaii's legacy be as we face climate change. Will we be remembered as the forerunners in the race for restoration, sustainability, and perpetuation of the native Hawaiian culture. Or will we be remembered as the islands that stood by and let their culture go extinct. For with out the Ohia, Koa, Alae Ula, oopu, and all the other native species- the kinolau of the Hawaiian gods- who will listen to our chants?

It breaks my heart that this is even an issue.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jody Busboso

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Jodyblue_22@hotmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Mana Moe

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
m.moekapuwai@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Steven Won

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
newcrochunter@gmail.com

Zipcode
96744

Comment
Who is the government planner who incognito assured Tampos a rezoning from preservation to residential as long as Tampos gave that planner a piece $$$ of the action. Corrupt government; no surprise, nothing new.
Tampos desperate bully, will resort again to bringing his local thugs with him to the next board meeting to scare the predominantly elderly people of puohala who brave this bully to attend board meeting to oppose him.
Will he again threaten us with a cemetery if he cannot get to build! Last board meeting Tampos was told by the chair NO! Even professor who studied the land said it was not conducive for development.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Coralene Naki-Souza</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:coralene55@yahoo.com">coralene55@yahoo.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
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</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Michelle Bogus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:mpilialoha@yahoo.com">mpilialoha@yahoo.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**
Sarah Pratt

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

**Email**
spratt.820@gmail.com

**Zipcode**
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

**Name**  
Grace Tuulua

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**  
No

**Email**  
gtuulua21@hotmail.com

**Zipcode**  
9016

**Comment**
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kanani Souza

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kanani.souza888@gmail.com

Zipcode
97634

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tatyana Kahaulelio

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
Tkahaulelio@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**
Jonnetta Peters

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**
Yes

**Email**
kaina.aloha@gmail.com

**Zipcode**
96744

**Comment**
Please put a stop to unjust development and protect our pond, wetlands, and natural resources in the Pu'ohala area. The fishpond is a native Hawaiian resource that should be maintained and preserved. History in the Kane'ohe shoreline and bay areas were decimated due to developments of the area, and slowly returning back. Please do NOT let this happen to our bay and shoreline again.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

- **Name**
  - James Weaver-Reyes

- **Are you a resident of do you have family or friends who live in Pu'ohala?**
  - Yes

- **Email**
  - jameswr@gmail.com

- **Zipcode**
  - 96744

- **Comment**
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Anthony Pitt

Are you a resident of do you have family or friends who live in Pu'ohala? Yes

Email
AnthonySPitt@aol.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th><strong>Name</strong></th>
<th>Ewalani Clemente</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Are you a resident of do you have family or friends who live in Pu'ohala?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:Jadedbypk@yahoo.com">Jadedbypk@yahoo.com</a></td>
</tr>
<tr>
<td><strong>Zipcode</strong></td>
<td>96744</td>
</tr>
<tr>
<td><strong>Comment</strong></td>
<td></td>
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</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
DANA RIOS

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
Jadedbypk@yahoo.com

Zipcode
96744

Comment
There is to much heavy traffic in our subdivision already! We don't need more problems
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name  Dwight. Kanae

Are you a resident of do you have family or friends who live in Pu'ohala?  Yes

Email  ddnk55@aol.com

Zipcode  96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th><strong>Name</strong></th>
<th>Stanley Souza</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Are you a resident of do you have family or friends who live in Pu'ohala?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:Stan.lorna143@gmail.com">Stan.lorna143@gmail.com</a></td>
</tr>
<tr>
<td><strong>Zipcode</strong></td>
<td>96744</td>
</tr>
<tr>
<td><strong>Comment</strong></td>
<td>I oppose any development of said proposed land development. Additionally; I support keeping this land zoned as preservation.</td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Emily Mossman

Are you a resident of do you have family or friends who live in Pu'ohala? Yes

Email
emzgur@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
James Bruhn

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
Pma2@cheerful.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Cherylann Arquinez

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
Arquinezohana@hotmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Makana Kahaulelio

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
mkahaulelio@gmail.com

Zipcode
96744

Comment
Imata, Lisa L

From: "Honumom808@gmail.com" <no-reply@weebly.com>
Sent: Monday, January 14, 2019 7:58 AM
To: info@honoluluudpp.org
Subject: New Form Entry: STOP REZONE OF PU'OHALA PARCELS

You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lani Almanza

Are you a resident of do you have family or friends who live in Pu'ohala? Yes

Email
Honumom808@gmail.com

Zipcode
96744

Comment
As a 40 year resident of Puohala, I strongly oppose any development or rezoning of the property. It was designated preservation for a reason and we need to protect it. We ask that you deny the application for rezoning to prevent any residential development.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Misty Malczon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:mistyai1917@hotmail.com">mistyai1917@hotmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**
Dawn Clemente

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**
Yes

**Email**
Clemented004@gmail.com

**Zipcode**
96744

**Comment**
Absolutely agree with the contents of this letter. Our fishponds and bay is at risk!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**  
Malia Ngaluola

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**  
Yes

**Email**  
malia_ngaluola17@yahoo.com

**Zipcode**  
malia_ngaluola17@yahoo.com
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Aina Koa</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Ainawarriors808@gmail.com">Ainawarriors808@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96734</td>
</tr>
<tr>
<td>Comment</td>
<td>A re zone will only benifit the pockets of the land owner and will detriment the natural and public resources and health of our community.</td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Marikka Zavas

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Rikka808@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Gail Bursell</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Gailsvenbursell@gmail.com">Gailsvenbursell@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
</tbody>
</table>

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tania Colunga

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
taniacolunga3@gmail.com

Zipcode
96744

Comment
Traffic is already bad in Puohala Village. Leave the preservation land as is. No more construction.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
CATHERINA PRATT

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
shego66@gmail.com

Zipcode
96744

Comment
preservation land should not be allowed to be converted to anything else. It is preservation land and should stay that way.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

**Name**
Thompson Saffery

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**
Yes

**Email**
Tommygunsaf@gmail.com

**Zipcode**
96744

**Comment**
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Chazari Edwards

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
chazzychaz808@gmail.com

Zipcode
96792

Comment
You’ve just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

**Submitted Information:**

**Name**
Rebecca Mehle

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

**Email**
Remehle@gmail.com

**Zipcode**
96707

**Comment**
You’ve just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
NATASHA Welch

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
Kuuipoleinani3@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lauren Hults

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
Lovelylauren808@aim.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kelikouli Kahā'ulelio-Elkington

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kelikojordyn@gmail.com

Zipcode
96744

Comment
Aloha nō,
Hearing this news broke my heart. Please do not let this happen. My papa raised my mum in this neighborhood and my family is blessed to have been able to live close to where they grew up. I went to Ke Kula Kaiapuni 'o Pu'ohala. This cannot happen.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Kanani Souza</th>
</tr>
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<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
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<td>Email</td>
<td><a href="mailto:Kanani.souza888@gmail.com">Kanani.souza888@gmail.com</a></td>
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<td>Zipcode</td>
<td>97634</td>
</tr>
<tr>
<td>Comment</td>
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</tr>
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</table>
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Rosalyn Concepcion

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
rosalyndias@gmail.com

Zipcode
96744

Comment
I am a cultural practitioner or Kia’i at waikalua Loko l’a (native hawaiian fishpond) which sits at the end of Kaneohe stream, just to the right of it before it dumps out into Kaneohe Bay. We are in opposition to this development as it will have an adverse impact on the overall water quality of the stream and the marine life that habitat both in the stream, the bay and ultimately the pond. our organization has been working to restore and preserve its cultural richness since 1995. This is the communities Wahi Pana or sacred place that has provided for its community since the 1600's. We have had over 100,000 volunteers come to service the pond over the years. Having a developer come in and rezone the land for profit and not have a sense of place, people, its community and its history is not acceptable. Our families and thier communities that live there have a vested interest to preserve what they can still hold onto as a means to identify where they came from, where they are currently and then be able to share that with the future generations to come. Again on behalf of our organization Pacific american foundation/Waikalua Loko i’a, we oppose petition for Horshoe Land Company, LLC’s application to rezone
Pu’ohala parcels
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Laurell Almeida

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

Email
almeidakukahiko@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Nathan Yuen

Are you a resident of do you have family or friends who live in Pu'ohala?
No

Email
808nateyuen@gmail.com

Zipcode
96706

Comment
Pu'ohala parcels
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kawena Elkington

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
kawena.elkington@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jacob Rios

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
jadedbypk@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tiphareth Hallock

Are you a resident or do you have family or friends who live in Pu'ohala?
Yes

Email
Tatcia@aol.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

**Name**  
Lyndon Kahuhu

**Are you a resident of do you have family or friends who live in Pu'ohala?**  
Yes

**Email**  
Ikkahuhul2@gmail.com

**Zipcode**  
96797

**Comment**  
I'm in support of the Pu'ohala community.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lorna Souza

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
lorna.souza@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Dana Medeiros</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of do you have family or friends who live in Pu'ohala?</td>
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<td>Email</td>
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<td>Zipcode</td>
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<tr>
<td>Comment</td>
<td></td>
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</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Russell Arquinez

Are you a resident of do you have family or friends who live in Pu’ohala? Yes

Email
r.Arquinez@Hotmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th><strong>Name</strong></th>
<th>Rena Arquinez</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Are you a resident of do you have family or friends who live in Pu'ohala?</strong></td>
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</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:rmarie808@Hotmail.com">rmarie808@Hotmail.com</a></td>
</tr>
<tr>
<td><strong>Zipcode</strong></td>
<td>96744</td>
</tr>
</tbody>
</table>
| **Comment**  | }
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
TinaMarie Freitas

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
Tina96717@gmail.com

Zipcode
96744

Comment
How can someone buy preservation land so cheap threaten the residents with a graveyard and then more homes in a potential flood zone? We reject his application! Please save our community!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

**Name**
Diane Broadbent

**Are you a resident of do you have family or friends who live in Pu'ohala?**
Yes

**Email**
broadbent808@gmail.com

**Zipcode**
96744

**Comment**
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Christine Keb

Are you a resident of do you have family or friends who live in Pu'ohala?
Yes

Email
Geniekeb@gmail.com

Zipcode
96744

Comment
Please, keep preservation land just the way it is.
Kathy Tokugawa, Director of Planning and Permitting  
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horseshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pā‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to RM Residential  
January 10, 2019

Dear Ms. Tokugawa and Ms. Imata,

On behalf of the Pā‘ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali‘i Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu (“ROH”) Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.

Most importantly, Mr. Tampos sets a very dangerous precedence for development in Hawai‘i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pā‘ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.

We oppose the proposed rezone for the following reasons and because it does not align with the Ko‘olau Poko Communities Sustainable Plan (“KSCP”).

1. **Unjust Development**: As mentioned above, this application is dangerous because, with an approval, it rewards bad actors, like Mr. Tampos, and emboldens them to exploit preservation land for profit. That is not the intent of the law. Additionally, it’s bad public policy when thousands of our families are suffering to make ends meet and purchase homes at fair market value. To be clear, the current assessed value of the parcels is $188,000. We understand Mr. Tampos purchased this property for much less. With this strategy, other developers could identify "cheap" preservation land, bully the community and then apply for a rezone to make millions. We reject this attempt wholeheartedly. He was aware that this property was zoned as preservation land. We should not have to pay for his bad intent to “flip” this land for profit. We request DPP conduct a background check on Mr. Tampos to determine if he has engaged in this type of behavior county-wide.
2. **Failure to Respond to Prior Concerns/Issues:** On July 28, 2017, residents of Pū'ohala sent Mr. Tampos and RM Towill notice of our concerns and issues related to this property. The concerns are relevant and applicable to any development. Mr. Tampos has not, to date, sufficiently responded to our concerns as mandated by Revised Ordinances of Honolulu ("ROH") Section 21-2.40-2. A copy of this letter is attached hereto and incorporated by reference herein. We request DPP incorporate this letter as prior objections and concerns to any proposed development or zone change.

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4. **Preservation Land:** As residents, we are entitled to the open space of this property under ROH Sec. 21-3.40. This space offers our community the ability to preserve our precious family-based landscape in alignment with the KCSP. This area has not been identified as an area for development. In fact, the KSCP directs development to the ewa plain.

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The Department of Health has posted a sign in front the parcels notifying the public that the water in this area may be polluted. A residential development will cause further harm. We request a full evaluation and assessment from the Department of Health, Department of Land and Natural Resources, the Commission on Water Resource Management and any and all relevant government agencies regarding the impact the proposed development will have on the stream/bay. No action should take place until these assessments have been provided to the public for input.

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7. **Federal Wetlands Designation:** This parcel of land may be designated as Wetlands. Under KSCP, Kāne‘ohe is known for many wetland areas. We request a full investigation and assessment from any and all federal agencies regarding the wetlands designation prior to making any decision on his application.

8. **Traffic:** This area is already congested with traffic making it difficult for our children and residents to walk safely on Pū‘ohala and Pua Inia Streets. A residential development will further congest this area at the detriment of current land owners. Residents of Waiawi, Pū‘ohala and Pua Inia streets are already challenged by the congested traffic traveling to and from their homes. This development will further burden them and the surrounding homes in this area. The entire subdivision will be impacted by the development. We strongly believe the traffic assessment in the December 15 letter is wholly inaccurate. We request that the appropriate government agency conduct a comprehensive traffic assessment in this area.

9. **Flooding & Foundation:** This area is prone to flooding considering its location near the Kāne‘ohe Stream. The flooding will threaten existing property owners. Also, residents from this area have testified that the it was known for years that the foundation of the parcels could not withstand development. We request an assessment by any and all relevant government agencies related to the foundation of the parcels and flooding.
10. **Right to Use and Enjoy Our Homes:** We as a community cannot fully enjoy our own homes with this development. More development and more people means less enjoyment to our own property rights due to the increased density and traffic in the area.

11. **Infrastructure Inadequate:** We are not able to build accessory development units in this subdivision due to the lack of infrastructure. How can we support a rezone application at the detriment of our own rights? During this time when Hawaii's cost of living is high, we should be able to first serve our families instead of prioritizing new development over our own rights. The infrastructure cannot support the proposed development when residents of this place have not fully exercised their own property rights.

12. **Grading of Land:** A resident has shared that Mr. Tampos has graded the land. We request DPP investigate the matter to determine if he violated any and all permitting laws. If he has, we request DPP take appropriate action against him.

Call or email me with any questions at (808) 393-1948 or at kauik@prattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino
Michael Nishizawa
Lani Almanza
Joaquin Almanza
Paloma Almanza
Veronica Pratt
on behalf of the Pū‘œhala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48 State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill
As the committee representing the Kāneʻohe/Puʻohala residents in opposition to the Serenity Gardens Cemetery development, our purpose is to express our strong opposition and disappointment with the process and lack of community engagement in this project.

We first expressed our opposition with a petition signed by 100 Kāneʻohe/Puʻohala residents that were presented to Ikaika Anderson’s office prior to the Kāneʻohe Neighborhood Board meeting, which then resulted in an 11-0 vote against the proposed project. The names on petition have since increased to 223 residents against the project. (The list of residents against the project has been included with this letter for your reference.)

Then on Monday, July 24, we held a community meeting with over 50 residents who again expressed unanimously their opposition to the development. It is our understanding that these parcels are zoned for preservation and ask how does this project fit into the Koʻolaupoko Sustainable Communities Plan. Also, having not made the effort to include the community in the process we ask that you address the following concerns:

- Provide evidence of an Environmental Impact Statement
- Provide evidence of a study of the historical context of the property which would include a plan for the discovery of 'iwi kupuna and the impact on Native Hawaiian gathering rights
- Provide evidence and a plan for the viability of the project once the land has reached its full capacity.
- Provide evidence of the impact on the fresh water stream adjacent to the property and the Waikalualoko l'a Fishpond
- Flooding concerns, tsunami inundation zone
- Provide evidence of a traffic study - impact on senior services and schools
- Grading runoff
- Provide Evidence of Successful business practices by the landowner

We are asking for all parties addressed above to answer the concerns of this community within the next 30 days to kauil@prattlawhi.com. Again, we wish to express our disappointment in the lack of community engagement in presenting this project. We value our community and wish to preserve it, not only for this generation, but also for the future.

Respectfully submitted,

Committee Members:
Kau'i Pratt-Aquino
Joaquin Almanza
Lani Almanza
Paloma Almanza
Veronica Pratt
Pam Santos
December 12, 2018

Dear Neighboring Property Owner (within 300 feet of Project Site):

Subject: Proposed Serenity Residential Zone Change (Department of Planning and Permitting File Number 2018/1-4) from P-2 General Preservation District to R-7.5 Residential District, Kaneohe, Oahu, Hawaii

Tax Map Keys: 4-5-3: Portion of 49 and 4-5-18: Portion of 49

On behalf of the Applicant, Towill Land Company, LLC, and in accordance with the requirements of section 22-140 of the City and County of Honolulu’s Zoning Ordinance, the Department of Planning and Permitting (DPP) of the City and County of Honolulu, we are providing you as a property owner within 300 feet of the proposed development, notification of the proposed Serenity Residential Zone Change application.

We have enclosed a summary of the proposed zone change and location map prepared by DPP. Please send comments to:

Ms. Liatmata, Staff Planner
Department of Planning and Permitting
City and County of Honolulu
650 North King Street, 7th Floor

with a cc to:

Keith Kurahashi
R. M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819-3494

Please do not hesitate to call our office at 842-1133 should you have questions.

Very truly yours,

[Signature]

Keith Kurahashi
Project Manager

cc: Department of Planning and Permitting
SERENITY RESIDENTIAL ZONE CHANGE
KANEHOE, OAHU, HAWAII

Tax Map Keys: 4-5-18: Portion of 49 and 4-5-30: Portion of 49

The Applicant, Horseshoe Land Company LLC, has submitted an application to the Department of Planning and Permitting to rezone a portion of these two parcels of land, 3.38 acres, (“Project Site”) from P-2 General Preservation District (with a 25-foot height limit) to R-7.5 Residential District (with a 33-foot height limit). The property is located at the northern end of Puohala Street and Waaawii Street in Kaneohe, on the island of Oahu and is planned as a residential development with eight homes. The property is part of a larger 5.335-acre parcel that is planned for residential development with 2 acres left in the U-2 General Preservation (including Kaneohe Streets and some of the steeper sloped land).

The Project Site is designated Urban on the State Land Use Map and Low Density Residential on the Koʻolaupoʻokai Sustainable Communities Plan (KSCP) Land Use Map. On the KSCP Public Infrastructure Map, there are no improvements affecting the Project Site.

The property is overgrown with trees and bushes. The land is currently unoccupied except for an area off the end of Puohala Street temporarily in use by Kiewit Construction as a staging area for a project located elsewhere in Kaneohe.

The Project Site would normally be allowed to have 21 residential dwelling units with the approval of a cluster permit on the proposed 3.38 acre size lot; however, the applicant is proposing to develop only 8 units on the property.

Access to the residential development would be through the cul-de-sac at the north end of Puohala Street which would be improved with a turnaround area and through the cul-de-sac at the north end of Waaawii Street.

Traffic Impacts:

8 Single family dwellings

At the end of Puohala Street during the AM Peak Hour, 2 vehicles would enter and 3 vehicles would exit. During the PM Peak Hour, 3 vehicles would enter and 4 vehicles would exit.

At the end of Waaawii Street during the AM Peak Hours, 1 vehicle would enter and 1 vehicle would exit. During the PM Peak Hour, 1 vehicle would enter and 1 vehicle would exit.
January 14, 2019

Dear Neighbor,

Please do one of two things:

1. Forward your email to Sandra Ann K. Pratt-Aquino, esq at kau@prattlawhi.com
2. Sign – signature and printed name, address and mail in envelope provided

NOTE: MUST RESPOND TO DPP BY JANUARY 18, NO LATER THAN JANUARY 20th

Regards,

Michael M. NISHIZAWA
45-736 Waiaw St.
Mnishiz808@gmail.com
808-371-8708 (cell)

[Signature]

Gene K. Nishiyama
45-759 Waiawi St.
Kaneohe, HI 96744
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  

RE: Letter in Opposition to Horeshoe Land Company, LLC's rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū'ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is GENE NISHIYAMA.  

My residence address: 45-739 WAIAWI ST  
KANE‘OHE, HI 96744  

My Phone number:  
I have lived at this residence for 52 years.  
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

There is a concern about making improvements for flooding by the river and flood from our road. Down the storm drain drain's to this property into what was the old river. As far as the traffic, I fear for the safety of our neighbors and their children.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau'i Pratt-Aquino, on behalf of the Pū'ohala Residents. I support Ms. Pratt-Aquino's statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 1/15/2019

Print Name: GENE K NISHIYAMA
Kathy Tokugawa, Director of Planning & Permitting
650 South King St. 7th Floor
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with
TMKs: 4-5-018-049 and 4-5-030-049 (near Pu‘ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Bradley W. Miller
My residence address: 45-226 Halemuku Pl.
Kaneohe, HI 96744
My Phone number: 808 228 7447

I have lived at this residence for 26 years.

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone
application for the following reasons:

please see attached

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own
statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pu‘ohala Residents. I support Ms.
Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject
the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE
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DATED: Kāne‘ohe, HI Jan. 15, 2019

Print Name: Bradley W. Miller
January 15, 2019

Kathy Tokugawa, Director of Planning and Permitting

c/o Lisa Imata, Staff Planner

Department of Planning and Permitting

650 South King Street 7th Floor

Honolulu, Hawai‘i 96813

RE: LETTER IN OPPOSITION

To Horseshoe Land Company LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū’ohala and Waiawi Streets)

Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

Dear Director Tokugawa,

When I first viewed this Halemuku property to make it my home I was immediately struck by the situation of the lot and its surroundings. In particular I was impressed by the quiet stream flowing behind it and the peacefulness imparted by the forested area alongside and beyond the river. I was advised that the area was zoned as preservation land and my family and I were pleased as this classification was appropriate and would protect and sustain this compelling natural area. After we made this our home my family has spent many hours in the back yard enjoying the privacy and serenity afforded by the preservation land. The river was populated with fish, turtles and occasionally a frog could be heard at night. Ducks and heron would also be frequent visitors. At night the trees swallow the city lights and the stars and planets can be seen from my yard.

This is my family’s direct connection of over twenty-five years with these parcels of land. It saddens and angers me that Mr. Tampos would try to alter so drastically this preserved area at the expense and to the detriment of so many for what appears to be the greed, avarice and short sightedness of one. All of us in the neighborhood and community who have resided by these parcels of land have relied upon and appreciated the zoning designation. It is offensive that Mr. Tampos expects to so easily impose upon and deprive us of this serene green space by
a simple request to change the zoning. We should not so quickly disregard or forget the intent of the preservation designation. What Mr. Tampos seeks to do in turning a huge profit is happening too much in other areas of Oahu.

Additionally I have witnessed and recorded the poor stewardship of this preservation area by Mr. Tampos. For a period of time in early 2018 I observed construction vehicles and other equipment stored there. On January 20, 2018 and again on February 3, 2018 I watched as a pumper tank vehicle was cleaned out and then washed down not very far from the river. My estimate would be about one hundred feet from the river bank. This appeared to be in violation of the Clean Water Act. I am employed by a utility company that has trained all of its personnel in what constitutes a violation. On the second occurrence I called both Senator Tokuda’s office and Representative Keohokaiole’s office and left voice messages. The dates mentioned were both on Saturdays and my guess is the offices were probably closed. I have received no return call or follow up from either official. The activities across the river did stop thereafter but I wondered how a large construction company could not know or so blatantly ignore environmental law.

If Mr. Tampos performed his due diligence on checking the parcel’s zoning at the time of purchase this would make his current efforts even more egregious and insulting.

I respectfully request your informed and thorough consideration of this issue.

Sincerely,

Bradley W. Miller
45-226 Helemuku Place
Kaneohe, Hawai‘i 96745
Dear Ms. Tokugawa and Ms. Imata,

On behalf of the Pū‘ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Aliʻi Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu ("ROH") Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.

Most importantly, Mr. Tampos sets a very dangerous precedence for development in Hawai‘i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pū‘ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.

We oppose the proposed rezone for the following reasons and because it does not align with the Koʻolau Poko Communities Sustainable Plan ("KSCP").

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Call or email me with any questions at (808) 393-1948 or at kau@prattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino
Michael Nishizawa
Lani Almanza
Joaquin Almanza
Paloma Almanza
Veronica Pratt
on behalf of the Pū‘ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48 State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill
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I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 1-13-2019

Print Name: Wynne Takahashi
January 10, 2019

Dear Ms. Tokugawa and Ms. Imata,

On behalf of the Pū'ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali'i Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu (“ROH”) Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.

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2. **Failure to Respond to Prior Concerns/Issues:** On July 28, 2017, residents of Pō'ohala sent Mr. Tamos and RM Towill notice of our concerns and issues related to this property. The concerns are relevant and applicable to any development. Mr. Tamos has not, to date, sufficiently responded to our concerns as mandated by Revised Ordinances of Honolulu ("ROH") Section 21-2.40-2. A copy of this letter is attached hereto and incorporated by reference herein. We request DPP incorporate this letter as prior objections and concerns to any proposed development or zone change.

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Call or email me with any questions at (808) 393-1948 or at kau@prattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino  
Michael Nishizawa  
Lani Almanza  
Joaquin Almanza  
Paloma Almanza  
Veronica Pratt  
on behalf of the Pū'ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48 State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill

I am in agreement with this letter of opposition to rezoning.

Wynne Takahashi  
45-717 Wainiha St  
Kaneohe HI 96744
From: Chong, Blanche
Sent: Friday, January 18, 2019 9:20 AM
To: Imata, Lisa L
Cc: Takara, Gloria C
Subject: Stop Puohala
Attachments: New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Gabriel Kahaulelio

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Allgetoo@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Lou Amber Ferreira</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Misemis808@icloud.com">Misemis808@icloud.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Holly Takahashi

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
hahat579@gmail.com

Zipcode
96744

Comment
our neighborhood CANNOT withstand anymore development especially when we have no side walks and since 2 MASSIVE homes were built in that neighborhood in the last year! We need it to STOP!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Reri Solatorio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Rerisolatorio@gmail.com">Rerisolatorio@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td>I've been a resident in Puchala village. And still reside in Kaneohe. Please dont Disrupt our Homes (Aina).... We have lost so much already!!! Money Can't buy all things!!!! Ohana First!!!</td>
</tr>
</tbody>
</table>
"Rerisolatorio@gmail.com" <no-reply@weebly.com>
Thursday, January 17, 2019 9:54 PM
info@honoluludpp.org
New Form Entry: STOP REZONE OF PU'OHALA PARCELS
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Priscilla Caluya</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:prisnboots@gmail.com">prisnboots@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
</tbody>
</table>

**Comment**
My sister and her husband own a house behind Puohala Elementary School and have six school aged keiki. Totally against ANY development of this area and other areas in the Windward side!!! Keep the country COUNTRY!!!
Imata, Lisa L

From: Chong, Blanche
Sent: Tuesday, January 22, 2019 9:01 AM
To: Imata, Lisa L
Cc: Takara, Gloria C
Subject: Stop REzone
Attachments: New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS; New Form Entry: STOP REZONE OF PU'OHALA PARCELS
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Charmian Vistasunet

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
Charmsv@hotmail.com

Zipcode
96744

Comment
Aloha...while I do not have friends or relatives that live on Pu'ohala, I am very familiar with the community and frequent the area...it used to be my polling place. I strongly oppose further development of this already crowded community...the roads mentioned - Pu'ohala and Pua Inia are already congested enough with traffic NOT ONLY from residents but also because these roads are often used as a shortcut between Kaneohe Bay Drive and Kamehameha Hwy. The community of Kaneohe is and will remain beautiful because of its local residents and because of its stunning natural landscape and existing Ahupua'a...many portions of Ahupua'a's on Oahu have been "restructured" in developments that decimate the whole intent of a working Ahupua'a, which is known to be a naturally sustainable piece of land from the mountains to the ocean. If we continue to develop every square inch of our beautiful land, there will eventually not be anything beautiful left. Please take all of this into consideration and thank you! Charmian Vistasunet (longtime resident of Kaneohe)
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>James Kalaukoa</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:james.kalaukoa@kalakauamiddle.org">james.kalaukoa@kalakauamiddle.org</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96734</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Raynette Soganuma-Carlson

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
suganumacarlson.raynette@gmail.com

Zipcode
96744

Comment
I am a resident in Nani Pua Garden on Halemuku Place. I support the letter dated January 10, 2019 to Ms Tokugawa and Ms. Imata from Kau'i Pratt-Aquino. All the information listed in the letter outline our reasons for objecting. We hope you look favorably on our request to deny this project.
With aloha, Raynette K. Suganuma-Carlson
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Tina-Marie Lee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:tmid03@gmail.com">tmid03@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Rita Kalaukoa

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
rkalaukoa@gmail.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th><strong>Name</strong></th>
<th>Laura Paul</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Are you a resident of, or do you have family or friends who live in Pu'ohala?</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:jurneytohi@aol.com">jurneytohi@aol.com</a></td>
</tr>
<tr>
<td><strong>Zipcode</strong></td>
<td>96744</td>
</tr>
<tr>
<td><strong>Comment</strong></td>
<td>I am a resident of an adjacent community and I oppose the rezoning of Pu'ohala parcels for the above stated reasons.</td>
</tr>
</tbody>
</table>
Aloha,

Per the request of Representative Scot Matayoshi, attached please find Mr. Aaron Tampos' rezone application for parcels located in Pu'ohala village and names of residents against the project.

I would love to set up a meeting in the next two weeks with each of you. I will call your office later in the week. Please note on Thursday, January 17, the neighborhood board unanimously voted to oppose his rezone application.

Feel free to call or email me with any questions/concerns at 393-1948.

Mahalo

--
Sandra Ann Kau'ionālani Pratt-Aquino, Esq.
Attorney
Pratt Law Hawai'i, LLLC
Phone: (808) 393-1948

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rezone application.zip was removed from the message because it violates your mail server's policy.
On behalf of the Pū'ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali'i Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu ("ROH") Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.

Most importantly, Mr. Tampos sets a very dangerous precedence for development in Hawai'i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pū'ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.

We oppose the proposed rezone for the following reasons and because it does not align with the Ko'olau Poko Communities Sustainable Plan ("KSCP").

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Call or email me with any questions at (808) 393-1948 or at kau@prattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino
Michael Nishizawa
Lani Almanza
Joaquin Almanza
Paloma Almanza
Veronica Pratt
on behalf of the Pu’ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48 State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill
<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
<th>Phone</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Doe</td>
<td><a href="mailto:john.doe@email.com">john.doe@email.com</a></td>
<td>+1 123 456 789</td>
<td>I am looking for a new opportunity. Are there any positions available?</td>
</tr>
<tr>
<td>Jane Smith</td>
<td><a href="mailto:jane.smith@email.com">jane.smith@email.com</a></td>
<td>+1 987 654 321</td>
<td>I am interested in the sales position.</td>
</tr>
<tr>
<td>Mary Johnson</td>
<td><a href="mailto:mary.johnson@email.com">mary.johnson@email.com</a></td>
<td>+1 555 444 333</td>
<td>I recently graduated and am looking for entry-level opportunities.</td>
</tr>
<tr>
<td>Michael Davis</td>
<td><a href="mailto:michael.davis@email.com">michael.davis@email.com</a></td>
<td>+1 777 888 999</td>
<td>I have experience in project management.</td>
</tr>
<tr>
<td>Sarah Brown</td>
<td><a href="mailto:sarah.brown@email.com">sarah.brown@email.com</a></td>
<td>+1 666 777 888</td>
<td>I am open to any role in the tech industry.</td>
</tr>
<tr>
<td>David White</td>
<td><a href="mailto:david.white@email.com">david.white@email.com</a></td>
<td>+1 222 333 444</td>
<td>I am a recent grad with a strong focus on sustainability.</td>
</tr>
<tr>
<td>Olivia Grey</td>
<td><a href="mailto:olivia.grey@email.com">olivia.grey@email.com</a></td>
<td>+1 888 999 777</td>
<td>I am available for full-time or part-time opportunities.</td>
</tr>
</tbody>
</table>

Note: Contact information and comments are fictional and for demonstration purposes only.
December 12, 2018

Dear Neighboring Property Owner (within 300 feet of Project Site):

Subject: Proposed Serenity Residential Zone Change (Department of Planning and Permitting File Number 2018/Z-4) from P-2 General Preservation District to R-7.5 Residential District, Kaneohe, Oahu, Hawaii

Tax Map Keys: 4-5-3: Portion of 49 and 4-5-18: Portion of 49

On behalf of the Applicant, Honolulu Real Company, LLC, and in accordance with the requirements of Section 1-18-2, Zoning Code of the City and County of Honolulu, and the Department of Planning and Permitting (DPP) of the City and County of Honolulu, we are providing you as a property owner within 300 feet of the proposed development, notification of the proposed Serenity Residential Zone Change application.

We have enclosed a summary of the proposed Serenity Zone Change and a Location Map prepared by DPP. Please send comments to:

Ms. Lisa Inata, Sr. Planner
Department of Planning and Permitting
City and County of Honolulu
650 Sei King Street, 7th Floor

with a cc to:

Keith Kurahashi
R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819-3494

Please do not hesitate to call our office at 842-1133 should you have questions.

Very truly yours,

Keith Kurahashi

cc: Honolulu Real Company, LLC
Department of Planning and Permitting
SERENITY RESIDENTIAL ZONE CHANGE
KANEHOE, OAHU, HAWAII

Tax Map Keys: 4-5-18: Portion of 49 and 4-5-30: Portion of 49

The Applicant, Horseshoe Land Company LLC, has submitted an application to the Department of Planning and Permitting to rezone a portion of these two parcels of land, 3.38 acres, ("Project Site") from R-2 General Preservation District (with a 35-foot height limit) to R-3 Residential District (with a 75-foot height limit). The property is located at the northern end of Puohala Street and Waiawi Street in Kaneohe, on the island of Oahu and is planned as a residential development with eight homes. The property is part of a larger 5.986-acre parcel that is planned for residential development with 2 acre lots in the R-2 General Preservation (including Kaneohe Streams) and some of the steeper sloped land.

The Project Site is designated Urban at the State Land Use Map and Low Density Residential on the Ko'olau Mountain Community Plan ("KSCP") Land Use Map. On the KSCP Public Infrastructure Map there are no improvements affecting the property site.

The property is overgrown with trees and bushes. The land is currently unoccupied except for an area off the end of Puohala Street temporarily in use by Kiewit Construction as a staging area for a project located elsewhere in Kaneohe.

The Project Site would normally be allowed to have 21 residential dwelling units with the approval of a cluster permit on the proposed 3.38 acre size lot, however, the applicant is proposing to develop only 8 units on the property.

Access to the residential development would be through the cul-de-sac at the north end of Puohala Street, which will be improved with a turnaround area and through the cul-de-sac at the north end of Waiawi Street.

Traffic Impacts:

8 Single family dwellings

At the end of Puohala Street during the AM Peak Hour, one vehicle would enter and three vehicles would exit. During the PM Peak Hour, three vehicles would enter and two vehicles would exit.

At the end of Waiawi Street during the AM Peak Hour, one vehicle would enter and one vehicle would exit. During the PM Peak Hour, two vehicles would enter and one vehicle would exit.
January 10, 2019

Dear Ms. Tokugawa and Ms. Imata,

On behalf of the Pū'ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali'ī Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu ("ROH") Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.

Most importantly, Mr. Tampos sets a very dangerous precedence for development in Hawai'i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pū'ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.

We oppose the proposed rezone for the following reasons and because it does not align with the Ko'olau Poko Communities Sustainable Plan ("KSCP").

1. **Unjust Development:** As mentioned above, this application is dangerous because, with an approval, it rewards bad actors, like Mr. Tampos, and emboldens them to exploit preservation land for profit. That is not the intent of the law. Additionally, it's bad public policy when thousands of our families are suffering to make ends meet and purchase homes at fair market value. To be clear, the current assessed value of the parcels is $188,000. We understand Mr. Tampos purchased this property for much less. With this strategy, other developers could identify "cheap" preservation land, bully the community and then apply for a rezone to make millions. We reject this attempt wholeheartedly. He was aware that this property was zoned as preservation land. We should not have to pay for his bad intent to "flip" this land for profit. We request DPP conduct a background check on Mr. Tampos to determine if he has engaged in this type of behavior county-wide.
2. **Failure to Respond to Prior Concerns/Issues:** On July 28, 2017, residents of Pū'ohala sent Mr. Tampos and RM Towill notice of our concerns and issues related to this property. The concerns are relevant and applicable to any development. Mr. Tampos has not, to date, sufficiently responded to our concerns as mandated by Revised Ordinances of Honolulu ("ROH") Section 21-2.40-2. A copy of this letter is attached hereto and incorporated by reference herein. We request DPP incorporate this letter as prior objections and concerns to any proposed development or zone change.

3. **December 15 Notice Insufficient:** On December 15, 2018, RM Towill mailed a letter to property owners within 300 feet of the subject parcels during the holiday season. Many residents were upset and insulated by the letter because most were busy spending time with their families. We dispute the letter. It did not meet the notice requirements of Section 21-2.40-2 because it was vague and ambiguous and did not provide property owners with a meaningful opportunity to be heard. The letter stated property owners could comment by written notice but it did not provide a deadline to when those comments were due. In my contact with DPP, DPP stated the deadline for comments was on Sunday, January 20, 2019. Then on January 11, 2019, DPP informed me that the deadline was January 17, 2019 but would accept comments to January 20, 2019. No deadline was provided in the December 15 letter. Thus, property owners were not given sufficient and clear instructions to voice their concerns. Property owners were confused because many believed the rezone had already been approved and that they would not have a chance dispute the project. In light of this, we request that no action take place until proper notice is issued to all property owners in the Pū'ohala subdivision because the rezone will impact the entire subdivision. We also request that priority and adequate notice be issued to residents on Pū'ohala, Pua Inia, Waiawi, Wainana, Hilinai, Lanipola streets and Halemuku Way and any other property owners who request such notice. We also request property owners have the option to submit their concerns via email. Finally, for this subsection, we request Mr. Tampos present his rezone application to the neighborhood board after notice is issued to provide residents with a meaningful opportunity to be heard and to provide our neighborhood board with an opportunity to address his application.

4. **Preservation Land:** As residents, we are entitled to the open space of this property under ROH Sec. 21-3.40. This space offers our community the ability to preserve our precious family-based landscape in alignment with the KCSP. This area has not been identified as an area for development. In fact, the KSCP directs development to the ewa plain.

5. **Protection of Natural Resources:** The undeveloped parcels provide sufficient open space to protect our natural resources, including our fresh water streams. This includes the outflow of water in Kāneʻohe Stream ("KS" or "stream") to Kāneʻohe bay. The water quality of this stream will be directly impacted by any development and runoff. Next to the KS inlet to the bay is Waikalua Loko I'a Fishpond, a historical and culturally significant site in our community. This has already been declared a vulnerable area under the KSPC and active efforts have been put in place to mitigate existing harm. More development will fly in the face of decades of work to regenerate the bay and the stream.
The Department of Health has posted a sign in front the parcels notifying the public that the water in this area may be polluted. A residential development will cause further harm. We request a full evaluation and assessment from the Department of Health, Department of Land and Natural Resources, the Commission on Water Resource Management and any and all relevant government agencies regarding the impact the proposed development will have on the stream/bay. No action should take place until these assessments have been provided to the public for input.

6. **Protection of Waikalua Loko I'a Fishpond.** This fishpond receives water from Kāne'ōhe Stream. The water quality of Kāne'ōhe Stream is absolutely critical for the preservation and regeneration of this historical site. The fishpond is a site for resource management training, cultural practices and education that is managed by the Pacific American Foundation. We request DPP prioritize the preservation of this ancient site over any development. There are several cultural practitioners who are caretakers of this fishpond and practice customary and traditional rights in this area. The development will adversely impact their rights. Under the Hawaii State Constitution Article 12 Section 7, the government is mandated to protect customary and traditional rights. There is no priority right to build residential homes at the detriment of cultural practitioners in the area, specifically land that has been designated as preservation. We request a full evaluation and assessment by the Office of Hawaiian Affairs, and any and all state and county level agencies regarding the impact on the fishpond and customary and traditional rights. We request Mr. Tamos and relevant government agencies interview any and all cultural practitioners of the fishpond and this area. He is the landowner who is requesting the rezone change. Thus, he should bear the burden to gather this critical information, not the community.

7. **Federal Wetlands Designation:** This parcel of land may be designated as Wetlands. Under KSCP, Kāne'ōhe is known for many wetland areas. We request a full investigation and assessment from any and all federal agencies regarding the wetlands designation prior to making any decision on his application.

8. **Traffic:** This area is already congested with traffic making it difficult for our children and residents to walk safely on Pūʻōhala and Pua Inia Streets. A residential development will further congest this area at the detriment of current land owners. Residents of Waiawi, Pūʻōhala and Pua Inia streets are already challenged by the congested traffic traveling to and from their homes. This development will further burden them and the surrounding homes in this area. The entire subdivision will be impacted by the development. We strongly believe the traffic assessment in the December 15 letter is wholly inaccurate. We request that the appropriate government agency conduct a comprehensive traffic assessment in this area.

9. **Flooding & Foundation:** This area is prone to flooding considering its location near the Kāne'ōhe Stream. The flooding will threaten existing property owners. Also, residents from this area have testified that it was known for years that the foundation of the parcels could not withstand development. We request an assessment by any and all relevant government agencies related to the foundation of the parcels and flooding.
10. **Right to Use and Enjoy Our Homes:** We as a community cannot fully enjoy our own homes with this development. More development and more people means less enjoyment to our own property rights due to the increased density and traffic in the area.

11. **Infrastructure Inadequate:** We are not able to build accessory development units in this subdivision due to the lack of infrastructure. How can we support a rezone application at the detriment of our own rights? During this time when Hawaii’s cost of living is high, we should be able to first serve our families instead of prioritizing new development over our own rights. The infrastructure cannot support the proposed development when residents of this place have not fully exercised their own property rights.

12. **Grading of Land:** A resident has shared that Mr. Tampos has graded the land. We request DPP investigate the matter to determine if he violated any and all permitting laws. If he has, we request DPP take appropriate action against him.

Call or email me with any questions at (808) 393-1948 or at kauiprattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino  
Michael Nishizawa  
Lani Almanza  
Joaquin Almanza  
Paloma Almanza  
Veronica Pratt  
on behalf of the Pū'ohala Community

cc: Council member Ikaika Anderson, District 24  
State Senator Jarrett Keohokalole, District 48  
State House Representative Lisa Kitagawa, District 49  
State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill
<table>
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<tr>
<th>Date Submitted</th>
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<tr>
<td>1/15/2019 12:00pm</td>
<td>Maria</td>
<td>Chang</td>
<td><a href="mailto:mariacheew@gmail.com">mariacheew@gmail.com</a></td>
<td>I am greatly concerned with the manner in which Mr. A.T. Tampa and the Haralson Land Company, UCC has behaved with regard to our communities. I am seeing a trend with family-owned neighborhoods who are experiencing similar &quot;in-fighting&quot; to the less than honorable and forthright behavior when for-profit landowners disregarded the law and divided the community (below &amp; around the Haralson Company for example) and it needs to STOP. What kind of dangerous precedence are we allowing and will our elected officials stop or our friends and the [city]? Preservation land is just that, TO BE PRESERVED. What is KENNEDY doing with the deeds and undocumented monuments? We will all be watching the haralson to taxable. The 33rd is a prime, men is its personal. What is wrong with the Haralson? I strongly support saving Pahala Valley and stopping the resumption of preservation land.</td>
</tr>
<tr>
<td>3/15/2019 12:30pm</td>
<td>John</td>
<td>Doe</td>
<td><a href="mailto:johndoe@example.com">johndoe@example.com</a></td>
<td>We have several concerns on this matter. The two most troubling to me follow. The most disturbing would be allowing for the acquisition of preservation land which is then divided and developed for profit. Disregard of environmental and cultural protections will be harmful in the long term. Further we are concerned about the increase in population and traffic density. As it is our neighborhood has become a throughfare taking from highway and Hanahe Bay Drive.</td>
</tr>
<tr>
<td>4/14/2019 11:00am</td>
<td>Laura</td>
<td>Smith</td>
<td><a href="mailto:laurasmith@example.com">laurasmith@example.com</a></td>
<td>I am a 40-year resident of Pahala. I strongly oppose any development or rezoning of the property. It was designated preserves for a reason and we need to protect it. We call that you deny the application for rezoning to prevent any residential development.</td>
</tr>
<tr>
<td>5/14/2019 11:00am</td>
<td>Mike</td>
<td>Williams</td>
<td><a href="mailto:mikewilliams@example.com">mikewilliams@example.com</a></td>
<td>As a 40-year resident of Pahala, I strongly oppose any development or rezoning of the property. It was designated preserves for a reason and we need to protect it. We call that you deny the application for rezoning to prevent any residential development.</td>
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<tr>
<td>Date/Time</td>
<td>Name</td>
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<td>15/01/2019 11:05pm</td>
<td>Leslie</td>
<td><a href="mailto:Leslie@yourspace.com">Leslie@yourspace.com</a></td>
<td>Yes</td>
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<tr>
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<td>Ewan</td>
<td><a href="mailto:Ewan@yourspace.com">Ewan@yourspace.com</a></td>
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<td>18/01/2019 08:55am</td>
<td>Rosemary</td>
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<td>19/01/2019 06:48am</td>
<td>Belinda</td>
<td><a href="mailto:Belinda@yourspace.com">Belinda@yourspace.com</a></td>
<td>Yes</td>
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<tr>
<td>20/01/2019 09:48am</td>
<td>Chacey</td>
<td><a href="mailto:Chacey@yourspace.com">Chacey@yourspace.com</a></td>
<td>Yes</td>
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<td>21/01/2019 09:30am</td>
<td>Kasey</td>
<td><a href="mailto:Kasey@yourspace.com">Kasey@yourspace.com</a></td>
<td>Yes</td>
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<tr>
<td>22/01/2019 11:59am</td>
<td>Leo Amber</td>
<td>Leo <a href="mailto:Amber@yourspace.com">Amber@yourspace.com</a></td>
<td>Yes</td>
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<tr>
<td>23/01/2019 08:15am</td>
<td>Kriss</td>
<td><a href="mailto:Kriss@yourspace.com">Kriss@yourspace.com</a></td>
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<tr>
<td>24/01/2019 10:27am</td>
<td>Tasha</td>
<td><a href="mailto:Tasha@yourspace.com">Tasha@yourspace.com</a></td>
<td>Yes</td>
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<td>25/01/2019 02:23am</td>
<td>Tipper</td>
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<td>Beverly</td>
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<td>Janie</td>
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<td>Jana</td>
<td><a href="mailto:Jana@yourspace.com">Jana@yourspace.com</a></td>
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<td>Beth</td>
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<td>Kim</td>
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<td>Lauren</td>
<td><a href="mailto:Lauren@yourspace.com">Lauren@yourspace.com</a></td>
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<td>Katalin</td>
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<td><a href="mailto:Keira@yourspace.com">Keira@yourspace.com</a></td>
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<td><a href="mailto:Christian@yourspace.com">Christian@yourspace.com</a></td>
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<tr>
<td>Tina</td>
<td>Alver</td>
<td>Friend</td>
<td>Yes. I am a long-time resident of the Park. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<tr>
<td>Teckna</td>
<td>Edson</td>
<td>Friend</td>
<td>Yes. I am a long-time resident of the Park. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<tr>
<td>Michael</td>
<td>Mollie</td>
<td>Family</td>
<td>We discussed with the neighbors and we are concerned about the impact of the proposed development on our生活水平. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<tr>
<td>Laura</td>
<td>Osh</td>
<td>Family</td>
<td>Yes. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<td>池田</td>
<td>Mitsuo</td>
<td>Family</td>
<td>Yes. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<td>Lorraine</td>
<td>Patti</td>
<td>Friend</td>
<td>Yes. I am a long-time resident of the Park. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<td>Laura</td>
<td>Paul</td>
<td>Family</td>
<td>Yes. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<td>Matthew</td>
<td>Samantha</td>
<td>Family</td>
<td>Yes. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<td>Lesley</td>
<td>Smith</td>
<td>Friend</td>
<td>Yes. I am a long-time resident of the Park. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<tr>
<td>Karen</td>
<td>Sandra</td>
<td>Family</td>
<td>Yes. We are interested and will be directly impacted by this development. Our kids will have a home school and it will be even more dangerous as the traffic from the development will increase.</td>
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<td>Raymila</td>
<td>Suguwama-Cutbom</td>
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<td>Tessa</td>
<td>Theresa</td>
<td>Family</td>
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<td>Suze</td>
<td>Taylor</td>
<td>Family</td>
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</tbody>
</table>
Ahiii... while I do not have friends or relatives that live in Puuhonua, I am very familiar with the community and frequent the area. It used to be my puzzle piece. I strongly oppose further development of this already crowded community, the result mentioned - Puuhonua and Pupu Cove are already congested enough with traffic, NOT only from residents but also because those needs are often used as a shortcut between Kawaiahoe Bay Drive and Koolau Trainer Acre. The community of Kualoa-Makaha is and who remain beautiful because of its local residents and because of its stunning natural landscape and existing Kualoa Park, many portions of Kualoa Park (**not** on Oahu have been developed that decrease the whole intent of a Kualoa Park (**not** on Oahu, which is known to be a naturally sustainable place of land from the mountains to the oceans. If we continue to develop every square foot of our beautiful land, there will simply not be anything beautiful left. Please take all of this into consideration and thank you! (Chesnay Walpole (long time resident of Kualoa-Makaha)

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6/14/2019 04:39pm James Wadoi Wadai 96744 Yes
6/14/2019 07:23am NASTASIA Wadai 96744 Yes
6/14/2019 08:53am Shawan Woman 96744 Yes

Who is the government planner that enforces our way is by ensuring there is no one who is not capable of living on the land? In the next few years, there will be a need for development. What will happen in the future? With the new laws, they will need to find a way to handle the problem. The community of Kualoa-Makaha is and will continue to be beautiful because of its local residents and because of its stunning natural landscape and existing Kualoa Park, many portions of Kualoa Park (**not** on Oahu have been developed that decrease the whole intent of a Kualoa Park (**not** on Oahu, which is known to be a naturally sustainable place of land from the mountains to the oceans. If we continue to develop every square foot of our beautiful land, there will simply not be anything beautiful left. Please take all of this into consideration and thank you! (Chesnay Walpole (long time resident of Kualoa-Makaha)

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6/14/2019 10:38pm Noah Lutujonka 95766 No
6/15/2019 12:54pm Wainana Zawia 96744 Yes

Please stop approving the demolition of land that is meant for the preservation and restoration of the natural forests. Hawaii is the endangered species capital of the world and those precious plants and animals need all the remaining habitat. The wetlands and forests will stop providing water, food, and the beauty that we love about our home if we keep pushing our human wants before the needs of our own.

What will happen in the future? We need to think about the future. I would like to see more people who are interested in the future of our community. As a community of Kualoa-Makaha is and will continue to be beautiful because of its local residents and because of its stunning natural landscape and existing Kualoa Park, many portions of Kualoa Park (**not** on Oahu have been developed that decrease the whole intent of a Kualoa Park (**not** on Oahu, which is known to be a naturally sustainable place of land from the mountains to the oceans. If we continue to develop every square foot of our beautiful land, there will simply not be anything beautiful left. Please take all of this into consideration and thank you! (Chesnay Walpole (long time resident of Kualoa-Makaha)

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6/15/2019 12:54pm Wainana Zawia 96744 Yes

I would like to see more people who are interested in the future of our community. As a community of Kualoa-Makaha is and will continue to be beautiful because of its local residents and because of its stunning natural landscape and existing Kualoa Park, many portions of Kualoa Park (**not** on Oahu have been developed that decrease the whole intent of a Kualoa Park (**not** on Oahu, which is known to be a naturally sustainable place of land from the mountains to the oceans. If we continue to develop every square foot of our beautiful land, there will simply not be anything beautiful left. Please take all of this into consideration and thank you! (Chesnay Walpole (long time resident of Kualoa-Makaha)
Kathy Tokugawa, Director of Planning and Permitting  
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horseshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pu’ohala and Waiawi Streets).  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

January 10, 2019  

Dear Ms. Tokugawa and Ms. Imata,  

On behalf of the Pu’ohala Community, I submit this letter in strong opposition to the above entitled application to rezone the subject parcels mentioned herein. Mr. Ali’i Tampos is the owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone application pursuant to Revised Ordinances of Honolulu (“ROH”) Sec. 21-2.40-2. We have been in contact with Mr. Tampos since May 2017.  

We are residents of this community. We will be directly and adversely impacted by the rezone. Thus, we request your support to reject his application for various reasons as stated herein.  

Most importantly, Mr. Tampos sets a very dangerous precedence for development in Hawai‘i. Under this strategy, any person could purchase preservation land at very low costs, then submit a rezone application and make millions at the detriment of the surrounding communities. This is absurd. We are insulted and disappointed with his lack of transparency and community engagement. Pu’ohala is a very special place. Many families have lived in this community for generations. We are committed to preserve our community with the utmost respect for our residents and its natural resources.  

We oppose the proposed rezone for the following reasons and because it does not align with the Ko’olau Poko Communities Sustainable Plan (“KSCP”).  

1. **Unjust Development:** As mentioned above, this application is dangerous because, with an approval, it rewards bad actors, like Mr. Tampos, and emboldens them to exploit preservation land for profit. That is not the intent of the law. Additionally, it’s bad public policy when thousands of our families are suffering to make ends meet and purchase homes at fair market value. To be clear, the current assessed value of the parcels is $188,000. We understand Mr. Tampos purchased this property for much less. With this strategy, other developers could identify “cheap” preservation land, bully the community and then apply for a rezone to make millions. We reject this attempt wholeheartedly. He was aware that this property was zoned as preservation land. We should not have to pay for his bad intent to “flip” this land for profit. We request DPP conduct a background check on Mr. Tampos to determine if he has engaged in this type of behavior county-wide.
2. **Failure to Respond to Prior Concerns/Issues:** On July 28, 2017, residents of Pū‘ohala sent Mr. Tampos and RM Towill notice of our concerns and issues related to this property. The concerns are relevant and applicable to any development. Mr. Tampos has not, to date, sufficiently responded to our concerns as mandated by Revised Ordinances of Honolulu ("ROH") Section 21-2.40-2. A copy of this letter is attached hereto and incorporated by reference herein. We request DPP incorporate this letter as prior objections and concerns to any proposed development or zone change.

3. **December 15 Notice Insufficient:** On December 15, 2018, RM Towill mailed a letter to property owners within 300 feet of the subject parcels during the holiday season. Many residents were upset and insulated by the letter because most were busy spending time with their families. We dispute the letter. It did not meet the notice requirements of Section 21-2.40-2 because it was vague and ambiguous and did not provide property owners with a meaningful opportunity to be heard. The letter stated property owners could comment by written notice but it did not provide a deadline to when those comments were due. In my contact with DPP, DPP stated the deadline for comments was on Sunday, January 20, 2019. Then on January 11, 2019, DPP informed me that the deadline was January 17, 2019 but would accept comments to January 20, 2019. No deadline was provided in the December 15 letter. Thus, property owners were not given sufficient and clear instructions to voice their concerns. Property owners were confused because many believed the rezone had already been approved and that they would not have a chance dispute the project. In light of this, we request that no action take place until proper notice is issued to all property owners in the Pū‘ohala subdivision because the rezone will impact the entire subdivision. We also request that priority and adequate notice be issued to residents on Pū‘ohala, Pua Inia, Waiawi, Wainana, Hilinai, Lanipola streets and Halemuku Way and any other property owners who request such notice. We also request property owners have the option to submit their concerns via email. Finally, for this subsection, we request Mr. Tampos present his rezone application to the neighborhood board after notice is issued to provide residents with a meaningful opportunity to be heard and to provide our neighborhood board with an opportunity to address his application.

4. **Preservation Land:** As residents, we are entitled to the open space of this property under ROH Sec. 21-3.40. This space offers our community the ability to preserve our precious family-based landscape in alignment with the KCSP. This area has not been identified as an area for development. In fact, the KSCP directs development to the Ewa Plain.

5. **Protection of Natural Resources:** The undeveloped parcels provide sufficient open space to protect our natural resources, including our fresh water streams. This includes the outflow of water in Kāne‘ohe Stream ("KS" or "stream") to Kāne‘ohe bay. The water quality of this stream will be directly impacted by any development and runoff. Next to the KS inlet to the bay is Waikalua Lcko I'a Fishpond, a historical and culturally significant site in our community. This has already been declared a vulnerable area under the KSPC and active efforts have been put in place to mitigate existing harm. More development will fly in the face of decades of work to regenerate the bay and the stream.
The Department of Health has posted a sign in front the parcels notifying the public that the water in this area may be polluted. A residential development will cause further harm. We request a full evaluation and assessment from the Department of Health, Department of Land and Natural Resources, the Commission on Water Resource Management and any and all relevant government agencies regarding the impact the proposed development will have on the stream/bay. No action should take place until these assessments have been provided to the public for input.

6. **Protection of Waikalua Loko I’a Fishpond.** This fishpond receives water from Kāne‘ohe Stream. The water quality of Kāne‘ohe Stream is absolutely critical for the preservation and regeneration of this historical site. The fishpond is a site for resource management training, cultural practices and education that is managed by the Pacific American Foundation. We request DPP prioritize the preservation of this ancient site over any development. There are several cultural practitioners who are caretakers of this fishpond and practice customary and traditional rights in this area. The development will adversely impact their rights. Under the Hawaii State Constitution Article 12 Section 7, the government is mandated to protect customary and traditional rights. There is no priority right to build residential homes at the detriment of cultural practitioners in the area, specifically land that has been designated as preservation. We request a full evaluation and assessment by the Office of Hawaiian Affairs, and any and all state and county level agencies regarding the impact on the fishpond and customary and traditional rights. We request Mr. Tampos and relevant government agencies interview any and all cultural practitioners of the fishpond and this area. He is the landowner who is requesting the rezone change. Thus, he should bear the burden to gather this critical information, not the community.

7. **Federal Wetlands Designation:** This parcel of land may be designated as Wetlands. Under KSCP, Kāne‘ohe is known for many wetland areas. We request a full investigation and assessment from any and all federal agencies regarding the wetlands designation prior to making any decision on his application.

8. **Traffic:** This area is already congested with traffic making it difficult for our children and residents to walk safely on Pū‘ohala and Pua Inia Streets. A residential development will further congest this area at the detriment of current land owners. Residents of Waiaiwi, Pū‘ohala and Pua Inia streets are already challenged by the congested traffic traveling to and from their homes. This development will further burden them and the surrounding homes in this area. The entire subdivision will be impacted by the development. We strongly believe the traffic assessment in the December 15 letter is wholly inaccurate. We request that the appropriate government agency conduct a comprehensive traffic assessment in this area.

9. **Flooding & Foundation:** This area is prone to flooding considering its location near the Kāne‘ohe Stream. The flooding will threaten existing property owners. Also, residents from this area have testified that it was known for years that the foundation of the parcels could not withstand development. We request an assessment by any and all relevant government agencies related to the foundation of the parcels and flooding.
10. **Right to Use and Enjoy Our Homes**: We as a community cannot fully enjoy our own homes with this development. More development and more people means less enjoyment to our own property rights due to the increased density and traffic in the area.

11. **Infrastructure Inadequate**: We are not able to build accessory development units in this subdivision due to the lack of infrastructure. How can we support a rezone application at the detriment of our own rights? During this time when Hawaii’s cost of living is high, we should be able to first serve our families instead of prioritizing new development over our own rights. The infrastructure cannot support the proposed development when residents of this place have not fully exercised their own property rights.

12. **Grading of Land**: A resident has shared that Mr. Tampos has graded the land. We request DPP investigate the matter to determine if he violated any and all permitting laws. If he has, we request DPP take appropriate action against him.

Call or email me with any questions at (808) 393-1948 or at kau@prattlawhi.com.

Sincerely,

Kau'i Pratt-Aquino
Michael Nishizawa
Lani Almanza
Joaquin Almanza
Paloma Almanza
Veronica Pratt
on behalf of the Pū'ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48 State House Representative Lisa Kitagawa, District 49 State House Representative Scot Matayoshi, Kaneohe Neighborhood Board, RM Towill
Kathy Tokugawa, Director of Planning & Permitting  
c/o Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with  
TMKs: 4-5-018-049 and 4-5-030-049 (near Pu‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is Carla Simao.  
My residence address: 46-155 Heia St.  
Kane‘ohe, HI 96744  
My Phone number: 808-734-7365  
I have lived at this residence for 56 yrs.  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone  
application for the following reasons:  

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own  
statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pu‘ohala Residents. I support Ms.  
Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject  
the above entitled application. Please enter my comments formally into the record.  

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE  
AND CORRECT.  

DATED: Kane‘ohe, HI 1/15/19  

Print Name: Carla M. Simao
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC's rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Frances Delima.  
My residence address: 47-671 Hui Ulili St.  
Kāne‘ohe, Hi, 96744  
My Phone number: 808 239 9889  

I have lived at this residence for since 1988.  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

In favor of preserving our natural resources and retaining this land as preservation land for the Pū‘ohala Village community.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI Jan. 15, 2019  
Frances Delima  

Print Name:
Kathy Tokugawa, Director of Planning & Permitting  
c/o Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC's rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is [______________________]  
My residence address: [45-158 Moona‘a Way]  
Kane‘ohe, HI 96744  
My Phone number: [808-235-3878]  

I have lived at this residence for [50] years.  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:  

- Want and need to preserve our natural resources, water quality and the few acres of land that we have left in our community designated as preservation land.  

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.  

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.  

DATED: Kane‘ohe, HI 1/15/19  

[Signature]  

Print Name: [Lenora Chu]
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is ALEXIS HUSSEY SHELDON
My residence address: 4566 2 PU‘OHALA ST
KANE‘OHE 96744
My Phone number: 808. 292. 6442
I have lived at this residence for 62 yrs.

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

1. This is preservation land. Land that has been a part of our community, providing cultural and natural resources to the people of Pū‘ohala Village and Kane‘ohe Aloha‘a for generations.
2. I want to protect the natural resources of this land and the ocean resources that has sustained our community for generations.
3. Traffic congestion on Pū‘ohala St and Pu‘u‘ina is beyond terrible affecting lifestyle and access to our homes.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 1/10/2019

Print Name:
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiali Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is **CHERYL SUEYOSHI**.  
My residence address:  **45669 PU‘OHALA ST**  
KANEOHE 96744  
My Phone number:  **247·6769**  
I have lived at this residence for **50 YES**.  
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

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Traffic is bad on Pu‘ohala St.
Water and sewer infrastructure cannot support new housing developments
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I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

**I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.**

DATED: Kāne‘ohe, HI **1/15/19**  

**Cheryl Sueyoshi**  
Print Name:
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiaiwi Streets)

Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is **Karl Sueyoshi**.

My residence address: **45-658 Puʻohala St.**

My Phone number: **247-6769**

I have lived at this residence for **50 yrs**.

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

River damage + land/wooded areas will be destroyed
Water + sewer infrastructure will be taxed further
Traffic on Puʻohala will worsen.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kauʻi Pratt-Aquino, on behalf of the Puʻohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāneʻohe, HI **1/15/19**

**Karl Sueyoshi**

Print Name:
Kathy Tokugawa, Director of Planning & Permitting  
c/o Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pu‘o‘hala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is KIKUYO KAYE SUEYOSHI  
My residence address: 45-698 PUOHALA ST.  
     Kane‘ohe, 96744  
My Phone number: 247-6769  
I have lived at this residence for 60 YRS.  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:  

| preservation land & wooded areas will be lost |  
| waterways & rivers will be further polluted |  
| water & sewer infrastructure will be compromised |  
| Traffic on Puohala will worsen. |  

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pu‘o‘hala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.  

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.  

DATED: Kāne‘ohe, HI 1/15/19  

Kikyo Kaye Sueyoshi  
Print Name:
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is  

My residence address:  

My Phone number:  

I have lived at this residence for  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

- Preservation land should be preserved
- Waterways will be affected
- Pollution to main river will increase
- Water and sewer infrastructure will be negatively impacted
- Traffic congestion on my street will worsen

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI  

Print Name:  

Yasuo Earl Sueyoshi
Lisa Imata, Staff Planner
Department of Planning and Permitting
650 South King St. 7th Floor
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with
TMKs: 4-5-018-049 and 4-5-030-049 (near Pu‘ohala and Waiawi Streets)

Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is **DORCAS K. HUSSEx**
My residence address: **45602 Pu‘ohala St**
**Kane‘ohe 96740**
My Phone number: **241-2995**

I have lived at this residence for **67 yrs.**

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

- The land is and should be preserved
- The development will affect the natural resources of our community
- The infrastructure of our community will be impacted
- Traffic on Pu‘ohala + Pu‘u‘ima – main thoroughfare in our community is deeply affecting our community and lives w/ congestion, noise pollution and accessibility to our homes.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pu‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāre‘ohe, HI **11/15/19**

**DORCAS K. HUSSEx**

Print Name:
Lisa Imata, Staff Planner
Department of Planning and Permitting
650 South King St. 7th Floor
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)

Matter: Rezone Application to change zoning from P-2 Preservation to R-7.5 Residential

My name is Charles S. Nakasaki

My residence address: 45-725 Puohala St.
Kāne‘ohe, HI 96740

My Phone number: (808) 240-5103

I have lived at this residence for 60 yrs.

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

1. Traffic Congestion
2. Keep preservation lands as intended
3. Too near the stream

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 1-11-19

[Signature]
Print Name:
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)

Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Larry Abilla.

My residence address: 45-721 Puhohala St
Kane‘ohe, Hi

My Phone number: 808-235-6707

I have lived at this residence for since 1952

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kane‘ohe, HI 1-18-19

Larry Abilla

Print Name:
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū’ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is Roderick Pang.  
My residence address: 45-728 Puʻohala St.  
Kāneʻohe, H 96744  
My Phone number: 247-2713  
I have lived at this residence for 65 years.  
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:  

Traffic problems:  
Upset the eko systems of stream.  

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kauʻi Pratt-Aquino, on behalf of the Pūʻohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.  

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.  

DATED: Kāneʻohe, HI 1/13/19  

Roderick Pang  
Print Name:
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is **Karen Tamabayashi-Higuehi**  
My residence address: **45-735 Pu‘ohala St.  
Kaneohe, HI 96744**  
My Phone number: **478-6859**  
I have lived at this residence for **65 yrs.**

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kauʻi Pratt-Aquino, on behalf of the Pūʻohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

**I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.**

DATED: Kāneʻohe, HI ____________________

[Signature]

Print Name: [Signature]
Kathy Tokugawa, Director of Planning & Permitting  
c/o Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St, 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū’ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is **Katherine Santos**  
My residence address: **45-733 Pū’ohala St**  
Kane'ohe, HI 96744  
My Phone number: **808-349-8743**  
I have lived at this residence for **60+ yrs**  
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:  

<table>
<thead>
<tr>
<th>Traffic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right to Use and Enjoy on-leases</td>
</tr>
</tbody>
</table>

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau’i Pratt-Aquino, on behalf of the Pū’ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.  

**I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.**  

DATED: Kāre’ohe, HI **1/14/19**  

Print Name: **Katherine Santos**
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with  
TMKs: 4-5-018-049 and 4-5-030-049 (near Pu‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is William Winchester  
My residence address: 4-57 Pu‘ohala Street  
My Phone number: (808) 330-5502  
I have lived at this residence for 3 years.  
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone  
application for the following reasons:  

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own  
statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pu‘ohala Residents. I support Ms.  
Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject  
the above entitled application. Please enter my comments formally into the record.  

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE  
AND CORRECT.  

DATED: Kāne‘ohe, HI 1/14/19  

[Signature]

Print Name:
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with  
TMKs: 4-5-018-049 and 4-5-030-049 (near Pū’ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is  
My residence address:  
My Phone number:  
I have lived at this residence for  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI  

Print Name:  

REASON STATED IN THE LETTER DATED 1/10/19 TO YOU.
Lisa Imata, Staff Planner
Department of Planning and Permitting
650 South King St. 7th Floor
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pu‘ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Sherry Tsutsumi
My residence address: 45-740 Hilinaï St
                               Kaneohe, HI 96744
My Phone number: 808 234-0262
I have lived at this residence for 18 yrs
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

* Traffic will increase as I exit from Hilinaï unto Pu‘ahale Rd.
* Concerned about building homes next to the Kaneohe Stream. Even though it does not include Kaneohe Stream~ it may have run-off into the Kaneohe Stream.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pu‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kane‘ohe, HI 1/12/19

Sherry Tsutsumi

Print Name:
Aloha Ms. Imata,

Attached is a resolution adopted by the Kaneohe Neighborhood Board No. 30 to oppose the proposed rezoning from P-2 general preservation district to R-7.5 residential district for the Serenity Residential Development, tax map keys: 4-5-18: portion of 49 and 4-5-30: portion of 49.

Best,

Thomas D. Baldwin  
Neighborhood Assistant  
Neighborhood Commission Office  
925 Dillingham Boulevard, Suite 160  
Honolulu, HI 96817  
(808) 768-3708  
Email: thomas.baldwin@honolulu.gov  
Please "Like" us on Facebook and follow us on Twitter!
OPPOSING THE PROPOSED REZONING FROM P-2 GENERAL PRESERVATION DISTRICT TO R-7.5 RESIDENTIAL DISTRICT THE SERENITY RESIDENTIAL DEVELOPMENT, TAX MAP KEYS: 4-5-18: PORTION OF 49 AND 4-5-30: PORTION OF 49

WHEREAS, within the rezoning application report, the DPP has advised that since Kaneohe Stream runs through both properties, there is potential for flooding especially during severe storm events and in anticipation of sea level rise.

WHEREAS, within the application, the DPP has expressed concern that the proposal would create split zoning for the two lots with less than the minimum lot size for the P-2 District, which would be difficult to support without compelling justifications.

WHEREAS, within the application, the DPP advised that a stream study and a drainage report would be required for a full evaluation of the project’s impact on the stream and surrounding area. That although a preliminary stream study and a drainage report were done in 2011, the City’s drainage standards have since changed. And that storm runoff estimates would need to be recalculated and the potential impact to the surroundings, if any, along with mitigative measures, would need to be disclosed in the proposed application.

WHEREAS, within the application, a biological survey reported that there are especially dense trees along the Kaneohe stream at these properties that are potential roost-trees for the Hawaiian hoary bat that is on the Endangered Species Act-listed terrestrial mammal in Hawaii.

WHEREAS, within the application, it is noted that within the project area, Kaneohe stream is clearly perennial and flows into the Pacific Ocean at Kaneohe Bay approximately ½ mile downstream. And that water also flows within an old meander that cuts through the middle of the project and could be considered now tributary to the stream. These waters are protected by the federal Clean Water Act. Any following physical alterations done within the Original High Water Mark (OHWM) would require a permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. A final jurisdictional determination by the U.S. Army Corps of Engineers would be needed to determine the location of the OHWM in the project area.

WHEREAS, the Biological Survey Report describes the old meander that cuts through the middle of the project as: “The outside bank and parts of the inside bank of this meander are steep and covered in a dense growth of elephant grass (Cenchrus purpureus). Although minimally participating in stream flow, this bend does contain flowing water ...” And the project plans for two bridges to traverse over the meander. This situation could easily become a hazard for people to fall into the meander.

WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN is also designed to discourage private developers from acquiring and assembling land outside of areas planned for urban use, such as in this proposal to rezone designated preservation lands into a residential development.
WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN says, "Open space preservation is a key element of the vision for Koolau Poko's future. Long term protection and preservation of scenic resources, agricultural areas, natural areas and recreational areas are important to maintaining the character and attractiveness of Koolau Poko for both residents and visitors."

WHEREAS, within the application, the Applicant has made no definite plans on how the Open Space Preservation policies would be met but has said that, "The Applicant plans a private open space area along Kâne'ohe Stream at the Project Site at the end of Puohala Street. If liability and maintenance concerns can be addressed, the Applicant will consider opening the open space to the general public during daylight hours. This open space area will be fenced, gated and secured at night."

WHEREAS, within the application, there is evidence that residents of Puohala Village strongly oppose this proposal to rezone this project area from Preservation to Residential. And, there is no support for this proposal by the residences of Puohala Village.

WHEREAS, this project proposes to create a gated community as a Condominium Property Regime (CPR) with the Association of Apartment Owners (AOAO) that "will be made responsible for the maintenance of the portion of Kâne'ohe Stream that is within the two parcels that make up the Project Site. The AOOA will also be responsible for maintaining the former Kâne'ohe Stream alignment to keep it clear to handle the drainage that flows from the Puohala Street to Kâne'ohe Stream." This would be in addition to maintaining many very large trees for the endangered Hawaiian Hoary Bats. And, maintaining a private open space area along Kaneohe stream that may be open to the public during the day.

WHEREAS, it is not likely that 8 residences of an AOOA would be able to meet the tasks described; tasks which are aimed to preserve the nature in and about the properties.

BE IT RESOLVED by the Kaneohe Neighborhood Board that, the proposed rezoning from Preservation to Residential Districts of the properties discussed herein, be denied.

BE IT FURTHER RESOLVED that this resolution be delivered on or before January 31, 2019 as testimony to the Department of Planning and Permitting to the attention of Lisa Imata, Staff Planner and Kathy Sokugawa, Acting Director, the Honolulu Planning Commission, all members of the Council of the City and County of Honolulu and to the R.M. Towill Corporation to the attention of Keith Kurahashi, at 2024 North King Street, Suite 200, Honolulu, Hawaii 96818-3494.

Adopted by the Kaneohe Neighborhood Board No. 30 by VOICE VOTE at its Thursday, January 17, 2019 Regular Meeting, 10-0-1 (Aye: Burbage, Carlile, Collins, Dawson, Kaanana, Minakami, Oshiro, Sager, Sevier, Radke. Nay: None; Abstain: Zamora ;).
Aloha Lisa Imata,

Attached is the Resolution by the Kaneohe Neighborhood Board opposing the proposal by the Serenity Residential Development to rezone from P-2 to R-7.5 parcels of land in Puohala Village in Kaneohe.

Please let me know if you need any other information.

Sincerely,

Deborah Collins
Member, Kaneohe Neighborhood Board
Cell. 808-221-8974
RESOLUTION

OPPOSING THE PROPOSED REZONING FROM P-2 GENERAL PRESERVATION DISTRICT TO R-7.5 RESIDENTIAL DISTRICT THE SERENITY RESIDENTIAL DEVELOPMENT, TAX MAP KEYS: 4-5-18: PORTION OF 49 AND 4-5-30: PORTION OF 49

WHEREAS, within the rezoning application report, the DPP has advised that since Kaneohe Stream runs through both properties, there is potential for flooding especially during severe storm events and in anticipation of sea level rise.

WHEREAS, within the application, the DPP has expressed concern that the proposal would create split zoning for the two lots with less than the minimum lot size for the P-2 District, which would be difficult to support without compelling justifications.

WHEREAS, within the application, the DPP advised that a stream study and a drainage report would be required for a full evaluation of the project's impact on the stream and surrounding area. That although a preliminary stream study and a drainage report were done in 2011, the City's drainage standards have since changed. And that storm runoff estimates would need to be recalculated and the potential impact to the surroundings, if any, along with mitigative measures, would need to be disclosed in the proposed application.

WHEREAS, within the application, a biological survey reported that there are especially dense trees along the Kaneohe stream at these properties that are potential roost-trees for the Hawaiian hoary bat that is on the Endangered Species Act-listed terrestrial mammal in Hawaii.

WHEREAS, within the application, it is noted that within the project area, Kaneohe stream is clearly perennial and flows into the Pacific Ocean at Kaneohe Bay approximately ¾ mile downstream. And that water also flows within an old meander that cuts through the middle of the project and could be considered now tributary to the stream. These waters are protected by the federal Clean Water Act. Any following physical alterations done within the Original High Water Mark (OHWM) would require a permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. A final jurisdictional determination by the U.S. Army Corps of Engineers would be needed to determine the location of the OHWM in the project area.

WHEREAS, the Biological Survey Report describes the old meander that cuts through the middle of the project as: "The outside bank and parts of the inside bank of this meander are steep and covered in a dense growth of elephant grass (Cenchrus purpureus). Although minimally participating in stream flow, this bend does contain flowing water ..." And the project plans for two bridges to traverse over the meander. This situation could easily become a hazard for people to fall into the meander.

WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN is also designed to discourage private developers from acquiring and assembling land outside of areas planned for urban use, such as in this proposal to rezone designated preservation lands into a residential development.
WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN says, "Open space preservation is a key element of the vision for Koolau Poko's future. Long term protection and preservation of scenic resources, agricultural areas, natural areas and recreational areas are important to maintaining the character and attractiveness of Koolau Poko for both residents and visitors."

WHEREAS, within the application, the Applicant has made no definite plans on how the Open Space Preservation policies would be met but has said that, "The Applicant plans a private open space area along Kāne‘ohe Stream at the Project Site at the end of Puohala Street. If liability and maintenance concerns can be addressed, the Applicant will consider opening the open space to the general public during daylight hours. This open space area will be fenced, gated and secured at night."

WHEREAS, within the application, there is evidence that residents of Puohala Village strongly oppose this proposal to rezone this project area from Preservation to Residential. And, there is no support for this proposal by the residences of Puohala Village.

WHEREAS, this project proposes to create a gated community as a Condominium Property Regime (CPR) with the Association of Apartment Owners (AOAO) that "will be made responsible for the maintenance of the portion of Kāne‘ohe Stream that is within the two parcels that make up the Project Site. The AOAO will also be responsible for maintaining the former Kāne‘ohe Stream alignment to keep it clear to handle the drainage that flows from the Puohala Street to Kāne‘ohe Stream." This would be in addition to maintaining many very large trees for the endangered Hawaiian Hoary Bats. And, maintaining a private open space area along Kaneohe stream that may be open to the public during the day.

WHEREAS, it is not likely that 8 residences of an AOAO would be able to meet the tasks described; tasks which are aimed to preserve the nature in and about the properties.

BE IT RESOLVED by the Kaneohe Neighborhood Board that, the proposed rezoning from Preservation to Residential Districts of the properties discussed herein, be denied.

BE IT FURTHER RESOLVED that this resolution be delivered on or before January 31, 2019 as testimony to the Department of Planning and Permitting to the attention of Lisa Imata, Staff Planner and Kathy Sokugawa, Acting Director, the Honolulu Planning Commission, all members of the Council of the City and County of Honolulu and to the R.M. Towill Corporation to the attention of Keith Kurahashi, at 2024 North King Street, Suite 200, Honolulu, Hawaii 96818-3494.

Adopted by the Kaneohe Neighborhood Board No. 30 by VOICE VOTE at its Thursday, January 17, 2019 Regular Meeting, 10-0-1 (Aye: Burbage, Carlile, Collins, Dawson, Kaanana, Minakami, Oshiro, Sager, Sevier, Radke. Nay: None; Abstain: Zamora ).
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Doriel Lewis

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Msdorie213@gmail.com

Zipcode
70570

Comment
I grew up and lived in Puohala village, we need to keep it as it is, since many have already changed it.
April 5, 2019

Mr. Alan S. Downer, PhD, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
601 Kamokila Boulevard, Suite 555  
Kapolei, Hawaii 96707

Attention: Dr. Susan A. Lebo, Archaeological Branch Chief

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Mr. Downer:

Thank you for your letter to Ms. Lin Wong at the Department of Planning and Permitting (DPP), dated December 28, 2019 regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

We appreciate that the State Historic Preservation Division (SHPD) “has no objections to the applicant’s request for a Zone Change from P-2 to R-7.5.”

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting  
Horseshoe Land Company LLC
April 5, 2019

Mr. Fade Vanic, Acting Assistant Chief
Support Services Bureau
Honolulu Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

Attention: Major Crizalmer Caraang, District 4 (Kaneohe, Kailua, Kahuku)

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Assistant Acting Chief Vanic:

Thank you for your comment provided to Ms. Lin Wong at the Department of Planning and Permitting (DPP), regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

As you have recommended, the contractor will “implement traffic controls and management (e.g., signs, cones, barricades, flag persons, special duty officers, etc.) for construction vehicles and other residents in the area”.

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
Horseshoe Land Company LLC
April 5, 2019

Mr. Hirokazu Toiya, Acting Director
Department of Emergency Management
650 South King Street, Basement
Honolulu, Hawaii 96813

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Mr. Toiya:

Thank you for your Memorandum to Ms. Lin Wong at the Department of Planning and Permitting (DPP), dated December 28, 2019 regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

We appreciate that the Department of Emergency Management has determined “There is no impact of the proposed project on the public facilities and/or services, which are planned or provided by the Department of Emergency Management.”.

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
Horseshoe Land Company LLC
April 5, 2019

Ms. Jade Butay, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Attention: Mr. Ken Tatsuguchi, Engineering Program Manager
Hilghways Division

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Ms. Butay:

Thank you for your Memorandum to Ms. Lin Wong at the Department of Planning and Permitting (DPP), dated January 3, 2019 regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

We appreciate that you have determined that “We do not foresee a significant impact to our facilities and services from the proposed zone change. Provided that standard design and other requirements are being followed, we have no other comments at this time.”.

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
Horseshoe Land Company LLC
April 5, 2019

Ernest Y.W. Lau, P.E., Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Attention Mr. Robert Chun, Project Review Branch
Water Resources Division

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Mr. Lau:

Thank you for your Memorandum to Ms. Lin Wong at the Department of Planning and Permitting (DPP), dated January 14, 2019 regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

The Applicant will install a fire hydrant at the end of Waiawi Street. The construction drawings will be submitted for your review and approval, and the construction schedule will be coordinated with the Board of Water Supply to minimize impact to your water system.

The Applicant understands that when water is made available, the applicant will be required to pay your Water System Facilities Charges for resource development, transmission and daily storage.

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
Horseshoe Land Company LLC
April 5, 2019

Ms. Lori M.K. Kahikina, P.E., Director
Department of Environmental Services
City and County of Honolulu
1000 Uluohia Street, Suite 308
Kapolei, Hawaii 96707

Attention: Ms. Marisol Olaes, Civil Engineer

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Ms. Kahikina:

Thank you for your Memorandum to Ms. Lin Wong at the Department of Planning and Permitting (DPP), dated January 3, 2019 regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

We appreciate that you have determined that “We do not foresee a significant impact to our facilities and services from the proposed zone change. Provided that standard design and other requirements are being followed, we have no other comments at this time.”.

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
    Horseshoe Land Company LLC
April 5, 2019

Socrates D. Bratakos, Assistant Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007

Attention: Battalion Chief Wayne Masuda
Fire Prevention Bureau

Subject: Application for Zone Change from P-2 General Preservation District to the
R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax
Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Assistant Chief Bratakos:

Thank you for your Memorandum to Ms. Lin Wong at the Department of Planning and
Permitting (DPP), dated January 14, 2019 regarding the Application for Zone Change from P-2
General Preservation District to the R-7.5 Residential District, Serenity Residential.

1. The Applicant will provide a fire department access road as required by the National Fire Protection Association.
2. The Applicant will provide a water supply approved by the county, capable of supplying the required fire flow for fire protection.
3. The Applicant will submit civil drawings to the Honolulu Fire Department for review and approval.

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
Horseshoe Land Company LLC
April 5, 2019

Mr. Aaron Nadig, Island Team Manager
United States Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai‘i 96850

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii
Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Mr. Nadig:

Thank you for your letter to Ms. Lin Wong at the Department of Planning and Permitting (DPP), dated February 4, 2019 regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

We appreciate your recommendation that we use the Pacific Islands Fish and Wildlife Office website to view recommended conservation measures to avoid or minimize adverse impacts to federally protected species and best management practices to minimize and avoid sedimentation and erosion impacts to water quality.

The Applicant will follow your recommendation to protect the Hawaiian hoary bat (‘ōpe ‘ape ‘a):

“To avoid and minimize impacts to the endangered ‘ōpe ‘ape ‘a we recommend you incorporate the following applicable measures into your project plan:

-Do not disturb, remove, or trim woody plants greater than 15 feet tall during the bat birthing and pup rearing season (June 1 through September 15).
-Do not use barbed wire for fencing.”

The Applicant will follow your recommendation to protect Hawaiian Waterbirds:

Hawaiian Waterbirds:

Hawaiian stilt, Aeʻo (Himantopus mexicanus knudseni)
Hawaiian coot, ‘Alea kea (Fulica alai)
Hawaiian common gallinule, ‘Alea ‘ula (Gallinula galeata sandvicensis)
Hawaiian duck, Koloa (Anas wyvilliana)
“To avoid and minimize potential project impacts to Hawaiian waterbirds we recommend you incorporate the following applicable measures into your project plan:

- In areas where waterbirds are known to be present, posted and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site or nearby.
- If water resources are located within or adjacent to the project site, incorporate the applicable best management practices (BMPs) regarding work in aquatic environments into the project design.
- Have a biological monitor that is familiar with the species’ biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest).

If a nest or active brood is found:

- Contact the Service within 24 hours for further guidance.
- Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.
- Have a biological monitor that is familiar with the species’ biology present on the project site during all construction or earth moving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted.”

AECOS, Inc. has prepared a “Natural resources survey for a zoning change request for TMK: 4-5-030: 049 and 4-5-18: 049 Kāne‘ohe, Ko‘olau Poko District, O‘ahu” (“Natural resources survey”) dated October 25, 2018. The following describes the findings related to Avian Resources:

“Avian Resources

The species recorded are typical of disturbed lowland forests on O‘ahu. Avian species most abundant at the Project are Red-vented Bulbul (Pycnonotus cafer), Japanese White-eye (Zosterops japonicus), and Common Myna (Acridotheres tristis), all of which are non-native, naturalized species. Combined, these three species represent nearly half (44%) of the total birds observed during the survey, and were especially abundant in the canopies of Java plum and gunpowder tree (Trema orientalis) on the site. With the exception of a lone kōlea, the avian assemblage consists of non-native, naturalized species.

No waterbirds were recorded during the survey despite the presence of riparian habitat in the Project, but should be expected. Non-native, feral Mallard Duck (Anas platyrhynchos) or Mallard Duck-Hawaiian Duck hybrids (A. platyrhynchos x wvilliana), and the indigenous Black-crowned Night-heron or auki‘u (Nycticorax nycticorax) are waterbird species most likely to utilize the forested riparian habitat available at the Project site, and are afforded few protections besides those afforded by the Migratory Bird Treaty Act. However, Kawaihui
Marsh, He’eia Wetland, and Nu’upia Ponds are located within 4 km (2.5 mi) of the Project, and provided important habitats for federal and state endangered waterbird species (USFWS, 2011): Hawaiian Moorhen or ‘alae ‘ula (Gallinula chloropus sandvicensis); Hawaiian Coot or ‘alae ke‘oke‘o (Fulica alai); and Hawaiian Stilt or ae ‘o (Himantopus mexicanus knudseni). Hawaiian Duck or koloa maoli (Anas wyvilliana) may also occur, but individuals are difficult to differentiate from Mallard hybrids, particularly on O‘ahu (Pyle and Pyle, 2017).

The reach of Kāne‘ohe Stream at the Project is modified with a concrete/crm left bank, with fast runs and densely forested banks, which offer relatively poor habitat for Hawaiian Moorhen, Hawaiian Coot, and Hawaiian Stilt. However, the Project proximity to the aforementioned wetlands, as well as a direct connection of Kāne‘ohe Stream to Ho‘omaluhia Reservoir, increases risk that ESA-listed waterbirds may transit-through or incidentally utilize riparian habitat at the Project area. Rezoning of parts of the Project area should have no direct impacts on any of these protected waterbirds.

Protected night-flying seabirds may overfly the Project, given the proximity to the ocean at Kāne‘ohe Bay. Night lights can disorient seabirds, resulting in their potential downing and harm from collision with objects and/or predation by feral dogs and cats if downed (Reed et al., 1985; Telfer et al., 1987). Because the existing land surrounding the Project is a suburban residential neighborhood, Project rezoning would not increase the risk to overflying seabirds if new developments are similarly lighted. However, if night-time construction activity or equipment maintenance is proposed during any construction, all associated lights should be shielded and, if large flood/work lights are used, they must be placed on poles that are high enough to allow the lights to be pointed directly downward at the ground. If exterior lighting, including street lights, are installed in conjunction with the project, it is recommended that the lights be shielded to reduce the potential for interactions of nocturnally flying seabirds with external lights or other man-made structures. All outdoor lighting should be fully “dark sky compliant” (HDLNR-DOFAW, 2016)."

No active nest or brood was found with this survey. The Applicant will request a follow up survey for Hawaiian Waterbirds nest or brood within 3 days of the start of construction at the site and follow up surveys where construction activity takes a break of 3 days or longer.

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
Horseshoe Land Company LLC
April 5, 2019

Chair Maurice Radke
Kaneohe Neighborhood Board No. 30
45-674 Apuakea Street
Kaneohe, Hawaii 96744

Subject: Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential, Kaneohe, Oahu, Hawaii, Tax Map Keys: 4-5-018: 049 (portion) and 4-5-030: 049 (portion)

Dear Mr. Radke:

Thank you for your letter to Ms. Lin Wong at the Department of Planning and Permitting (DPP), dated December 28, 2019 regarding the Application for Zone Change from P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential.

We provide this itemized response to each of the “Whereas” clauses in the Kaneohe Neighborhood Board No. 30’s Resolution - “Opposing The Proposed Rezoning From P-2 General Preservation District To R-7.5 Residential District The Serenity Residential Development, Tax Map Keys: 4-5-18: Portion Of 49 And 4-5-30: Portion Of 49”

“WHEREAS, within the rezoning application report, the OPP has advised that since Kaneohe Stream runs through both properties, there is potential for flooding especially during severe storm events and in anticipation of sea level rise.”

According to the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), Community Panel 15003C0270J dated November 5, 2014, the proposed development is located in Zone X. Zone X is defined as “moderate to low risk”, determined to be outside the 1% annual chance (100-year storm) floodplain, and typically do not require flood insurance by mortgage loan lenders.

The “Hawaii Sea Level Rise Vulnerability and Adaptation Report” (2017) recommends planning for a 3.2 feet of sea level rise now and be ready to adjust that projection upward.

The area of the portion of the property being rezoned is at an elevation of 16 feet msl (mean sea level) up to 44 feet msl.

The elevation of the portion of the property planned for home sites/pads range in elevation from 29 feet msl (mean sea level) to 38 feet msl.
At these elevations, sea level rise will not be an issue for this Project Site. According to FEMA maps, the Project area is within Zone X with a moderate to low risk for flood hazard. According to the Pacific Islands Ocean Observing System (PacIOOS) model of Oahu based on the IPCC AR5 RCP8.5 sea level rise scenario, Kaneohe Stream is susceptible to passive flooding and sea level rise. Although the stream is exposed to these hazards, the Project Site will be at a higher elevation and will have at least a 10 feet setback from the top of the stream bank. Therefore, the Project should be affected by the hazards associated with flooding or sea level rise.

"WHEREAS, within the application, the OPP has expressed concern that the proposal would create split zoning for the two lots with less than the minimum lot size for the P-2 District, which would be difficult to support without compelling justifications."

The Land Use Ordinance (LUO) allows for a waiver of the "minimum lot area and/or dimensions" to permit creation of lots designated for landscaping and open space purposes. The P-2 General Preservation District lot will be dedicated to open space and is not planned for development. See Section 21-2.130 from the LUO, below:

"Sec. 21-2.130 Waiver of requirements.
(a) A waiver of the strict application of the development or design standards of this chapter may be granted by the director for the following:
   (1) Public or public/private uses and structures, and utility installations.
   (2) To permit the creation of lots designated for landscaping and open space purposes which do not meet minimum lot area and/or dimensions."

"WHEREAS, within the application, the OPP advised that a stream study and a drainage report would be required for a full evaluation of the project's impact on the stream and surrounding area. That although a preliminary stream study and a drainage report were done in 2011, the City's drainage standards have since changed. And that storm runoff estimates would need to be recalculated and the potential impact to the surroundings, if any, along with mitigative measures, would need to be disclosed in the proposed application."

A revised stream study has been submitted to the DPP and a revised drainage report will be submitted in about a week.

"WHEREAS, within the application, a biological survey reported that there are especially dense trees along the Kaneohe stream at these properties that are potential roost-trees for the Hawaiian hoary bat that is on the Endangered Species Act-listed terrestrial mammal in Hawaii."

AECOS, Inc. has prepared a "Natural resources survey for a zoning change request for TMK: 4-5-030: 049 and 4-5-18: 049 Kāneʻohe, Koʻolau Poko District, Oʻahu" ("Natural resources survey") dated October 25, 2018. The Natural resources survey is provided in part in excerpts below:
"Botanical Resources

No plant species of any concern with respect to listing as threatened or endangered (HDLNR, 1998; USFWS, nd (a)) occur on the subject parcels. Indeed, native plants in general are few and occur in low numbers, or like hau, are common all across O`ahu. The single endemic subspecies, a small fern (Asplenium trichomanes densum), was observed growing on the face of a rocky bank of the stream, a location not likely to be disturbed by development on the parcel and a habitat common along this part of the stream and preferred by this species.

Aquatic Biota

No aquatic species protected by State of Hawai‘i Administrative Rules (HDLNR, 1989, 2007) or state or federally endangered or threatened species statutes (HDLNR, 2015; USFWS, nd (a)) were observed in Kāne ‘ohe Stream in the Project vicinity.

Avian Resources

Protected night-flying seabirds may overfly the Project, given the proximity to the ocean at Kāne ‘ohe Bay. Night lights can disorient seabirds, resulting in their potential downing and harm from collision with objects and/or predation by feral dogs and cats if downed (Reed et al., 1985; Telfer et al., 1987). Because the existing land surrounding the Project is a suburban residential neighborhood, Project rezoning would not increase the risk to overflying seabirds if new developments are similarly lighted. However, if night-time construction activity or equipment maintenance is proposed during any construction, all associated lights should be shielded and, if large flood/work lights are used, they must be placed on poles that are high enough to allow the lights to be pointed directly downward at the ground. If exterior lighting, including street lights, are installed in conjunction with the project, it is recommended that the lights be shielded to reduce the potential for interactions of nocturnally flying seabirds with external lights or other man-made structures. All outdoor lighting should be fully "dark sky compliant" (HDLNR-DOFAW, 2016).

Mammalian Resources

The Hawaiian hoary bat is the only Endangered Species Act (ESA)-listed terrestrial mammal in Hawai‘i. While not surveyed for during this survey, potential Hawaiian hoary bat roosts (trees over 4.6 m [15 ft]) are present and abundant in the Project area. Potential roost-tree species include Chinese banyan (Ficus microcarpa), Java plum, gunpowder tree, monkeypod (Albizia saman), and coconut palm (Cocos nucifera). Trees of suitable height are scattered throughout the Project area, but are especially dense along the right bank of Kāne ‘ohe Stream.

To avoid potential deleterious impacts to roosting bats with pups, it is recommended that no woody vegetation taller than 4.6 m (15 ft) be removed during the bat pupping season between June 1 and September 15 (USFWS, 1998). The use of barbed wire to top fence lines may
entangle flying bats and must be avoided (Zimpfer and Bonaccorso, 2010). Hawaiian Hoary Bats are known to forage for insects along waterways (USFWS, 1998), such as those found in the Project along Kāne‘ohe Stream and the old meander. Forage habitat at the Project is not exceptionally unique or significant in terms of scale and biodiversity. Forage habitat that is similar or better (at a larger scale) can be found in several nearby wetland areas, including Kawainui Marsh, He‘eia Wetland, Nu‘upia Ponds, and Ho‘omaluhia Reservoir. Because Hawaiian Hoary Bat are noted habitat generalists that may forage several locations through a wide geographic home range (Bonaccorso, 2010), and the existing course of the principal waterway, Kāne‘ohe Stream, is not expected to be altered by Project rezoning and no significant deleterious impacts to Hawaiian Hoary Bat are anticipated, so long as appropriate aforementioned BMPs are followed.”

In order to protect night flying seabirds and the Hawaiian hoary bat, the Applicant will follow the recommendations of the Natural Resources Survey, including:

1. Lights associated with night-time construction activity will be shielded so light dispersal remains on the Project Site. Exterior lighting installed for the Project, including street lights, these lights will also be shielded to minimize potential with interaction with nocturnally flying seabirds.
2. Vegetation taller than 4.6 meters (15 feet) will be removed during the bat pupping season, between June 1 and September 15. Barbed wire will not be used to top fence lines.

“WHEREAS, within the application, it is noted that within the project area, Kaneohe stream is clearly perennial and flows into the Pacific Ocean at Kaneohe Bay approximately ½ mile downstream. And that water also flows within an old meander that cuts through the middle of the project and could be considered now tributary to the stream. These waters are protected by the federal Clean Water Act. Any following physical alterations done within the Original High Water Mark (OHWM) would require a permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. A final jurisdictional determination by the U.S. Army Corps of Engineers would be needed to determine the location of the OHWM in the project area.”

The water that flows within the meander comes from drain pipes that daylight onto our property and would not be considered navigable waters by the U.S. Army Corps of Engineers (Corps). The high water mark for the existing stream is at 17 feet-6 inches above msl, at about the bottom of the meander. The elevation of the portion of the property planned for home sites/pads range in elevation from 29 feet msl (mean sea level) to 38 feet msl, which is 11 feet-6 inches above the high water mark and will not be considered navigable waters, or under the Corps jurisdiction.

WHEREAS, the Biological Survey Report describes the old meander that cuts through the middle of the project as: “The outside bank and parts of the inside bank of this meander are steep and covered in a dense growth of elephant grass (Cenchrus purpureus). Although minimally participating in stream flow, this bend does contain flowing water...” And the project plans for two bridges to traverse over the meander. This situation could easily become a hazard for people to fall into the meander.
The two bridges will be designed with pedestrian railings to ensure resident safety when used. Vehicle safety will also be considered in the design of the eastern bridge.

"WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN is also designed to discourage private developers from acquiring and assembling land outside of areas planned for urban use, such as in this proposal to rezone designated preservation lands into a residential development."

The Project site is designated for urban use by the State and is designated for Low Density Residential on the Ko‘olau Poko Sustainable Communities Plan.

The following excerpt from the General Plan Preamble describes the relationship between the General Plan and the Development Plans (which now are called Sustainable Communities Plan in six of the eight former Development Plan areas, recognized in the Population section of the General Plan):

"Implementation

By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a very general document, and one of its purposes is to establish a coherent set of broad guidelines which can be used in developing plans, programs, and legislation for guiding Oahu’s future. Development Plans, according to the City Charter, are relatively detailed guidelines for the physical development of the Island. They are intermediate means of implementing the objectives and policies of the General Plan in the various parts of the Island. The Development Plans provide for land use and public facilities planning as well as indicate the sequence in which development will occur. They must implement and accomplish the objectives and policies of the General Plan.

Development Plans contain 'statements of standards and principles' with respect to land uses and 'statements of urban design principles and controls.' The City Council adopts Development Plans and amendments thereto by ordinance. These Plans should not, however, be confused with zoning ordinances. Zoning ordinances will continue to regulate the use of land within clearly demarcated zones and set detailed standards for the height, bulk, and location of buildings.

In addition to zoning ordinances, the functional plans and programs of the City and County agencies must conform to the General Plan and implement the Development Plans. This will ensure that the provision of City services is in accord with the General Plan's objectives and policies and provisions contained in the Development Plans."

The Ko‘olau Poko Sustainable Communities Plan (KPSCP) was designed to “implement and accomplish the objectives and policies of the General Plan. The KPSCP designates the Project Site as Low Density Residential on its Land Use Map. The Project Site is clearly planned for urban use and residential use by the State and City. Zoning ordinances are supposed to conform
Chair Maurice Radke  
Page 6

to the General Plan and implement the KPSCP. The proposed zone change will implement the KPSCP.

"WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN says, 'Open space Preservation is a key element of the vision for Koolau Poko's future. Long term protection and preservation of scenic resources, agricultural areas, natural areas and recreational areas are important to maintaining the character and attractiveness of Koolau Poko for both residents and visitors.'"

The KPSCP was designed to implement the General Plan and has designated important open space areas, agricultural areas and recreational areas on the KPSCP Open Space map. This map designates the Project Site as an urban area and as mentioned before the KPSCP designates the Project Site for Low Density Residential on its Land Use Map. The Project Site is clearly planned for urban use and residential use by the State and City and not for preservation, agriculture or open space. Zoning ordinances are supposed to conform to the General Plan and implement the KPSCP. The proposed zone change will implement the KPSCP.

"WHEREAS within the application, the Applicant has made no definite plans on how the Open Space Preservation policies would be met but has said that, 'The Applicant plans a private open space area along Kane'oe Stream at the Project Site at the end of Puohala Street. If liability and maintenance concerns can be addressed, the Applicant will consider opening the open space to the general public during daylight hours. This open space area will be fenced, gated and secured at night.'"

The General Plan Open Space Preservation policies are not an issue for the Project Site, however, park dedication will be a requirement for the Project and will be accomplished through the provision of a private park that may be open to the public during the day or through payment of fees or a combination of both.

"WHEREAS, within the application, there is evidence that residents of Puohala Village strongly oppose this proposal to rezone this project area from Preservation to Residential. And, there is no support for this proposal by the residences of Puohala Village."

A survey sent to over 500 surrounding residents in the area bounded by Kaneohe Bay Drive, Kamehameha Highway, Kaneohe Stream and across Bayview Golf Course from the bridge across Kaneohe Stream up through the golf course, to the east end of the parking lot and connecting to Kaneohe Bay Drive. These are the residents most affected by the Project and traffic impacts from the Project (which are minimal). The eight unit development planned for the Project Site is based on the results of the survey. The survey resulted in most of the residents that returned the survey preferring a residential use with 8 to 12 homes, with more preferring 8 homes.

"WHEREAS, this project proposes to create a gated community as a Condominium Property Regime (CPR) with the Association of Apartment Owners (AOAO) that 'will be made Responsible for the maintenance of the portion of Kane'oe Stream that is within the two parcels that make up the Project Site. The AOAO will also be responsible for maintaining the former
Chair Maurice Radke
Page 7

Kane'ohe Stream alignment to keep it clear to handle the drainage that flows from the Puohala Street to Kane'ohe Stream. 'This would be in addition to maintaining many very large trees for the endangered Hawaiian Hoary Bats. And, maintaining a private open space area along Kaneohe stream that may be open to the public during the day.'

This Project will not be a gated community but will be developed as a CPR to provide an AOAO that will be responsible for maintenance of the portion of Kaneohe Stream within the Project Site and for keeping the old meander clear of debris to maintain the drainage from Puohala Street to Kaneohe Stream.

WHEREAS, it is not likely that 8 residences of an AOAO would be able to meet the tasks described; tasks which are aimed to preserve the nature in and about the properties.

The tasks involved is hiring a firm to do periodic clearing of the stream and meander as needed to ensure proper stream and drainage flow, hiring a tree trimmer for maintaining a couple of large trees on the Project Site and hiring a yardman to maintain the park area. These costs are part of the typical fees paid by individual homeowners living along streams and may be more affordable with 8 AOAO members pooling their money to pay for these services rather than each homeowner covering this cost.

BE IT RESOLVED by the Kaneohe Neighborhood Board that, the proposed rezoning from Preservation to Residential Districts of the properties discussed herein, be denied.

BE IT FURTHER RESOLVED that this resolution be delivered on or before January 31, 2019 as testimony to the Department of Planning and Permitting to the attention of Lisa Imata, Staff Planner and Kathy Sokugawa, Acting Director, the Honolulu Planning Commission, all members of the Council of the City and County of Honolulu and to the R.M. Towill Corporation to the attention of Keith Kurahashi, at 2024 North King Street, Suite 200, Honolulu, Hawaii 96818-3494.

Adopted by the Kaneohe Neighborhood Board No. 30 by VOICE VOTE at its Thursday, January 17, 2019 Regular Meeting, 10-0-1 (Aye: Burbage, Carlile, Collins, Dawson, Kaanana, Minakami, Oshiro, Sager, Sevier, Radke. Nay: None; Abstain: Zamora ).

Very truly yours,
R.M. Towill Corporation

Keith Kurahashi

cc: Department of Planning and Permitting
Horseshoe Land Company LLC
Additional written testimonies received by Planning Commission on May 1, 2019
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Robin De Rego

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Hunnyz96744@yahoo.com

Zipcode
96744

Comment
Generations of families barely making ends meet in our community! This development will force our children out of our homes that they have grown in as well as their parents. The property taxes will increase forcing residents to pay more out of their monthly income and their comfortable life styles as we now live! Kupuna who live here on fixed incomes paying increased property taxes will be in financial situations that they never dreamed Of! Finding themselves tied up in unexpected bills and not able to enjoy their golden years! Forcing them to sell! AUWE!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tesia Fernandez

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
tesiafernandez@gmail.com

Zipcode
96744

Comment
Enough with taking sacred and natural land for greed and money! You make the land bleed too much! Oahu is so beaten, leave the country side alone.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Autumn Rodrigues

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Mommier@gmail.com

zipcode
96744

Comment
I request that Mr. Tamos be DENIED his application to rezone! This is absolutely not okay! As explained in the letter, not only does this affect the community as a whole, it makes it okay for others to purchase extremely cheap land for the pure intention of profit. Whatever we have left of our land should be preserved, not ever sold, especially in this manner.

I was born and raised in Kane'ohe, my children were and their children will be, too. Please deny this injustice and give our children a chance to take care of our land. Together, righteously, and justly.

Mahalo,
Autumn Rodrigues
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Piliani Kime

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
jobikime@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

Submitted Information:

Name
Tabetha Busboso

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
justgowithit808@gmail.com

Zipcode
96744

Comment
This is my Home. I was born and raised in Puohala. Its one of the last untouched beauties of our island.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kinsey Brown

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kinseymc@go.byuh.edu

Zipcode
96762

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Michelle Miyahana

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Mmiyahan@hawaii.edu

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Britt Phelps

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Youfoundbritt@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Keli Aiwohi

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kelaiwohi@gmail.com

Zipcode
96793

Comment
Keep Hawai'i Hawai'i
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Beverly Heiser</th>
</tr>
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<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:heiserba@hawaii.rr.com">heiserba@hawaii.rr.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
</tbody>
</table>

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

**Name**
Darren Rodrigues Jr

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**
Yes

**Email**
79cutsupreme@gmail.com

**Zipcode**
96785

**Comment**
Reject his application for the rezone. Maybe the state could buy it back if the community can’t come up with the funds. 2 mil is outrageous that should be adjusted. REJECT HIS REZONE APPLICATION.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Pualani Dowling

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Pualani.ktp@gmail.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ashley Preston

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Mak5905@yahoo.com

Zipcode
96744
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kristina Velez

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
moani_88@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Matthew Preston</th>
</tr>
</thead>
</table>

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

<table>
<thead>
<tr>
<th>Email</th>
<th><a href="mailto:Mak5905@yahoo.com">Mak5905@yahoo.com</a></th>
</tr>
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<table>
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<tr>
<th>Zipcode</th>
<th>96744</th>
</tr>
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</table>

Comment
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Jody Busboso

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
Jodyblue_22@hotmail.com

Zipcode
96744

Comment
Hi,

I have lived on Puohala street all my life and traffic has always been an issue. If we allow this development it will only case more congestion in the area making it even harder at to get out of my driveway. Also, as a kids we enjoyed this area with the the planned development, now we are taking that a way from future generations. I am appalled that the state would would let this happen. I guess if you have enough money you can buy anything. I demand that Mr. Tampos be denied the right to change that property from preservation land. That fact that he did going everything without going through the proper route and trying to defraud the community is disgusting. Please do not let our community and family's suffer from your now support on the matter.
Thank you for your time.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Britney Shingler

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Lovelycole41313@gmail.com

Zipcode
21740

Comment
My friend autumn lives there
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Nichol Meyers

Are you a resident of, or do you have family or friends who live in Pu’ohala?
No

Email
Nicholmeyers@gmail.com

Zipcode
96734

Comment
My family lives in Puohala!!! Do not rezone the land it is beautiful just the way it is!!! Preservation land was declared for a reason
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kaulahea Randall

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kaulahear@gmail.com

Zipcode
96771

Comment
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Jess Rowlands

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
No

Email
jessrowlands19@gmail.com

Zipcode
4223

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Stephanie Ayersman

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
Stephayersman11@gmail.com

Zipcode
50327

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kapua Simeona

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Pua07@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Teairra Schmidt

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
Tkuulei@gmll.com

Zipcode
96707

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Audrey Pridemore

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Auddie1703@gmail.com

Zipcode
27863

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Mosiah Frost

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Puini7@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kaianne Feurtado

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kaiannefeurtado@gmail.com

Zipcode
96730

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lauren Adelman

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
laurenadelmanhawaiigmail.com

Zipcode
96816

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Elene Nemergut

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
leaniebean72@yahoo.com

Zipcode
13618

Comment
You've just received a new submission to your STOP REZONE OF
PU‘OHALA PARCELS.

Submitted Information:

Name
Bronson Mohika

Are you a resident of, or do you have family or friends who live in
Pu‘ohala?
Yes

Email
Bronson.mohika88@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Nicole Klobucar

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
hokulani16@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Brittanie Roso

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Broso777@gmail.com

Zipcode
94044

Comment
It's not right
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Chelsea Ann furtado

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

Email
Canf7777@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Stanley Wright

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Chris.prototype@gmail.com

Zipcode
96744

Comment
I petition against the rezoning of Puohala
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Mahealani Cambra</th>
</tr>
</thead>
</table>

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

<table>
<thead>
<tr>
<th>Email</th>
<th><a href="mailto:muheyia@gmail.com">muheyia@gmail.com</a></th>
</tr>
</thead>
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<table>
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<tr>
<th>Zipcode</th>
<th>96717</th>
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<tr>
<th>Comment</th>
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</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Mahealani Cambra

Are you a resident of, or do you have family or friends who live in Pu'ohala? 
Yes

Email
muheyia@gmail.com

Zipcode
96717

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jeffrey Mizuno

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Mizunoj001@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Keahi Leith bowden

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kbowden808@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Krishelle Kamakeeaina-Mendoza

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Krlerokame@gmail.com

Zipcode
96701

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Sophie Eisenberg

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
lasvegasluxe@gmail.com

Zipcode
89048

Comment
This situation and many like it across the US. This is the disgraceful attempt at taking land and stealing the quality of life for many native, Hawaii born and everyday nature loving people. Does everywhere need to be pillaged to satisfy the insatiable greed of the few? Driving people away from their birth places and communities to create "luxury" real estate at the expense of thousands of sovereign citizens. Shame on you local governments, you betray your own people who pay your wages and feed your families.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Taylor Stokes</th>
</tr>
</thead>
</table>

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

<table>
<thead>
<tr>
<th>Email</th>
<th><a href="mailto:Taysoc16@yahoo.com">Taysoc16@yahoo.com</a></th>
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<table>
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<tr>
<th>Zipcode</th>
<th>94118</th>
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<th>Comment</th>
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</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Shyla Fermin

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Shylalabatte7@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kyle Peru

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
klklkp1985@yahoo.com

Zipcode
96813

Comment
I whole heartedly oppose developers coming in to flip land for profit. We need more affordable units and lots!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Harlee Meyers

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
hmeyers@hawaii.edu

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
cynthia chauncey

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
cyndee.chauncey@gmail.com

Zipcode
96795

Comment
So sad to see what is happening to our beautiful island.
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

Submitted Information:

Name
Savannah Duyer

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
No

Email
Dwyersavannah@rocketmail.com

Zipcode
95124

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kaulani Kalama-Ohelo

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kohelo@hawaii.edu

Zipcode
96796

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kalei Kalama-fernandez

Are you a resident of, or do you have family or friends who live in Pu'ohala? 
Yes

Email
Kkalamafernandez@yahoo.com

Zipcode
96795

Comment
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Liana-Alise Gabriel

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
Lianaalise.gabriel@gmail.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Nicole Pua

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
n_pua22@yahoo.com

Zipcode
96795

Comment
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

Submitted Information:

Name
Shyanne Perreira keliiholokai

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
Taunuu@icloud.com

Zipcode
96782

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Mahina Chang

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
mahina.chang@gmail.com

Zipcode
96795

Comment
I'm opposed to the rezoning of Pu'ohala. It is places like these that make our beautiful and unique islands what they are. We don't need more development! We need to preserve this place and everything it represents for the community.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Noreen DeRego

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Mameederego@gmail.com

Zipcode
96744

Comment
My family has lived in Puohala village since 1959, on Puohala st and Hilinali st, let our family's continue to enjoy living here without more construction or added traffic! This place is beautiful leave the beauty alone! Thank you
Noreen J DeRego
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Cesceli Nakamura

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Cescelin@hotmail.com

Zipcode
96789

Comment
Stop the rezone
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jenna Sesma

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Jksesma@gmail.com

Zipcode
96744

Comment
'A'ole!!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Rachel Humel

Are you a resident of, or do you have family or friends who live in Pu‘ohala? Yes

Email
Rachell7602@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Harry Simeona

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

Email
Simeona81@yahoo.com

Zipcode
95762

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Yvette Spain

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Y.spain@yahoo.com

Zipcode
96744

Comment
I strongly oppose any development on said parcel of land. My main reasons for opposition is traffic and flooding. At the last meeting I attended, a "report" was shared regarding the increase in traffic. The presenters made it seem like there would only be 2-3 car increase. I highly doubt it will that little. Our community has also seen the rise of "monster" homes. That alone will increase the traffic. The area is also prone to flooding. Redirecting or grading of the land may divert water to other land parcels. The entire process seems shady and in my heart I truly hope the community members of Puohala will prevail.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Dave Perreira

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
davidkp@hawaii.edu

Zipcode
96816

Comment
This area is important to my family. Please stop allowing rezoning here and elsewhere.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Amy Yamashiro

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Amyamashiro@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Nicole Quitevis

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Nikki_1020@mac.com

Zipcode
96744

Comment
Stop developing! And kicking out the native people! Do what's right!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Faren Salis

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
Fsalis2004@yahoo.com

Zipcode
96744

Comment
NO to any development in Kaneohe... once you start developing you end up destroying the whole eco system from the mountain to the ocean, so the land should not be touched at all!!!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Duke Christopher Quitevis

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
dukey.q@gmail.com

Zipcode
96744

Comment
To be blunt, Pū'ohala side (and all of Hawai'i) needs to oppress overdevelopment of civil engineering and invest in 'āina engineering so that the land can be perpetually sustained by present and future community members. If not, Pū'ohala will risk looking like California and the cities of the continental United States.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Amy Milette

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Amymilette@gmail.com

Zipcode
96730

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Irene Quitevis

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Iquitevis@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Joanna Pokipala

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
ygetemail@yahoo.com

Zipcode
96819

Comment
Stop being greedy and sneaky. Tired of your kind. Go somewhere else's and be like this. Or better yet at like a real human.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Teri Wright

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
teri46w@gmail.com

Zipcode
96813

Comment
I vehemently oppose the petition to rezone based upon the negative and potentially irreversible impact to the cultural and socioeconomic composition of the community. My family has lived in Pu’ohala Village for multiple generations. Approving this petition sets terrible precedent and would open the floodgates of commercial development upon a tight-knit community of Native Hawaiian and local families.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kalahiki L

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kalahiki_long@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Tina Cruz</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Tinacn79@yahoo.com">Tinacn79@yahoo.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96792</td>
</tr>
</tbody>
</table>

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Alohi Ae'a

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
aluhi@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Chelsea DeMello

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
cdemello78@gmail.com

Zipcode
96727

Comment
As someone born and raised in the islands I am fed up with Hawaii being sold out to the highest bidder and with the taking away and pushing out of the local families who have been here generation after generation, because of greed.
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Tasha Estepa

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
Kiyomi713@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tina Freitas

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
tina96717@gmail.com

Zipcode
96744

Comment
This is so sickening!! The nerve of this man!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ronni Pratt

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
pratt.ronni@yahoo.com

Zipcode
96744

Comment
My family and I stand in STRONG OPPOSITION of this rezoning. My question is, why was this land zoned as Preservation in the first place? Does Mr. Tampos know, do our Council members know? That it is located so close to Kaneohe Stream is concerning. Another issue i see is, will this set a precedence for "investors" to buy up preservation land cheap and apply for a rezone so they can build and sell homes at an enormous profit yo themselves, without a care of how it may impact the communities affected. We humbly ask you to vote NO. Mahalo.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tiana Cambra

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Lyricandnaleo@gmail.com

Zipcode
96792

Comment
Stop it already leave the Hawaiians some land to appreciate it's a part of us and you guys keep ruining it. When people become greedy and keep taking and taking from our native lands. Desecrating it and all the value it holds.
Keep the island a island! The more they build the more we loose.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Haunani Apao

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
hapao@hawaii.edu

Zipcode
96744

Comment
I am a resident! Preserve Kaneohe!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Aubrie Allen

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Mermaidaubrie@gmail.com

Zipcode
96734

Comment

You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Elijah Akaka

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
e.akaka23@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kanoe Malani

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
kanoe.malani@gmail.com

zipcode
96720

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
John Fernandez

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Fkapono1@aol.com

Zipcode
96749

Comment
My family lives there. No more building.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Sharla Smith

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
napua_96744@yahoo.com

Zipcode
98208

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Abraham smith

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
azurlie5@gmail.com

Zipcode
98208

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kekai N

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kkaeo2014@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kekai N

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kkaeo2014@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
David Quitevis

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
kawikaq@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Bryce Calpito

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
b_calpito@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Noheaikamalanai Keahi

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Noheaikamalanai@gmail.com

Zipcode
96744

Comment
 Heck no to the rezone!
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Shannon Quitevis

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
qshannon@gmail.com

Zipcode
96744

Comment
Save Pu’ohala Village.

Do NOT rezone.

No touch!

We must preserve our land for our keiki and future generations!!

Leave Pu’ohala Village alone!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Camela-Jae McCollough

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
cjmotas@yahoo.com

Zipcode
96707

Comment
I have many friends who went to Ke Kula Kaiapuni 'o Pu'ohala, and live here. This land and community is a thriving Hawaiian Community and are perpetuating their rights of being a Hawaiian in their OWN homeland. By allowing to rezone, too much has already been taken. This is enough! a stand against those who want to make profits needs to end. And think of ways to work with the community. Oahu is a tiny island, the affects of over populated, too expensive, trying to make a living here is hard. That is sad if that is your goal to push out the people that live and thrive here to gain more money.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Clinton Uyehara

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
ckux2@hawaii.rr.com

Zipcode
96814

Comment
I strongly oppose Horshoe Land Company, LLC's application to rezone Pu'olahala parcels.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Gary Abraham

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Gabra92281@aol.com

Zipcode
96817

Comment
You've just received a new submission to your STOP REZONE PU'OHALA PARCELS.

Submitted Information:

Name
Taryn Frias-Smith

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Tarynfs@yahoo.com

Zipcode
96744

Comment
PU'OHALA is right in my hometown and i have many people i know, ohana and friends who live in that area. PLEASE STOP TAKING OUR RENAINING LAND and stop trying to flip it to make money for your own benefit! Leave Hawaii the way it is, enough damage has been done. We dont need anymore development here on the Eastside. Let alone, the islands. Lets leave the beauty we have left and keep it sustained. Further development will make the area very hard to maintain traffic, people, congestion and just simply create more problems for us residents. What a shame! People with money, should not have the option to buy preservation land for their own benefit. This doesnt benefit our people when we all know, that "residential" land will be sku high where none of us locals will be able to afford without 4 or 5 jobs and side illegal fraud. So knock it off and stop making it
impossible for us to live!!!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kekoa Adams

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kekoaadams@yahoo.com

Zipcode
96744

Comment
LEAVE OUR ISLANDS ALONE. ENOUGH ALREADY! LET US LIVE!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Norma Adams

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Tarynfs@yahoo.com

Zipcode
96744

Comment
NO MORE DEVELOPMENT ON OUR LANDS!!!!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ryan Takahashi

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Da1kaz96744@hotmail.com

Zipcode
96744

Comment
Please don’t do this. Our kids are not gonna have a safe street to play. It would affect waiawi st directly. I've lived here for over 35 yrs and hope to see the end of our street stay the same and out of greedy peoples hands.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tara Tuilemoa

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
tuilemoa@hawaii.edu

Zipcode
96744

Comment
I petition to Oppose Horshoe Land Company, LLC's application to rezone Pu'ohala parcels.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lopaka Inciong

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
No

Email
pakamans808@gmail.com

Zipcode
96720

Comment
You've just received a new submission to your STOP REZONE PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Faye Fukuyama</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Hawaiik_1@hotmail.com">Hawaiik_1@hotmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96762</td>
</tr>
<tr>
<td>Comment</td>
<td>I grew up in that area and worked there. I would like to see that area remain as it is.</td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jason Gonzales

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
ooklah50@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kaila Daniels

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Jbkd4312@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Gloria Uyehara

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
gloriaquyehara@hawaii.rr.com

Zipcode
96822

Comment
Former Waiawi Street resident
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Hi'iaka Jardine

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
jardineh@hawaii.edu

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Hi'iaka Jardine

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
jardineh@hawaii.edu

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>JOSEPH STEVENS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:ALUINDUSTRIES@MSN.COM">ALUINDUSTRIES@MSN.COM</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Curstyn Pacheco

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Curstynks@gmail.com

Zipcode
96744

Comment
You have my full support especially being a child who was raised on those streets and a proud student of Pu'ohala and still having family that live there. NO WAY! Take your rezoning someplace else.
You’ve just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Jasmine Abbott

Are you a resident of, or do you have family or friends who live in Pu‘ohana?
Yes

Email
uilaniabbott1989@gmail.com

Zipcode
96792

Comment
Stand Up Hawaiians for what is right
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
T P

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
tianna_kawailehua@yahoo.com

Zipcode
96744

Comment
I have ohana and friends that live in The area and I plan to raise my ohana here. Stop Pu'ohala Rezone. This is not pono. Keep the country the way it is. Helping preserve our aina and stop development! Please investigate further and please tell Mr. Tampos with deepest aloha that we don't want this development.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tyrone Olsen

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Tyronejames1727@gmail.com

Zipcode
96730
You’ve just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tyiah Kahaulelio

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Tyiah44@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Natalie Jardine

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
jardinen@hawaii.edu

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Moani Heimuli

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
moaniheimuli@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Summer Davis

Are you a resident of, or do you have family or friends who live in Pu’ohala? Yes

Email
Sumshines65@yahoo.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Summer Davis

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Sumshines65@yahoo.com

Zipcode
96734
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Pōni Mo'i Neill

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Ponimoin@gmail.com

Zipcode
96789

Comment
Protect the aina.
Good evening everyone,

I am a Pu'ohala resident and am in strong opposition to the rezoning of parcels with TMKs: 4-5-018-049 and 4-5-030-049. Up until yesterday, I didn't know much about this neighborhood issue, when I was approached while taking a walk with my children, by two individuals canvassing Hilina'i St. They told me that the aforementioned land was going to be developed into either a cemetery or a residential neighborhood. They then asked me to sign their letter seeking for it to be developed into a residential neighborhood, telling me that they believed any other option would lower land value and they preferred not to have a cemetery in their backyard (they expressed that they lived in Hilina'i St.). A photograph of the support letter that was handed me is attached. I refused to sign on the spot as I wanted to consider the options and ramifications.

As I walked further through the neighborhood, I chatted with another resident of Pu'ohala, who having also been approached by these individuals, pointed me to the opposition petition online written by Kaui Pratt Aquino. After getting home, I was able to gather enough information and sign the petition to oppose as it aligns with my values and interests as well as our community's best interest.

A little while later, the two canvassing individuals made their way to my street, Makalani Street., and spoke with my neighbors, again presenting the information as if there were only two options and therefore residents should favor the residential development of the land as opposed to a cemetery. I was able to go over to the house while everyone was still talking and show my neighbor the online opposition petition as she was taking a pen out to sign their support letter. She was surprised to hear what she had been about to sign as she was actually opposed to all development of the land and in favor of maintaining it as preservation land.

I write this to say that there is clearly misinformation being conveyed to the community regarding this property. After my initial conversation with the canvassing individuals who asked me to sign the attached document, I was under the impression that there were only two options for that land: cemetery or residential. I listened and watched as my neighbors were almost duped into thinking the same thing. I do not know how many signatures were collected on this document, but I do not think these signatures were collected with all the residents being given the proper information.

When I joined in my neighbor's conversation with the two canvassing individuals, having just recently become educated on the issues involved, I asked the two why they were collecting signatures in this manner and not opposing the development of the land. They responded by saying that they have lived in the community long enough to know that something will be done with the land regardless of what opposition arises from the community. So they thought it best to pursue the residential development over the cemetery. When I pressed them on the issue of opposition, they acquiesced and said that of course it would be best to keep the land as it is currently zoned, but it was unlikely to occur, therefore, they were asking for signatures to support the residential development over a cemetery. Again, my concern is the misinformation given to our the Pu'ohala community regarding this parcel of land and the potential signatures gathered from community members unaware that the preservation land has not yet been rezoned and that neither a residential nor cemetery development is a surety.

Please take under consideration this example of how information has been misrepresented in our community.

Sincerely,
Lauren Mell
45-210 Makalani St.
May 1, 2009

Honolulu Planning Commission
c/o Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Regarding: Serenity Residential Development
. Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Honolulu Planning Commission,

My name is Aaron Alii Tampos and I am the owner of the entities that own the 5.4 acre land parcels situated adjacent to Puohala and Waiawi Streets in Kaneohe. I purchased the vacant land parcels back in 2009; 10 years ago. I owned and operated a trucking business that I had planned to help me with the site work for this property.

In 2010 I ordered a survey for the property however, the parcel was never maintained and overgrown with tall weeds and shrubs. Due to the overgrowth it was not possible to complete a survey without providing clear lines of sight from point to point within the property. After clearing half the property, my work came to a halt due to some complaints from the neighborhood. It was at this point that I stopped all physical work to the property and sought other options.

After spending time talking with the neighbors, various consultants and other parties familiar with the property, I proceeded with incurring costs associated with finding a solution for this property. I hired various design and engineering consultants to investigate and come up with a viable plan for the property. However, the general sentiment from some of the residents was for me to just keep the property as is and from time to time maintain the spreading jungle.

After experiencing years of frustration and setbacks, I decided not to pursue support for residential and to stick with a permitted use of the property; cemetery use. In 2016, I brought a planner on board, Keith Kurahashi. Being that I have family associated in the mortuary and cemetery business, I felt comfortable that I could get their support to help me develop the subject property into a small cemetery. We met with the Kaneohe Neighborhood Board and was met with a lot of opposition from the community. In 2017, we held 2
outreach meetings with the community to hear their comments and feedback. A lot of residents that attended were not aware that I have been working on this property at time, for over 8 years. After hearing their comments, I decided to appease the neighborhood and try one last time to convert this property to residential use.

Over the past 10 years, I spent close to $350,000 in consultant fees ranging from architectural & design, civil engineering, soils engineering, traffic impact, floral & fauna, cultural assessment and planning consultant fees. In addition to these, I spent countless hours working with various parties, seeking a solution for this property. My total cost for this project is approximately $638,000 to date.

The rational for requesting a residential use of the property would address the issues pointed out below:

1. The subject property is a jungle surrounded with residential homes. With concerns related to recent fires throughout the state, cleaning up this vacant land parcel and replacing with a small residential development with homes will reduce potential health and safety issues stemming from a possible fire.
2. We have a big homeless problem situated in this area and on a portion of this vacant land. Clearing the subject property and building homes onsite will help clean up the neighborhood.
3. There is a shortage of residential homes. Building a few more homes would help provide homes for families that want to reside in the Kaneohe area.

Although the Department of Planning and Permitting (DPP) has approved only four homes with the rezoning, I am humbly seeking your approval to be able to build 8 homes on 5.4 acres of vacant land.

A major concern of the DPP was the bridge across the former stream alignment. We are now able to address that with an at grade driveway from the Waiawi Street cul-de-sac to the Doho Parcel which was not recommended for rezoning.

We have filed a new updated stream study and drainage plan and my civil engineer will respond to the comments provided and should be able to get both studies approved after responding.

With our existing costs for the property and in order to construct a new turnaround area at the end of Puohala Street on my property and reconstruct the existing turnaround area at the end of Waiawi Street, the project does not pencil out with just four units. The eight units are needed for this rezoning to work.
Please consider my application and provide your support for my project. Aloha.

Mahalo,

[Signature]

Aaron Alii Tamos
Written Testimonies/Comments received after April 17, 2019
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
David Au

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Bouncerkan@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Roderick Pang

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
R pang1948@gmail.com

Zipcode
96744

Comment
Protect the environment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th><strong>Name</strong></th>
<th>Rachel Shimamoto</th>
</tr>
</thead>
</table>

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

**Email**
rrsretired@gmail.com

**Zipcode**
96744

**Comment**

*Pu'ou Inia is a well used thoroughway. Waiawi St seems like a side street unable to handle more traffic.*
Hello,

It has been two weeks since the last response of someone in the Permit Branch to follow up with me on the status of my building permit Application Number: A2018-12-1246 Job Number: 064415694-002. We have been waiting 4 months. We would like to know when we are able to move our project forward.

Thank you.

Chantale Cacho
808.779.0739
chantale.cacho@gmail.com

On Mon, Apr 15, 2019 at 8:00 AM Department of Planning and Permitting wrote:

Aloha,

Your email is being sent to our Permit Branch to follow up with you.

Mahalo

From: Chantale Cacho [mailto:chantale.cacho@gmail.com]
Sent: Sunday, April 14, 2019 4:15 PM
To: info@honoluludpp.org
Subject: A2018-12-1246 status

Hello,
I am inquiring on the status of a building permit

Application Number:A2018-12-1246   Job Number:064415694-002

We have been waiting three and a half months and would like to know the status of the permit to move forward with our project. It is indicated that the plans for review is in progress and we would like to know the time frame for the permit to be approved.

Thank you,

Chantale Cacho

808.779.0739

chantale.cacho@gmail.com
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ruth Hirai

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Rnrhirai@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ruth Hirai

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Rnrhirai@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ruth Hirai

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Rnrhirai@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Dorinda Lum

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
dorindalum@gmail.com

Zipcode
96744

Comment
I am opposed to any construction at this site. We grew up in this beautiful area and have seen the changes over the years. Our home is at the end of Puohala Street. When we were little, the village was very peaceful. People did not use Puohala village as a pass through to Kaneohe town. Today, everyone, cuts through the Village to lessen their time to Kaneohe town. We have to be really careful when we leave, because of the heavy traffic. With the construction of more homes at the end of Puohala street, traffic will be even more congested and unsafe, more so with no sidewalks or traffic control lights. I as well as many of our surrounding neighbors and neighborhoods, are totally against construction at this site. Do not add to more traffic mess for this area. Dorinda Lum
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Renfred Pang

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Rennypang@gmail.com

Zipcode
96789

Comment
I am strongly in opposition of this development!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Carolyn Watanabe

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
watanabecarolyn@gmail.com

Zipcode
96734

Comment
I support the Pu'ohala Community!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Diana Sanchez

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
d808sanchez@gmail.com

Zipcode
98664

Comment
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Bert Higa

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
bert7higa@yahoo.com

Zipcode
96744

Comment
Please know that Mr. Campos is a detriment to our neighborhood. He purchased the property located two parcels from our Higa property several short years ago. He has with extreme disregard for us on Puohala St. on countless days trashed our street with mud and debris that extended about a 1/4 mile. I think for some reason he feels entitled to step on others. I can only hope that you will take some time to educate yourselves with regards of how very special and historic this area is. If you allow Campos to destroy and desecrate this area, please know that both you and he will be successful champions in tearing the Heart right out of Puohala. Please do the right thing.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Laura Won

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
newcrochunter@gmail.com

Zipcode
96744

Comment
Preserve preservation land. No to Tampos, No to City rezoning planners. Greed and corruption abound. Tampos no come Kaneohe, keep your crooked okole in Ewa.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Steven Won

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
newcrochunter@gmail.com

Zipcode
96744

Comment
No development of our preservation land. Stop Tampos. If City rezones, investigate for corruption. Historically as well as to this very day shows corruption among our elected leaders and government employees.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Joaquin Almanza

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
almanzaj002@hawaiiantel.net

Zipcode
96744

Comment
Approval of the rezoning of this parcel currently zoned preservation, would clearly set a dangerous precedent for future development in Hawaii.
Mr. Tampos made a poor business decision and now wants to have the community bail him out by compromising the long-term future of our Hawaii.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lani Almanza

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Honumom808@gmail.com

Zipcode
96744

Comment
I agree with the attached letter of opposition to this development. Having lived in Pu'ohala for 40 years we want to preserve our neighborhood community and protect the natural resources that surround us. Please do not grant the rezoning application. Respectfully,
Lani Almanza
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Alexis SHELDON

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
slp79akamai@msn.com

Zipcode
96744

Comment
I live at 45-662 Puohala Street. This is my family home since 1952. I agree to the statement presented above and am authorizing my agreement by this electronic signature.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Melissa Jones

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
melissaanne808@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lionel Ortiz

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
lionelkortiz@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Emily Mossman

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
emzgur@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Krystle Marcellus

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Krystle.marcellus@gmail.com

Zipcode
96744

Comment
I am a resident of Waiawi St. and against the rezoning and development proposed. I am renting in my late 30s because I cannot afford to buy in this area and I find it completely unfair that this development could take place when the minimum home cost is over $750,000 right now. Why should this developer be able to purchase land at a fraction of the cost and then make millions from it in on the backs of our peaceful community. Preservation land is crucial to keeping the feeling of the neighborhood and environment as it is. I am in strong opposition.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
TinaMarie Freitas

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Tina96717@gmail.com

Zipcode
96744

Comment
Do not reward a bad actor for flipping preservation land and making money off the backs of our community!
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

Submitted Information:

Name
Rachel Hohu

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
rachelhohu@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Rachel Hohu

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
rachelhohu@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Rachel Hohu

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
rachelhohu@gmail.com

Zipcode
96744

Comment
You’ve just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Michael Nishizawa

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
mnishiz808@gmail.com

Zipcode
96744-2942

Comment
45-736 Waiawi Street, Kaneohe, HI 96744
We are in the dead end of Waiawi Street and oppose the development which will eliminate the cul de sac and create a thru street to Puohala street. Puohala Village does not need anymore homes to congest the subdivision any more than it already is on the streets. Already, there are 2 mega homes in the subdivision which have been developed and those add congestion to an already congested subdivision. Despite the traffic studies which takes into consideration only 8 homes, it fails to project any future development once the zoning is change. The study only takes into consideration "peak traffic" but those are not the only times of traffic issues on Pua Inia and Puohala street. The difficulty of residents to get out of their driveway on Pua Inia and Puohala street is an issue for them. Traffic is an issue throughout the day for residents in the subdivision as the majority of the traffic does
not use Kam Hwy to the Bay Drive.
It is very obvious that the initial 8 homes once rezone will lead to additional homes, which the traffic report does not take into consideration.
Additionally, it would devalue the properties on Waiawi Street as a dead end/cul de sac street. There is more value in a cul de sac than a thru street with additional traffic. Traffic will not only include the residents but friends, family and any deliveries which a traffic study does not take into consideration.
Just following the owner Tampos since his accusation of the property, shows an uniformed individual who is purely speculating with this property and the lack of due diligence prior to purchasing has him involved with Kurahashi and Towill to salvage a "bad" decision in purchasing a P-2 property, and is purely for financial salvaging of that poor decision. Absolutely, no respect of all of them and no sympathy for speculation!!
Sadly, many who are in opposition may not be able to respond due to the lack of technology or etc.
Regards,
M. Nishizawa
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

Submitted Information:

Name
Jennifer Bland

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
Jenabee808@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
William Winchester

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
william.winchester@servco.com

Zipcode
97644

Comment
As a Pu'ohala village home owner and native kanaka maoli that sees native birds and native plants still thriving in the Pu'ohala village would love to preserve this neighborhood for my children's generation and demand that native plant be planted in this area to preserve what little preservation land that is left for future generations. I first hand seen the grading of this preservation land and request to keep this area what it is zoned for land preservation.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lauren Mell

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Laurenmell@gmail.com

Zipcode
96744

Comment
As a resident and home owner in Pu'ohala, I can unequivocally state that this specific preservation land is incredibly important to this community just as preservation land is incredibly important to Oahu across the board. It should be maintained and protected, not rezoned and developed. Any petitions you receive from other residents indicating an interest in seeing this land rezoned for any other use is most likely due to misinformation and/or mistrust that our voices will actually be heard and taken into account. Hawaii deserves preservation land to remain intact.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kahealani Winchester

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Kahealaniyat@hotmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Daisy Onaga

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Onagad002@hawaii.rr.com

Zipcode
96744

Comment
Impact on existing traffic already heavy in a subdivision where most areas have no sidewalks. Many children walk to school and a very active senior center and community park. The sidewalk going over the stream is already cracking and shifting which shows there a chance of erosion.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lou Amber Ferreira

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Misemis@hotmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tia-Marie Makainai

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Makainait@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Joshua Humel

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
joshuahumel@gmail.com

Zipcode
96744

Comment
Many of the Hawaiian lands and people who live in Hawaii that are native Hawaiian or have Hawaiian blood in them been having their home taking from them throughout history. Our native rights as Hawaiians should be respected and preserved for this is our land, our family, our community.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Joelle Numan

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
joelleneuman@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

**Submitted Information:**

**Name**  
Alex MONTGOMERY-HARTLEY

**Are you a resident of, or do you have family or friends who live in Pu‘ohala?**
Yes

**Email**  
Ahartley@hawaii.edu

**Zipcode**  
96744

**Comment**
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Kawe Humel

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
johnkawehumel@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Damien Correia

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Dkcpaintng1@gmail.com

Zipcode
96744

Comment
Don't build period enough already
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jo Lynn Humel

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
jolynnhumel@yahoo.com

Zipcode
96744

Comment
Agreed, we need to take care of our young families. Developers who are in violation of laws, statutes, ordinances, etc. Need to be held accountable for their actions and blatant disregard for residents of existing communities.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Richard Santos

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Bush_tribe808@yahoo.com

Zipcode
96744

Comment
I am strongly against the development of the puohala area of kaneohe as I was born and raised my whole life in that area and I also have friends and family who currently reside in that particular part of kaneohe. I feel whatever land that is left there should be preserved for the future years to come for the sake of the families who lived, live, and will live there.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Paul Bland

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Paul.bland1985@gmail.com

Zipcode
96744

Comment
Rezoning of preservation lands to fit residential building will be downfall of the State of Hawaii. If the State of Hawaii allows this area to be rezoned, it is a slap in the face of the local people all across this state. Basically saying that the state believes the local communities are too stupid to understand the meaning of "preservation". To preserve something is to keep it as it is or to save it from further degradation. Shame on us all if we can allow money to over throw the things of this land which truly make it Hawaii. If this goes through the rezoning process then none of the protected lands across this state are safe from greedy hands with ill intent at heart. Sadly we watch our brothers and sisters move away to find more affordable living outside of the State. They do not do this with a smile on their faces, but instead with very heavy hearts. Please please please listen to the concerns of the people before we witness kaneohe turn into another Waikiki with massive congestion and and an influx of
crime.

This needs to stop before it's too late. Perfect example... watch the Dr. Seuss movie "The Lorax". If you think that's a joke well we're closer to that than we all may think! God Bless and may God help us all!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Bryson Luke

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Bluke29@gmail.com

Zipcode
96744
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Michelle Zapata Berrios

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Chelle96734@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th></th>
<th>Nicole Sakuda</th>
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<tbody>
<tr>
<td>Name</td>
<td>Nicole Sakuda</td>
</tr>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:N.sakuda3@gmail.com">N.sakuda3@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
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<td>Comment</td>
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</table>
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)

Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is William Winchester

My residence address: 4-57 Māli‘i Street

My Phone number: 808-330-5162

I have lived at this residence for 3.

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:


I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 1/14/19

William Winchester

Print Name:
Lisa Imata, Staff Planner
Department of Planning and Permitting
650 South King St. 7th Floor
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū’ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is DRUID MERLE AK.

My residence address: 93-734 PUCHALA ST.
KANE’OHE, HI

My Phone number: (808) 366-5374

I have lived at this residence for GD+4YRS.

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 11/27/19

Print Name: DRUID W. AK / MERELE AK
My name is Sherry Tsukumi

My residence address: 45-740 Hiilina St

Kaneohe, HI 96744

My Phone number: 808 234-0512

I have lived at this residence for 18 yrs

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

* Traffic will increase as I exit from Hiilina to Puahule Rd.
* Concerned about building homes next to the Kaneohe Stream. Even though it does not include Kaneohe Stream it may have run-off into the Kaneohe Stream.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 1/18/19

Sherry Tsukumi

Print Name:
Lisa Imata, Staff Planner
Department of Planning and Permitting
650 South King St. 7th Floor
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with
TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Karen Tamabayashi-Higuchi
My residence address: 45-735 Pu‘ohala St., Kane‘ohe, HI 96744
My Phone number: 478-6859
I have lived at this residence for 65 yrs.
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone
application for the following reasons:

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own
statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms.
Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject
the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE
AND CORRECT.

DATED: Kāne‘ohe, HI ______________________

Karen Tamabayashi-Higuchi
Print Name:
Kathy Tokugawa, Director of Planning & Permitting  
c/o Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  
RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

My name is Hyndee Santos  
My residence address: 45-733 Pu‘ohala St  
Kane‘ohe, HI 96744  
My Phone number: 808-349-8743  
I have lived at this residence for 60+ yrs.  

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:  

Traffic  
Right to Use and Enjoy our homes  

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.  

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.  

DATED: Kane‘ohe, HI 1/14/19  

Print Name: Hyndee Santos
Lisa Imata, Staff Planner
Department of Planning and Permitting
650 South King St. 7th Floor
Honolulu, HI 96813

RE: Letter in Opposition to Horeshoe Land Company, LLC’s rezone application for parcels with
TMKs: 4-5-018-049 and 4-5-030-049 (near Pū'ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is **Roderick Pang**.
My residence address: **45-728 Puohala St.**

Matters: 45-728 Puohala St. Kaneohe HI 96744

My Phone number: **297-2713**

I have lived at this residence for **65 yrs.**

I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone
application for the following reasons:

- Traffic problems.
- Upset the eco. systems of stream.

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own
statement. The letter is written by Kau'i Pratt-Aquino, on behalf of the Pū'ohala Residents. I support Ms.
Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject
the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE
AND CORRECT.

DATED: Kāne‘ohe, HI 1/13/19

[Signature]

Print Name:
Lisa Imata, Staff Planner
Department of Planning and Permitting
650 South King St. 7th Floor
Honolulu, HI 96813
RE: Letter in Opposition to Hoeshoe Land Company, LLC’s rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū’ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Larry Abilla.
My residence address: 45-721 Puhala St
   Kaneohe, HI
My Phone number: 808 235 6707
I have lived at this residence for 35 years.
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau'i Pratt-Aquino, on behalf of the Pū’ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kāne‘ohe, HI 1-18-19

Larry Abilla
Print Name:
RE: Letter in Opposition to Horeshoe Land Company, LLC's rezone application for parcels with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū‘ohala and Waiawi Streets)
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential

My name is Charles S. Nakasaki
My residence address: 45-725 Puohala St.
Kaneohe, HI 96740
My Phone number: (808) 247-5130
I have lived at this residence for 60 years.
I will be directly and adversely impacted by the project. I strongly oppose the above entitled rezone application for the following reasons:

1. Traffic Congestion
2. Keep preservation land as intended.
3. Too near the stream

I also adopt the letter dated January 10, 2019 and all the concerns set forth in that letter as my own statement. The letter is written by Kau‘i Pratt-Aquino, on behalf of the Pū‘ohala Residents. I support Ms. Pratt-Aquino’s statements in this letter and request that the Department of Planning and Permitting reject the above entitled application. Please enter my comments formally into the record.

I HEREBY DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Kane‘ohe, HI 1/11/19

[Signature]
Charles S. Nakasaki
Print Name:
Zo(sdl2995,2099609991401(9195199990099(74,r,l9:,pl'oh.I.001919/IA,.y.V1914(01490.0491.I.,,4971151491th054I/98I(Pl'99l1I11,
Kathy Tokugawa, Director of Planning and Permitting  
Lisa Imata, Staff Planner  
Department of Planning and Permitting  
650 South King St. 7th Floor  
Honolulu, HI 96813  

RE: Letter in Opposition to Horseshoe Land Company, LLC's rezoning application for parcels  
with TMKs: 4-5-018-049 and 4-5-030-049 (near Pū'ohala and Waiawi Streets)  
Matter: Rezone Application to change zoning from P-2 Preservation to R 7.5 Residential  

January 10, 2019

Dear Ms. Tokugawa and Ms. Imata,

On behalf of the Pū'ohala Community, I submit this letter in strong opposition to the above  
entitled application to rezone the subject parcels mentioned herein. Mr. Ali'i Tamos is the  
owner of Horseshoe Land Company, LLC and has hired RM Towill to facilitate his rezone  
application pursuant to Revised Ordinances of Honolulu ("ROH") Sec. 21-2.40-2. We have  
been in contact with Mr. Tamos since May 2017.

We are residents of this community. We will be directly and adversely impacted by the  
rezone. Thus, we request your support to reject his application for various reasons as stated  
herein.

Most importantly, Mr. Tamos sets a very dangerous precedence for development in  
Hawai'i. Under this strategy, any person could purchase preservation land at very low costs,  
then submit a rezone application and make millions at the detriment of the surrounding  
communities. This is absurd. We are insulted and disappointed with his lack of transparency  
and community engagement. Pū'ohala is a very special place. Many families have lived in this  
community for generations. We are committed to preserve our community with the utmost  
respect for our residents and its natural resources.

We oppose the proposed rezone for the following reasons and because it does not align with the  
Ko'olau Poko Communities Sustainable Plan ("KSCP").

1. **Unjust Development:** As mentioned above, this application is dangerous because, with  
an approval, it rewards bad actors, like Mr. Tamos, and emboldens them to exploit  
preservation land for profit. That is not the intent of the law. Additionally, it's bad  
public policy when thousands of our families are suffering to make ends meet and  
purchase homes at fair market value. To be clear, the current assessed value of the  
parcels is $188,000. We understand Mr. Tamos purchased this property for much less.  
With this strategy, other developers could identify "cheap" preservation land, bully the  
community and then apply for a rezone to make millions. We reject this attempt  
wholeheartedly. He was aware that this property was zoned as preservation land. We  
should not have to pay for his bad intent to "flip" this land for profit. We request DPP  
conduct a background check on Mr. Tamos to determine if he has engaged in this type of  
behavior county-wide.
2. **Failure to Respond to Prior Concerns/Irris:** On July 28, 2017, residents of Pūʻohala sent Mr. Tampos and RM Towill notice of our concerns and issues related to this property. The concerns are relevant and applicable to any development. Mr. Tampos has not, to date, sufficiently responded to our concerns as mandated by Revised Ordinances of Honolulu (“ROH”) Section 21-2.40-2. A copy of this letter is attached hereto and incorporated by reference herein. We request DPP incorporate this letter as prior objections and concerns to any proposed development or zone change.

3. **December 15 Notice Insufficient:** On December 15, 2018, RM Towill mailed a letter to property owners within 300 feet of the subject parcels during the holiday season. Many residents were upset and insulated by the letter because most were busy spending time with their families. We dispute the letter. It did not meet the notice requirements of Section 21-2.40-2 because it was vague and ambiguous and did not provide property owners with a meaningful opportunity to be heard. The letter stated property owners could comment by written notice but it did not provide a deadline to when those comments were due. In my contact with DPP, DPP stated the deadline for comments was on Sunday, January 20, 2019. Then on January 11, 2019, DPP informed me that the deadline was January 17, 2019 but would accept comments to January 20, 2019. No deadline was provided in the December 15 letter. Thus, property owners were not given sufficient and clear instructions to voice their concerns. Property owners were confused because many believed the rezone had already been approved and that they would not have a chance dispute the project. In light of this, we request that no action take place until proper notice is issued to all property owners in the Pūʻohala subdivision because the rezone will impact the entire subdivision. We also request that priority and adequate notice be issued to residents on Pūʻohala, Pua Inia, Waiawi, Wainana, Hilinai, Lanipola streets and Halemuku Way and any other property owners who request such notice. We also request property owners have the option to submit their concerns via email. Finally, for this subsection, we request Mr. Tampos present his rezone application to the neighborhood board after notice is issued to provide residents with a meaningful opportunity to be heard and to provide our neighborhood board with an opportunity to address his application.

4. **Preservation Land:** As residents, we are entitled to the open space of this property under ROH Sec. 21-3.40. This space offers our community the ability to preserve our precious family-based landscape in alignment with the KCSP. This area has not been identified as an area for development. In fact, the KSCP directs development to the ewa plain.

5. **Protection of Natural Resources:** The undeveloped parcels provide sufficient open space to protect our natural resources, including our fresh water streams. This includes the outflow of water in Kāneʻohe Stream (“KS” or “stream”) to Kāneʻohe bay. The water quality of this stream will be directly impacted by any development and runoff. Next to the KS inlet to the bay is Waikalua Loko I’a Fishpond, a historical and culturally significant site in our community. This has already been declared a vulnerable area under the KSPC and active efforts have been put in place to mitigate existing harm. More development will fly in the face of decades of work to regenerate the bay and the stream.
The Department of Health has posted a sign in front the parcels notifying the public that the water in this area may be polluted. A residential development will cause further harm. We request a full evaluation and assessment from the Department of Health, Department of Land and Natural Resources, the Commission on Water Resource Management and any and all relevant government agencies regarding the impact the proposed development will have on the stream/bay. No action should take place until these assessments have been provided to the public for input.

6. Protection of Waikāua Loko I'a Fishpond: This fishpond receives water from Kāne'ohe Stream. The water quality of Kāne'ohe Stream is absolutely critical for the preservation and regeneration of this historical site. The fishpond is a site for resource management training, cultural practices and education that is managed by the Pacific American Foundation. We request DPP prioritize the preservation of this ancient site over any development. There are several cultural practitioners who are caretakers of this fishpond and practice customary and traditional rights in this area. The development will adversely impact their rights. Under the Hawaii State Constitution Article 12 Section 7, the government is mandated to protect customary and traditional rights. There is no priority right to build residential homes at the detriment of cultural practitioners in the area, specifically land that has been designated as preservation. We request a full evaluation and assessment by the Office of Hawaiian Affairs, and any and all state and county level agencies regarding the impact on the fishpond and customary and traditional rights. We request Mr. Tampos and relevant government agencies interview any and all cultural practitioners of the fishpond and this area. He is the landowner who is requesting the rezone change. Thus, he should bear the burden to gather this critical information, not the community.

7. Federal Wetlands Designation: This parcel of land may be designated as Wetlands. Under KSCP, Kāne'ohe is known for many wetland areas. We request a full investigation and assessment from any and all federal agencies regarding the wetlands designation prior to making any decision on his application.

8. Traffic: This area is already congested with traffic making it difficult for our children and residents to walk safely on Pū'ohala and Pua Inia Streets. A residential development will further congest this area at the detriment of current land owners. Residents of Waiawi, Pū'ohala and Pua Inia streets are already challenged by the congested traffic traveling to and from their homes. This development will further burden them and the surrounding homes in this area. The entire subdivision will be impacted by the development. We strongly believe the traffic assessment in the December 15 letter is wholly inaccurate. We request that the appropriate government agency conduct a comprehensive traffic assessment in this area.

9. Flooding & Foundation: This area is prone to flooding considering its location near the Kāne'ohe Stream. The flooding will threaten existing property owners. Also, residents from this area have testified that the it was known for years that the foundation of the parcels could not withstand development. We request an assessment by any and all relevant government agencies related to the foundation of the parcels and flooding.
10. **Right to Use and Enjoy Our Homes**: We as a community can not fully enjoy our own homes with this development. More development and more people means less enjoyment to our own property rights due to the increased density and traffic in the area.

11. **Infrastructure Inadequate**: We are not able to build accessory development units in this subdivision due to the lack of infrastructure. How can we support a rezone application at the detriment of our own rights? During this time when Hawaii’s cost of living is high, we should be able to first serve our families instead of prioritizing new development over our own rights. The infrastructure can not support the proposed development when residents of this place have not fully exercised their own property rights.

12. **Grading of Land**: A resident has shared that Mr. Tamos has graded the land. We request DPP investigate the matter to determine if he violated any and all permitting laws. If he has, we request DPP take appropriate action against him.

Call or email me with any questions at (808) 393-1948 or at kau@prattlawhi.com.

Sincerely,

Kau‘i Pratt-Aquino  
Michael Nishizawa  
Lani Almanza  
Joaquin Almanza  
Paloma Almanza  
Veronica Pratt  
on behalf of the Pū‘ohala Community

cc: Council member Ikaika Anderson, District 24 State Senator Jarrett Keohokalole, District 48  
State House Representative Lisa Kitagawa, District 49 State House Representative Scot  
Matayoshi, Kaneohe Neighborhood Board, RM Towill
RESOLUTION

OPPOSING THE PROPOSED REZONING FROM P-2 GENERAL PRESERVATION DISTRICT TO R-7.5 RESIDENTIAL DISTRICT THE SERENITY RESIDENTIAL DEVELOPMENT, TAX MAP KEYS: 4-5-18: PORTION OF 49 AND 4-5-30: PORTION OF 49

WHEREAS, within the rezoning application report, the DPP has advised that since Kaneohe Stream runs through both properties, there is potential for flooding especially during severe storm events and in anticipation of sea level rise.

WHEREAS, within the application, the DPP has expressed concern that the proposal would create split zoning for the two lots with less than the minimum lot size for the P-2 District, which would be difficult to support without compelling justifications.

WHEREAS, within the application, the DPP advised that a stream study and a drainage report would be required for a full evaluation of the project’s impact on the stream and surrounding area. That although a preliminary stream study and a drainage report were done in 2011, the City’s drainage standards have since changed. And that storm runoff estimates would need to be recalculated and the potential impact to the surroundings, if any, along with mitigative measures, would need to be disclosed in the proposed application.

WHEREAS, within the application, a biological survey reported that there are especially dense trees along the Kaneohe stream at these properties that are potential roost-trees for the Hawaiian hoary bat that is on the Endangered Species Act-listed terrestrial mammal in Hawaii.

WHEREAS, within the application, it is noted that within the project area, Kaneohe stream is clearly perennial and flows into the Pacific Ocean at Kaneohe Bay approximately 1/2 mile downstream. And that water also flows within an old meander that cuts through the middle of the project and could be considered now tributary to the stream. These waters are protected by the federal Clean Water Act. Any following physical alterations done within the Original High Water Mark (OHWM) would require a permit from the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. A final jurisdictional determination by the U.S. Army Corps of Engineers would be needed to determine the location of the OHWM in the project area.

WHEREAS, the Biological Survey Report describes the old meander that cuts through the middle of the project as: “The outside bank and parts of the inside bank of this meander are steep and covered in a dense growth of elephant grass (Cenchrus purpureus). Although minimally participating in stream flow, this bend does contain flowing water ...” And the project plans for two bridges to traverse over the meander. This situation could easily become a hazard for people to fall into the meander.

WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN is also designed to discourage private developers from acquiring and assembling land outside of areas planned for urban use, such as in this proposal to rezone designated preservation lands into a residential development.
WHEREAS, the CITY AND COUNTY OF HONOLULU GENERAL PLAN says, "Open space preservation is a key element of the vision for Koolau Poko’s future. Long term protection and preservation of scenic resources, agricultural areas, natural areas and recreational areas are important to maintaining the character and attractiveness of Koolau Poko for both residents and visitors."

WHEREAS, within the application, the Applicant has made no definite plans on how the Open Space Preservation policies would be met but has said that, "The Applicant plans a private open space area along Kāne’ohe Stream at the Project Site at the end of Puohala Street. If liability and maintenance concerns can be addressed, the Applicant will consider opening the open space to the general public during daylight hours. This open space area will be fenced, gated and secured at night."

WHEREAS, within the application, there is evidence that residents of Puohala Village strongly oppose this proposal to rezone this project area from Preservation to Residential. And, there is no support for this proposal by the residences of Puohala Village.

WHEREAS, this project proposes to create a gated community as a Condominium Property Regime (CPR) with the Association of Apartment Owners (AOAO) that "will be made responsible for the maintenance of the portion of Kāne’ohe Stream that is within the two parcels that make up the Project Site. The AOAO will also be responsible for maintaining the former Kāne’ohe Stream alignment to keep it clear to handle the drainage that flows from the Puohala Street to Kāne’ohe Stream." This would be in addition to maintaining many very large trees for the endangered Hawaiian Hoary Bats. And, maintaining a private open space area along Kaneohe stream that may be open to the public during the day.

WHEREAS, it is not likely that 8 residences of an AOAO would be able to meet the tasks described; tasks which are aimed to preserve the nature in and about the properties.

BE IT RESOLVED by the Kaneohe Neighborhood Board that, the proposed rezoning from Preservation to Residential Districts of the properties discussed herein, be denied.

BE IT FURTHER RESOLVED that this resolution be delivered on or before January 31, 2019 as testimony to the Department of Planning and Permitting to the attention of Lisa Imata, Staff Planner and Kathy Sokugawa, Acting Director, the Honolulu Planning Commission, all members of the Council of the City and County of Honolulu and to the R.M. Towill Corporation to the attention of Keith Kurahashi, at 2024 North King Street, Suite 200, Honolulu, Hawaii 96818-3494.

Adopted by the Kaneohe Neighborhood Board No. 30 by VOICE VOTE at its Thursday, January 17, 2019 Regular Meeting, 10-0-1 (Aye: Burbage, Carlile, Collins, Dawson, Kaanana, Minakami, Oshiro, Sager, Sevier, Radke. Nay: None; Abstain: Zamora ;).
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Damaso Clemente

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
clemented004@gmail.com

Zipcode
96744

Comment
I live on Waiawi St. This area, our sub division is already congested with traffic. More homes equates to more traffic. In addition, my household and family are frequent visitors and supporters of the stream and fishpond which are already strained. More development upstream to the fishpond is irresponsible and endangers one of our last windward fishponds. Please do the right thing for our community.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Anshalita-Ana Gututala

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
clemented004@gmail.com

Zipcode
96744

Comment
I live on Makalani St. This area, our sub division is already congested with traffic. More homes equates to more traffic. In addition, my household and family are frequent visitors and supporters of the stream and fishpond which are already strained. More development upstream to the fishpond is irresponsible and endangers one of our last windward fishponds. Please do the right thing for our community.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tapai Pene

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Tapai808@gmail.com

Zipcode
96744

Comment
I live on Makalani St. This area, our sub division is already congested with traffic. More homes equates to more traffic. In addition, my household and family are frequent visitors and supporters of the stream and fishpond which are already strained. More development upstream to the fishpond is irresponsible and endangers one of our last windward fishponds. Please do the right thing for our community.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Dawn Clemente

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
clemented004@gmail.com

Zipcode
96744

Comment
I live on Makalani St. This area, our sub division is already congested with traffic. More homes equates to more traffic. In addition, my household and family are frequent visitors and supporters of the stream and fishpond which are already strained. More development upstream to the fishpond is irresponsible and endangers one of our last windward fishponds. Please do the right thing for our community.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Gleniss F K Akamine

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
kaiulania@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Erin Holmberg

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
tantswon@gmail.com

Zipcode
96744

Comment
Flood zone.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Roydine Izumi

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
roydine@hotmail.com

Zipcode
96745

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kui Bishop

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
East239@mail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ezra Mell

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
ezramell@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Mokihana Tachera

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Nawaiakane04@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Ann Mello</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Annmm@juno.com">Annmm@juno.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
<tr>
<td>Comment</td>
<td>Don’t rezone protected lands! Keep them protected!</td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ty Fu

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Tyfu2222@gmail.com

Zipcode
96744

Comment
Hawaii is supposed to Malama da aina not take the aina!! To much building! Keep the country COUNTRY!!!!
Add’l Community Comments received after Planning Commission’s May 1, 2019 meeting
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Sharayde McCoy

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Waianuhea_808@yahoo.com

Zipcode
96744

Comment
Stop trying develop everywhere!!!! Only to charge a ridiculous amount of money for locals to pay!!!!!! We don't need anymore rezoning selfish people
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Curtis Palmer

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
808palmer@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Courtney-Ann Ah Lo Keohuluoa

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
coahlo@mac.com

Zipcode
96744

Comment
My 'ohana has had cultural and educational ties to this area for the past 7 years. Our keiki still attend kula here and we regularly visit Wakalua Loko. Traffic in this area has increased dramatically over the years making it dangerous for our keiki to walk/bike to school at Puohala and Castle. As caretakers of our aina, we must speak and stand for her. The development of this land would change the health and quality of the landscape dramatically. It would be at a huge loss to the intimate community and island at large. Our 'ohana strongly opposes the development of these properties.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Chelsey Bitler

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Liibiter@gmail.com

Zipcode
96744

Comment
Kāko'o 'ole wau i ka hana a Horseshoe Land Company, LLC.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kristina Kupo

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kristina.kupo@yahoo.com

Zipcode
96782

Comment
I have family who live here, I grew up going to the puohala elementary as did all the kids in my ohana. Half of us attended English classes & half attended for olelo Hawai'i. We still are affiliated even after being finished with school. We need our puohala village to stay residential for us locals.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Anastasia Powell

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
Anastasiap0398@gmail.com

Zipcode
96792

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lazaro Salcedo

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Lazaroramirezsalcedo92@gmail.com

Zipcode
96792

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ravyn Villamor

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Ravynvillamor@gmail.com

Zipcode
96707

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ashley Holck

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
aholck87@gmail.com

Zipcode
96744

Comment

Sent: Wednesday, May 01, 2019 11:31 AM
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Summer Dunhour

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Simplysummerhawaii@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Chad Dunhour

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Dunhourc@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kari Kalima

Are you a resident of, or do you have family or friends, who live in Pu'ohala?
No

Email
Kuhinanui@gmail.com

Zipcode
96795

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Manu Alvarez</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:The808ghost@gmail.com">The808ghost@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96734</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kaitlyn Gabuat

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
Kaitlyn.tydingco@yahoo.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lisa Rieb

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Lisalou_974@hotmail.com

Zipcode
96734

Comment
I am very disgusted with clear evidence of greedy, money hungry individuals who have zero regard for the people who live here. Enough is enough with the lack of concern for the long term effects this will have, not only to the environment, the eco system, the natural beauty this place has but also to the generations of native Hawaiians who have a right to their own land. It is extremely clear that the quest to take the land from right under the people who should rightfully have a say in how it gets developed, is disregarded and done with backdoor secret meetings without any knowledge or approval. Shame on you for the complete disregard for this special, beautiful, one of a kind place.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Andrew Ka'ahanui</td>
</tr>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Andrewkaahanui@hotmail.com">Andrewkaahanui@hotmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
</tbody>
</table>

Comment

BEING BORN AND RAISED IN KANEHOE, I SAY "NO" TO THE REZONING OF PARCELS OWNED BY MR. TAMPOS. PROTECT AND PRESERVE WHAT IS LEFT OF THESE HAWAIIAN LANDS!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Chantel Noa

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Cnoa84@gmail.com

Zipcode
96707

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ashley Kahoonei-Kihei

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
ashkihei91@gmail.com

Zipcode
96825

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Shelby Furtado

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
sfurtots@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Grace Gonzalez

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
gracie.felicia@gmail.com

Zipcode
96797

Comment
Former resident of Puohala.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jordan Camara

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Jordantakekawa@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Seth Holck

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Holck239@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lyndsey Kamau

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Lyndseykamau07@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ty Areola

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
tybkz1230@gmail.com

Zipcode
96792

Comment
Stop Stealing Our Lands!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Skyler Murakami</th>
</tr>
</thead>
</table>

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

Email  
Skylermurakami@gmail.com

Zipcode  
96744

Comment  
Enough is enough. Stop ruining paradise
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Staci Clute

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Watases@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Staci Clute

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Watases@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Gregory Camara

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Keahicamara@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Euliana Hudson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Eulianahudson@gmail.com">Eulianahudson@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96795</td>
</tr>
<tr>
<td>Comment</td>
<td></td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kamalani Keliikuli

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Kkeliikuli@yahoo.com

Zipcode
96762

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Keiki Ho

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Keikilaniho@aol.com

Zipcode
96744

Comment
Stop the development! We are losing Hawaii! Our identity is in the natural beauty of our islands. Not the buildings!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Linda Murakami

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
amaamacrablinda@gmail.com

Zipcode
96744

Comment
preserve the land, no more development
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kawika Cua

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
cuakawika@yahoo.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Uilani Gasper

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Uilani2010@yahoo.com

Zipcode
96792

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Carli Gardner

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Carlijegardner@gmail.com

Zipcode
96744

Comment
To whom it may concern,

My name is Ryan Borges. I am a life-long resident of Kaneohe and I have lived in the community for almost 60 years. I am also a retired police officer, serving 34 years with the Honolulu Police Department. I am writing this letter in full support of the Serenity Gardens residential development project.

As we all know, Kaneohe has experienced both positive and negative changes over the past decades. What was once a small and rural community nestled beneath the majestic Koʻolau mountain range in Windward Oahu, is now a bustling metropolitan area. One of the most obvious and challenging problems that our community now faces is homelessness. Island wide, the homeless problem is spiraling out of control.

Over my 34-year police career, I have served as a patrol officer, patrol supervisor, and division commander. One of my last assignments was as the Major or division commander of District 4, which spans over 126 square miles from Waimanalo to Kahuku. Homelessness is a complex social problem. Although being homeless is not a “crime”, it is a well-documented fact that homelessness has a negative effect on the surrounding community.

Some areas that are most prone to homeless encampments are large, private tracts of undeveloped land. Homeless individuals seem to congregate there and eventually begin to take up residence. As homelessness increases, the surrounding community begins to experience a correlation in criminal activity.

One area in Kaneohe that has been subject to an increased homeless population is known as “Serenity Gardens”, which is located near the Kaneohe Stream and adjacent to Puohala Village. As the HPD commander of District 4, I have experienced numerous complaints from both residents and community members regarding this property. Most of the complaints included criminal activity, drugs, increased litter, sanitation issues, and an overall sense of fear and despair.

This is the primary reason why I highly favor developing this parcel of land for residential zoning. The logic behind my reasoning is two-pronged: (1) it would make the surrounding community a much safer place to live; and (2) it would allow the current homeless population to seek available social services including food, shelter, and health care.

Sincerely,

Ryan J. Borges
April 30, 2019
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puhala and Walawi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,

Name: Brenda Nekomish

Address: 45-111 Mimo Pl.
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puohala and Waiawi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,

Name: Christian Castillo

Address: 49-694 Hauku Road
Regarding: Serenity Residential Development  
Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Waialwi Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

I am against another cemetery development in the Kaneohe neighborhood and support approval to develop and construct 8 homes on the subject property identified above based on the following reasons:

1. The subject property is a jungle surrounded with residential homes. With recent concerns related to recent fires throughout the state, cleaning up this vacant land parcel and replacing with a small residential development with homes will reduce potential health and safety issues stemming from a possible fire.

2. We have a big homeless problem situated in this area. Clearing the subject property and building homes onsite will help clean up the neighborhood.

3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: Agnes Char

Address: 45-23 NaKuku Pl.

Date: 4/29/19
Regarding: Serenity Residential Development
Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Walawli Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

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2. We have a big homeless problem situated in this area. Clearing the subject property and building homes onsite will help clean up the neighborhood.

3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: Tina Nakainai

Address: 45-213 Nakulua Pl.

Date: 4.21.19
Regarding: Serenity Residential Development
Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Walawi Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

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3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: Treasure Fung

Address: 45710 Hilimai Dr. Kaneohe, HI 96744

Date: 04/29/19
Regarding: Serenity Residential Development
Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Waialwi Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

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3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: [Signature]

Address: 45-741 Human St, Kaneohe 96744

Date: 4/21/11
Regarding: Serenity Residential Development
Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Waialwi Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

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3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: Alberta Heredia
Address: 45740 Hilina St. Kaneohe
Date: 04/27/19
Regarding: Serenity Residential Development

Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puehala and Waiau Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject property identified above based on the following reasons:

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3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: __________________________

Address: __________________________

Date: 1-29-19
Regarding: Serenity Residential Development

Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Walawi Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

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3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: Jade Malia Fung

Address: 45-748 Hilina'i St.

Date: 4/29/19
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puohala and Waialwi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,

Name: [Signature]

Address: 45-031 Waikalua Loko Loop
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puohala and Waiawi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,

Name: Tracey Kon

Address: 45-031 Waikauna Loko Loop Kaneohe, HI 96744
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puohala and Waiawi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,

Name: [Signature]

Address: 45-554 E. Kualoa Rd.
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puohala and Waiawi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighborhood and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,

Name: Toni Freitas

Address: 46-461 Kuneki Way, Kaneohe, HI 96744
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puchala and Walawi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,

Name: [signature]

Address: 47-233 Ilima St, Kaneohe, HI 96744
Regarding: Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I am a resident living in the Kaneohe area of Oahu. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcels located adjacent to Puohala and Waiawi Streets in Kaneohe. The owner of the land parcels initially proposed development of a cemetery. My understanding is that he changed his development plans and now is seeking approval to build only 8 homes.

I am against another cemetery development in the Kaneohe neighborhood and support approval to develop and construct 8 homes on the subject land parcels identified above.

Sincerely,
Name: [Signature]
Address: 45-318 Haiku Road apt #28
Regarding: Serenity Residential Development
Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Waiawi Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

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2. We have a big homeless problem situated in this area. Clearing the subject property and building homes onsite will help clean up the neighborhood.

3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: Amy E. Arakaki
Address: 45-753 Hilinaie St.
Date: 4-29-19
Regarding: Serenity Residential Development  
Tax Map Keys: 4-5-018-049 and 4-5-030-049

To the Planning Commission panel,

I work and have been part of the community in Kaneohe for a number of years. Over the course of the past several years I was informed of different plans to redevelop the 5 acre land parcel located adjacent to Puohala and Waawii Streets in Kaneohe. The owner of the property initially proposed development of a cemetery but now changed his development plans and is seeking approval to build 8 residential homes.

I am against another cemetery development in the Kaneohe neighbor and support approval to develop and construct 8 homes on the subject property identified above based on the following reasons:

1. The subject property is a jungle surrounded with residential homes. With concerns related to recent fires throughout the state, cleaning up this vacant land parcel and replacing with a small residential development with homes will reduce potential health and safety issues stemming from a possible fire.
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3. There is a shortage of residential homes. Building a few more homes would help and not hurt the housing market and neighborhood.

I support rezoning the subject property to residential use.

Sincerely,

Name: Chris Sakuma

Address: 45-757 Hilinai St.

Date: 4/29/19
PETITION TO OPPOSE HORSHOE LAND COMPANY, LLC'S APPLICATION TO REZONE PU'OHALA PARCELS

First, the two parcels that Mr. Tampos purchased, although zoned P-2 General Preservation District are designated for urban use by the State and are designated for Low Density Residential on the Ko’olau Poko Sustainable Communities Plan, similar to most other parcels along Kaneohe Stream. With this designation, the City’s plan for these parcels is residential use provide infrastructure is available, which it is.

As noted in my presentation, Mr. Tampos will not make millions in this development. This has been a long term investment 10 years and counting and if we subtract out the carrying costs/interests, his gain will be very modest, about $721,409.

1. As mentioned above, this Preservation zoned land has been intended for residential use on the current Ko’olau Poko Sustainable Communities Plan since its adoption in 2017. And in researching the previous Ko’olau Poko Sustainable Communities Plan dated August 2000, it was similarly designated for residential use. Normally, we would not need to describe the applicant and his background, but in response to the allegations presented, Mr. Tampos owns his home in Ewa Beach, this property and one sixth of a townhouse left to he and his siblings by his dad. Mr. Tampos struggles to make ends meet with a small trucking/construction company with two part time workers and his wife with a small catering business with two part time workers (family members). Mr. Tampos for all the work that he has put in over the last 10 years and his principal investment, hopes to make about $721,409.

2. I have handed out the letter from the Community dated July 28, 2017, the responses presented at a meeting held on August 9, 2017 and meeting notes prepared by Kau’i Pratt Aquino and Lani and Jack Almanza. I presented a point by point response to each of the questions raised in the community letter.

3. We followed DPP requirements in submitting a notice of application letter within 10 days of receipt of acceptance of our application for processing. DPP received comment letters from the Kaneohe Neighborhood Board and the opposition, all of which were considered in their deliberation on the zone change.

4. The Ko’olau Poko Sustainable Communities Plan Land Use Map designates the site for Low Density Residential use.

5. The zone change application was sent to the Department of Land and Natural Resources which includes the Commission on Water Resource Management, the U.S. Fish and Wildlife Service, and other appropriate agencies for comment.

6. A Cultural Impact Assessment for the property is underway and nearing completion. I spoke with Herb Lee Jr. was born and raised in Kāne‘ohe, close to the project area, and currently resides in Kailua, O‘ahu. He is the President and CEO of the Pacific American Foundation, an organization that owns and manages the Waikalua loko i’a in Kāne‘ohe.
Herb has worked with the Waikalua fishpond since 1995, when he formed a nonprofit called the Waikalua Loko Fishpond Preservation Society, dedicated to restoring the fishpond in the Kāne‘ohe community. Herb stated that two streams Kawa and Kaneohe flow into the bay waters at times flows into the fishpond so they have an indirect impact on the fishpond. Kawa Stream at one time flowed directly into the fishpond. Herb said one issue they have, concerns the water quality from Kāneʻohe stream and the presence of human waste in the water, which is attributed to the large homeless community located near the project area, under the bridge along Kāneʻohe stream. The presence of homeless people on this site has been an issue for almost ten years now and this has added to the pollutants in Kāneʻohe stream, which impacts the fishpond and its food resources.

7. The property is not designated as wetlands.

8. Traffic impacts are minimal with an estimate of four to five vehicles during the rush hour at Waiawi Street.

9. The property is in flood Zone X, which is defined as “moderate to low risk”, determined to be outside the 1% annual chance (100-year storm) floodplain. This zone does not require flood mitigation measures.

10. The proposed residential development impacts will be no different from existing residential development throughout the existing neighborhood.

11. The zone change report by DPP has determined that infrastructure is adequate for the four units recommended and the eight units the applicant proposes, with a new fire hydrant at Waiawi Street. The lack of sewer capacity has been addressed by the City with the completion of the Kaneohe-Kailua wastewater tunnel. At the present time sewer capacity is available for this and other residences in the area. A sewer connection application for the project was approved on November 1, 2018.

12. Mr. Tampos has applied for and received permits for any work he has done on the land.
# Exhibit 1: Development Cost Budget

**Project:** Serenity Residential Development  
**Scenario:** Development of 8 Residential Lots  
**Name:** Serenity Projected Cost  
**Date of Report:** 30-Apr-19

## Projected Cost

### Cost to Date:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>ENTITLEMENT CONSULTANTS (balance due)</td>
<td>650,000</td>
</tr>
<tr>
<td>Cluster Development - Engineering</td>
<td>600,000</td>
</tr>
<tr>
<td>CPR Fees</td>
<td>50,000</td>
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<tr>
<td>PERIMETER FENCING &amp; DUST SCREENING</td>
<td>40,000</td>
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<tr>
<td>CIVIL ENGINEERING</td>
<td>44,000</td>
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<tr>
<td>TOTAL CIVIL COST</td>
<td>1,668,675</td>
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<tr>
<td>DESIGN ENGINEERING FEES</td>
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<tr>
<td>FINANCING COSTS</td>
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<tr>
<td>SECURITY</td>
<td>48,000</td>
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<tr>
<td>TOTAL PROJECTED COSTS - MONTHLY / ANNUALLY</td>
<td>2,738,691</td>
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## Development Expenditures

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<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Marketing &amp; Sales</td>
<td>2,866,091</td>
</tr>
<tr>
<td>Total Projected Net Sales Proceeds</td>
<td>721,408</td>
</tr>
</tbody>
</table>

## Projected Costs

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lots - COHO Parcels</td>
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<tr>
<td>Puuhala &amp; Wai'awa Street Lots</td>
<td>2,700,000</td>
</tr>
<tr>
<td>TOTAL BROKERAGE FEES &amp; CLOSING COSTS</td>
<td>3,600,000</td>
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</tbody>
</table>

## Balance Due

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>R&amp;E Credit</td>
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</tr>
<tr>
<td>TOTAL ESTATE CREDIT</td>
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<tr>
<td>DEBT - DEVELOPMENT</td>
<td>250,000</td>
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## Subtotal

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<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>INTEREST EXPENSE (AVERAGE ANNUAL INTEREST RATE PER ANNUM)</td>
<td>5.0%</td>
</tr>
<tr>
<td>DEVELOPER'S FEES</td>
<td>10.0%</td>
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## Total Cumulative Expenditures

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<th>Amount</th>
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## Subtotals

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<tr>
<td>R&amp;E Credit</td>
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<td>TOTAL ESTATE CREDIT</td>
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<td>DEBT - DEVELOPMENT</td>
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## Total Expenditures

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<tr>
<th>Category</th>
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</thead>
<tbody>
<tr>
<td>MARKETING &amp; SALES</td>
<td>2,866,091</td>
</tr>
<tr>
<td>TOTAL PROJECTED NET SALES PROCEEDS</td>
<td>721,408</td>
</tr>
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## Subtotals

<table>
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<tr>
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<td>DEVELOPER'S FEES</td>
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## Total Costs

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<tr>
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<tr>
<td>TOTAL PROJECTED NET SALES PROCEEDS</td>
<td>721,408</td>
</tr>
</tbody>
</table>
**EXHIBIT 1: DEVELOPMENT COST BUDGET**

**PROJECT:** SERENITY RESIDENTIAL DEVELOPMENT  
**SCENARIO:** DEVELOPMENT OF 8 RESIDENTIAL LOTS

<table>
<thead>
<tr>
<th>FILE NAME:</th>
<th>Serenity Projected Cost</th>
<th>Date of this Report: 30-Apr-19</th>
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<table>
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<th>BUDGET: 2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
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</thead>
</table>

| Prev. Month's Closing Bal. (Cost Only) |  |  |  |  |  |
|--------------------------------------| | | | | |

| COST TO DATE: |  |  |  |  |  |
|---------------| | | | | |

| ENTITLEMENT CONSULTANTS - balance due: |  |  |  |  |  |
|----------------------------------------| | | | | |

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<td>CIVIL ENGINEERING</td>
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<table>
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<tr>
<th>FINANCING COSTS</th>
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<th></th>
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</thead>
</table>

| Loan Fees | 19,949 | 0 | 0 | 19,949 | 0 |
| Closing Costs | 25,000 | 0 | 0 | 25,000 | 0 |
| SECURITY | 0 | 0 | 24,000 | 24,000 | 48,000 |
| SUBTOTALS: | 673,787 | 358,282 | 1,083,875 | 46,867 | 2,726,891 |

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<th>INTEREST EXPENSE (AVERAGE ANNUAL INTEREST RATE PER ANNUAL DEVELOPERS FEES)</th>
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<th>TOTAL PROJECTED COSTS - MONTHLY/ANNUALLY</th>
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<th>358,282</th>
<th>1,083,875</th>
<th>46,867</th>
<th>2,726,891</th>
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<tr>
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<th>3,803,691</th>
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<thead>
<tr>
<th>MARKETING &amp; SALES</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

| INTERIOR LOTS - DOMI PARCELS | 0 | 0 | 0 | 1,800,000 | 1,800,000 |
| PUDHALA & WAJAWI STREET LOTS | 0 | 0 | 0 | 2,100,000 | 2,100,000 |
| LESS: BROKERAGE FEES & CLOSING COSTS | 0 | 0 | (617,000) | (617,000) | (617,000) |
| TOTAL PROJECTED NET SALES PROCEEDS | 673,787 | 358,282 | (1,723,876) | 3,177,535 | 751,409 |

<table>
<thead>
<tr>
<th>PROFIT/ GAINS</th>
<th>(673,787)</th>
<th>(358,282)</th>
<th>(1,723,876)</th>
<th>3,177,535</th>
<th>751,409</th>
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</thead>
</table>


Pu‘ohala/Kāne‘ohe Residents Against Serenity Gardens Cemetery

July 28, 2017

To: Ikaika Anderson, City Councilmember
    Jarett Keohokalole, State Representative, District 48
    Jill Tokuda, State Senator, District 24
    Aaron Ali'i Tampos, Horseshoe Land Co. LLC and DQHO, Ltd.
    RM Towill

As the committee representing the Kāne‘ohe/Pu‘ohala residents in opposition to the Serenity Gardens Cemetery development, our purpose is to express our strong opposition and disappointment with the process and lack of community engagement in this project.

We first expressed our opposition with a petition signed by 100 Kāne‘ohe/Pu‘ohala residents that were presented to Ikaika Anderson’s office prior to the Kāne‘ohe Neighborhood Board meeting, which then resulted in an 11-0 vote against the proposed project. The names on petition have since increased to 223 residents against the project. (The list of residents against the project has been included with this letter for your reference.)

Then on Monday, July 24, we held a community meeting with over 50 residents who again expressed unanimously their opposition to the development. It is our understanding that these parcels are zoned for preservation and ask how does this project fit into the Ko‘olaupoko Sustainable Communities Plan. Also, having not made the effort to include the community in the process we ask that you address the following concerns:

- Provide evidence of an Environmental Impact Statement
- Provide evidence of a study of the historical context of the property which would include a plan for the discovery of ‘īwi kupuna and the impact on Native Hawaiian gathering rights
- Provide evidence and a plan for the viability of the project once the land has reached its full capacity.
- Provide evidence of the impact on the fresh water stream adjacent to the property and the Waikalualoko I‘a Fishpond
- Flooding concerns, tsunami inundation zone
- Provide evidence of a traffic study - impact on senior services and schools
- Grading runoff
- Provide Evidence of Successful business practices by the landowner

We are asking for all parties addressed above to answer the concerns of this community within the next 30 days to kaui@prattlawhi.com. Again, we wish to express our disappointment in the lack of community engagement in presenting this project. We value our community and wish to preserve it, not only for this generation, but also for the future.

Respectfully submitted,

Committee Members:
Kau'i Pratt-Aquino
Joaquin Almanza
Lani Almanza
Paloma Almanza
Veronica Pratt
Pam Santos
SERENITY GARDENS
RESPONSE TO NEIGHBOR'S CONCERNS

1. “Provide evidence of an Environmental Impact Statement”

Since the proposed Cemetery use is a permitted use in the P-2 General Preservation District, and does not require a change in the zoning or the Sustainable Communities Plan Designation, there is no requirement for an Environmental Impact Statement (EIS).

2. “Provide evidence of a study of the historical context of the property which would include a plan for the discovery of ‘iwi kupuna and the impact on Native Hawaiian gathering rights.”

These studies are normally required if an environmental document such as an EIS is required. It is not required for a property owner applying for permits necessary for a use that is permitted by zoning.

3. “Provide evidence and a plan for the viability of the project once the land has reached its full capacity.”

This evidence and viability plan will be developed with an experienced Cemetery operator that the owner plans to partner with. It will be a part of the application for State cemetery permits.

4. “Provide evidence of the impact on the fresh water stream adjacent to the property and the Waikalualoko I’a Fishpond.”

Waikalualoko I’a Fishpond is fed from waters of Kawa Stream and the ebb and flow of tides at Kaneohe Bay. The project has existing flows into Kaneohe Stream that enters Kaneohe Bay and upon redevelopment with the Cemetery, water runoff from the property will be reduced. The project design will comply with the City's upcoming water quality rules intended to minimize drainage and water quality impacts from new projects both during and post construction. The project will incorporate systems to capture rainfall for re-use as irrigation water and use of landscape areas to capture pollutants and encourage infiltration. Best management practices with use and application of fertilizer and lawn supplements will be used to minimize any chance of contamination of runoff into Kaneohe Stream.
5. “Flooding concerns, tsunami inundation zone.”

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No: 15003C0270J shows that both parcels in the Serenity Gardens Cemetery are located within Zone X. Zone X is designated as an area determined to be outside the 500-year floodplain. The 500-year floodplain is an area that has a 0.2 percent chance of a flood in a year. No base flood elevations or depths are shown in this zone. The Serenity Gardens Cemetery property is located just outside of the Tsunami Evacuation Zone. The portion of the property adjacent to the Tsunami Evacuation Zone is not planned for development.

6. “Provide evidence of a traffic study - impact on senior services and schools.”

Traffic study to be done. Needed to wait until school was in session for traffic counts.

7. “Grading runoff.”

Temporary best management practices will be used by the contractor during construction to filter and control storm water runoff during grading. These temporary best management practices will conform to the applicable City and State requirements and include the use of silt fences, filter socks, dust barriers, stabilized construction entrances and soil stabilization. An Erosion and Sediment Control Plan will be prepared for this project and an Erosion and Sediment Control Plan Coordinator will be assigned by the owner to ensure implementation of the plan.

8. “Provide Evidence of Successful business practices by the landowner.”

Although this not an appropriate question to be asking of a landowner, whose ownership allows him certain rights, including developing the land with a permitted use. It does behoove a landowner to hire professionals that can help with the development, but does not necessitate his being successful or experienced with the proposed type of development.

The owner of this land has run a successful trucking company since 2004 and his wife has a successful Hawaiian catering business. Again they are not successful Cemetery operators but will partner with someone who has been successful in the operation of a Cemetery.
Present at meeting: Thirty-five (35) to fifty (50) Pu‘ohana residents, Francisco Figureido, Aide to Council Member Ikaika Anderson, Keith Kurahashi, planner from RM Towill & Aaron Tampos, Note: The landowner distributed the following three (3) handouts to attendees:

- Response to Neighbor's concerns
- Sample letter to residents, dated Aug. 1, 2015 regarding rezoning land for residential use
- Letter from Tampos to community describing his actions on the property since 2009.

Kurahashi reviewed the Response handout which in summary did not do more than reiterate that these concerns were either not relevant or not required due to the preservation zoning of the property. Their responses to the Committee's letter dated July 28, 2017 were insufficient and incomplete. At first Tampos did not want to answer any questions directed to him until pressed by Fred Collins.

Community questions, Kurahashi or Tampos responded:

- Q. What are the specific plans regarding requirements for cemetery operations such as will you be using flat stones or monuments for burial plots? How high will the columns be for barriers? What type of caskets and vaults will be used to address erosion.
  - R. (Kurahashi) Not familiar with cemetery operations
- Q. Are you aware of the state requirements for funds for perpetual maintenance?
  - R. (Kurahashi) Not aware, looking for a knowledgeable cemetery operator to assist in planning. All studies pending before decisions will be made.
- Q. You indicate that the property to be outside the area designated as a flood zone, but have you done any further research to address potential flooding.
  - R. (Kurahashi) Property does not require additional drainage.
- Q. You say that you surveyed the community and went door-to-door? How many residents did you contact?
  - R. (Tampos) 50 residents surveyed for original residential plan, went to six residents door-to-door and majority resisted that plan.
- Q. According to your plan the plots would all be sold by 2033, then what? What are the plans to maintain the property? Is it sustainable in perpetuity?
- Q. What value does it bring to the community?
- Q. What is your plan B?
- Q. Are you aware of the cultural meaning for wai/water? And protecting that resource?
Another business partner, Sam, spoke up about the growing homeless population on the property and their ongoing efforts to oust them. Some community members said "not our problem" while other said yes, it is our kuleana if it is happening in our "backyard".

**ADDITIONAL COMMENTS FROM THE COMMUNITY:**

- We ask that you show more respect for the community
- Keep our "village" a village - generations of families intentions to pass on properties to their families
- Respect the ‘āina
- Cultural sensitivity/concern for having cemetery in neighborhood
- Safety concerns for unsupervised open space of a cemetery - invites other unwelcome activities
- Cemetery not a good idea, when there are heavy rains even Pū’ohala school floods since development sits close to water table
- Look at both sides of the argument against the landowner
- Show of hands showed consensus still in opposition of cemetery
- Prior to Mr. Tampos leaving the meeting he did indicate that he is willing to look at an alternative plan

**COMMUNITY RECOMMENDATIONS TO LAND OWNER AND PLANNER:**

1) Mr. Tampos should start over and invest the money to send a survey to all 1300+ residents of Pū’ohala with his proposal for either a cemetery or for rezoning for residential use. Tampos must engage with the community to determine if either propositions are feasible for the Pū’ohala community. Tampos and Planner must make additional mailings with updates and information. Tampos must invest in community outreach. 

2) Mr. Tampos should present a plan that addresses all community concerns before moving forward, including EIS, traffic studies, etc.

3) Planner and Mr. Tampos must answer the letter dated July 28, 2017 sufficiently for the cemetery.

4) Consider leaving the land as preservation and developing a community use park or for possible agricultural use

5) Strong recommendation that if Tampos proceeds with residential zoning that it be for single dwelling units ONLY, no apartments, and must remain single dwelling. Community agreed that Tampos as land owner must bear the burden to do the proper research and community outreach and NOT THE COMMUNITY. Community advises
that after a survey is sent out to all 1,300 residents, Tampo and RM Towill should analyze the data before taking any steps to understand the community and to establish a "true community" partnership. The community present at the meeting can not make any promises that Tampo will get that support that he needs in order to do residential zoning. Again, Tampo must put in the effort to learn about the community and what aligns with the people's on value set.

6) By show of hands, discretionary approval given for committee to draft notes and recommendations to be sent to Tampo.

Additional information for concerned citizens can be found at www.ponoleadershipnow.weebly.com

Respectfully submitted:

Lani Almanza
Jack Almanza
Kau'i Pratt-Aquino
You’ve just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Darsha Lee

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
darsha@hawaii.edu

Zipcode
96789

Comment
No Kāne‘ohe mai au. Noho au ma Mililani i kēia Manama. Hewa nō kō Horshoe Land Company hana ‘ana!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Amy Noborikawa

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
leiko96744@gmail.com

Zipcode
96744

Comment
I may not be a resident if the Puuohala community. However, to allow people to buy parcels of land at low cost, and then to have them out in an application for a rezoning ---without even considering the impact it will have upon the surrounding area is totally wrong and unethical!!

What happened to Hawaii?? Only thinking of the American dollar. and not showing Aloha for neighbors is totally Not what Hawaii should be focusing upon. We must think with Aloha!!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Leita Schiemann

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Leitaschiemann@gmail.com

Zipcode
85297

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Loa'a Pine

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
loaapine@yahoo.com

Zipcode
96815

Comment
E kū no mākou ʻāina!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Dayna Sandobal

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
daynachu@hawaii.edu

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

Submitted Information:

Name
Angelina Duenas

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
95hearts44@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kimberly Makaneole

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
kmakaneole42@yahoo.com

Zipcode
96795

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jovanna Aila

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
jovannaaila@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

**Name**
Meagan Ameperosa

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**
Yes

**Email**
Ameperosa01@yahoo.com

**Zipcode**
96744

**Comment**
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jennifer Nakamura

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
bipolarbear420@gmail.com

Zipcode
96744

Comment
Please DO NOT CONTINUE TO DEVELOP KANEHOE, KAHALUU, OR ANYWHERE IN KOOLAUPOKO. the Pali is down, traffic lasts for hours and it now takes me two hours to get from Kailua to Kaneohe and back home through Kaneohe. It is unbelievable that we have so many residents with a crumbling sewage system, water issues, increased homeless and drug population. The last thing this community needs is more development. Our city and state must not continue to fail us. leave the preservation lands and wahi pana alone!!! Have you ever been through Kaneohe before or after school? Week days as well as weekends there exists an incredible Sonic boom of residents and visitors. Our streets literally cannot handle. Our police force is sorely out numbered and we as residents are being squeezed to our last drop... Financially, economically, physically, mentally.
Enough is enough.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Maile Pokipala

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
joannap@hawaii.edu

Zipcode
96813

Comment
Preserve the preservation lands! Duh!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Vince Resurrection

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
guessineedemail@yahoo.com

Zipcode
96819

Comment
No more building!
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Marian Diop

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
adastra67@live.com

Zipcode
96744
You’ve just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Taryn Wright

Are you a resident of, or do you have family or friends who live in Pu‘ohala?
Yes

Email
Tarynlovve@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Andrea Kahanu

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
t_aregirl@yahoo.com

Zipcode
96744

Comment
Leave Pu'ohala Village alone!!
City and County of Honolulu Planning Commission, The Army Corps of Engineers, Regulatory Branch (Corps RB) has reviewed the proposal for the Serenity Residential Development proposed zoning changes. The Corps RB has no comments on the proposal. Since no fill is proposed in waters of the US nor is there work proposed in Section 10 waters, a DA permit is not required. Please let me know if you have questions.

Thank you - Alisa

Alisa Zarbo
Acting Chief, Regulatory Branch
Building 252, CEPOH-RO
Fort Shafter, Hawaii 96858-5440
Phone (808) 835-4300
FAX (808) 835-4126
Alisa.A.Zarbo@usace.army.mil

"Forgiveness is the fragrance that the violet sheds on the heel that has crushed it." - Mark Twain
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Kellie Dinwiddie Kala

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Kedinw@me.com

Zipcode
96926

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Tristen Daniel

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
kauaitristen1020@gmail.com

Zipcode
96730

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

<table>
<thead>
<tr>
<th>Submitted Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Ashley Miller</td>
</tr>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu’ohala?</td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td><a href="mailto:imbreakingautumn@aol.com">imbreakingautumn@aol.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
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<tr>
<td>64089</td>
</tr>
<tr>
<td>Comment</td>
</tr>
</tbody>
</table>
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Makana Kahaulelio

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
mkhaulelio@gmail.com

Zipcode
96744

Comment
This is PRESERVATION LAND and our community wants it to stay that way. Do not allow outsiders to come in and damage our place.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Will Herbert

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
willh757@gmail.com

Zipcode
96734

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Garret Kaneshiro

Are you a resident of, or do you have family or friends who live in Pu'ohala? Yes

Email
Garret.kaneshiro@yahoo.com

Zipcode
96744

Comment
I ❤️ KANELOHE!
Aloha,

I am including Lauren Mell in this email. She is resident of Makalani St. She has information regarding Mr. Tampos' unethical outreach into our community.

On Sun, Apr 21, 2019, 1:49 PM Deborah Collins <dicollins@outlook.com> wrote:

Aloha,

On May 1, 2019 there will be a public hearing to review a Request for a Change in Zoning from the P-2 General Preservation District to the R-7.5 Residential District Serenity Residential Development, Kaneohe. Oahu Tax Map Keys: Portions of 4-5-018: 049 and 4-5-030: 049.

Attached are the Notice of Public Hearing, the Kaneohe Neighborhood Board Resolution in opposition to this rezone request and 3 documents from the Puohala Village Community all of whom are in opposition to this rezone request.

Below is an email with a link to access another link to the DPP recommendation on the matter.

The total property area is 5.375 acres, of which the applicant is requesting a rezoning of 3.35 acres and the DPP is recommending a maximum .85 acres for possible rezone.

But we believe that the minimum lot area for P-2 district is 5 acres. So it seems to us that the maximum area available for a possible rezone would only be .375 acres.

This minimum P-2 district lot area restriction is in addition to all the other opposition reasons in the attachments and link.

In opposition to this request for rezoning, please accept this email as our written testimony for the May 1st public hearing on this matter.

Sincerely,

Deborah & Fred Collins

Residents. Puohala Village. Kaneohe
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Nohealani Hirahara</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you a resident of, or do you have family or friends who live in Pu'ohala?</td>
<td>Yes</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Maemae16@hotmail.com">Maemae16@hotmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96795</td>
</tr>
</tbody>
</table>

Comment
You’ve just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Katrina Frias

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
caitlinfrias@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Jack Manns

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
Jackmanns2@aol.co.

Zipcode
60477

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Noemi Ochoa

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
mimi_mccool@yahoo.com

Zipcode
96826

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Steve Zimmerman

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
stevenzimmerman393@gmail.com

Zipcode
96816

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

**Submitted Information:**

**Name**  
Norman Miyasato

**Are you a resident of, or do you have family or friends who live in Pu'ohala?**  
Yes

**Email**  
miyasatoohana@aol.com

**Zipcode**  
96744

**Comment**  
The purchase of wetlands should retain the preservation designation. Despite the wants of a few, the City must protect the land from further exploitation and the impending danger. With climate change and rising sea levels, this project is an erosion waiting to happen to the owners as well as the City. The owner should purchase and develop developable land instead of acting like he is doing the environment a favor by initiating the change.
From: Miyahara, Charlene D on behalf of Department of Planning and Permitting
Sent: Thursday, May 02, 2019 4:29 PM
To: Takara, Gloria C
Cc: Imata, Lisa L
Subject: FW: New Form Entry: STOP REZONE OF PU'OHALA PARCELS

From: "Michellersmith@live.co.uk" (mailto:no-reply@weebly.com)
Sent: Thursday, May 2, 2019 4:08 PM
To: info@honoluludpp.org
Subject: New Form Entry: STOP REZONE OF PU'OHALA PARCELS

You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Michelle Smith

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Michellersmith@live.co.uk

Zipcode
BS32 9AJ

Comment
You've just received a new submission to your STOP REZONE OF PU‘OHALA PARCELS.

**Submitted Information:**

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Marie Gile</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Mariegile0@gmail.com">Mariegile0@gmail.com</a></td>
</tr>
<tr>
<td>Zipcode</td>
<td>96744</td>
</tr>
</tbody>
</table>

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

Comment

You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Uilani Danielson

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
ooowee91@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Lei Ayat-Verdadero

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Oudiva137@gmail.com

Zipcode
96706

Comment
I have family that continue to see traditions, culture, and community erode with the gentrification of our neighborhoods and redesignation of protected lands. I implore you to not fall into further destruction, but muster courage to protect against corporate and corrupt interests.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Shelbi Yamada

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

Email
Blindlove808@gmail.com

Zipcode
96844

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Steve Zimmerman

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
stevenzimmerman393@gmail.com

Zipcode
96816
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Norman Miyasato

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
miyasatoohana@aol.com

Zipcode
96744

Comment
The purchase of wetlands should retain the preservation designation. Despite the wants of a few, the City must protect the land from further exploitation and the impending danger. With climate change and rising sea levels, this project is an erosion waiting to happen to the owners as well as the City. The owner should purchase and develop developable land instead of acting like he is doing the environment a favor by initiating the change.
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Michelle Smith

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Michellersmith@live.co.uk

Zipcode
BS32 9AJ

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Uilani Danielson

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
ooowee91@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Shelbi Yamada

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
Blindlove808@gmail.com

Zipcode
96844

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Karana Vierra

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

Email
wahinemaikai@yahoo.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Ellison Montgomery

Are you a resident of, or do you have family or friends who live in Pu'ohala?
No

Email
Ellisonmontgomery@gmail.com

Zipcode
96797

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Sterling Mahelona Ramos

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
mikehawk1620@yahoo.com

Zipcode
96744

Comment
#KeepKaneoheKaneohe #NoToRezoning
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Eri Ane</th>
</tr>
</thead>
</table>

Are you a resident of, or do you have family or friends who live in Pu'ohala?  
Yes

<table>
<thead>
<tr>
<th>Email</th>
<th><a href="mailto:Erilynnane@gmail.com">Erilynnane@gmail.com</a></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Zipcode</th>
<th>96816</th>
</tr>
</thead>
</table>

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Dawn Kaaina

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
D.kaaina@gmail.com

Zipcode
96744

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
Belinda De Rego

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
deregocandy@gmail.com

Zipcode
96744

Comment
Shut it down.
You've just received a new submission to your STOP REZONE OF PU’OHALA PARCELS.

Submitted Information:

Name
Carolyn Streng

Are you a resident of, or do you have family or friends who live in Pu’ohala?
Yes

Email
Heartyharr@sbcglobal.net

Zipcode
95670

Comment
You've just received a new submission to your STOP REZONE OF PU'OHALA PARCELS.

Submitted Information:

Name
sherry tsutsumi

Are you a resident of, or do you have family or friends who live in Pu'ohala?
Yes

Email
sherryberry311@gmail.com

Zipcode
96744

Comment
I am in agreement with the above letter. Everything that is stated is accurate to my knowledge.
TO REZONE LAND SITUATED AT KANEHOE, OAHU, HAWAII.

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

SECTION 1. Zoning Map No. 22 (Heeia-Kaneohe-Maunawili), Ordinance No. 86-123, is hereby amended as follows: Lands situated at the ends of Waiawi Street and Puohala Street, Kaneohe, Oahu, Hawaii, hereinafter described, are hereby rezoned from the P-2 General Preservation District to the R-7.5 Residential District. The boundaries of said Districts shall be described as shown on the map attached hereto, marked “Exhibit A” and made a part hereof, and further identified as Tax Map Key: 4-5-030: portion of 049.

SECTION 2. A Unilateral Agreement marked “Exhibit B” is by reference incorporated herein and made a part hereof, with regards to Tax Map Key: 4-5-030: portion of 049.
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
The northern boundary of the land is situated approx. 113 ft. south of Halemuku Pl., the southern boundary is adjacent to residential properties between Walaw St. and Puohala St., land access is from Walaw St. and Puohala St.

APPLICANT: Horseshoe Land Company, LLC
TAX MAP KEY: por. of 4-5-030:049
FOLDER NO.: 2018Z-4
LAND AREA: 0.85 Acre
PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISION CITY COUNCIL
EXHIBIT B

DRAFT UNILATERAL AGREEMENT INCORPORATING THE CONDITIONS RECOMMENDED BY THE DPP IN THE DIRECTOR’S REPORT

To be prepared by the Applicant and submitted to the Council