

Report of the Executive Director - Kalaeloa

September 7, 2022

I. Planning & Development

Kalaeloa Plan and Rules Update

On July 29th, Torti Gallas+Partners (“TG+P”) presented the HCDA Permitted Interaction Group (“P.I.G.”) with the comments received on the Administrative Draft of the Kalaeloa Community Development District Master Plan. All comments from the HCDA P.I.G., other government agencies, organizations and the public were grouped by topic and synthesized for consideration. The P.I.G. advised HCDA staff and TG+P how to address the various issues and inquiries, and these changes have been incorporated into the Draft. The latest version of the “Draft Master Plan,” will be presented to the Board on September 7, 2022.

Honokea Surf Village

On August 3rd, the Board received an informational update from HCDA staff as well as the Applicant’s consultant for the Honokea Surf Village project, which is proposed for the 19.4-acre parcel located off Coral Sea Road and owned by HCDA. The application is forthcoming once SHPD concurrence is granted, and the request will be processed as a development permit application through a contested case process. Since the August 3, 2022, Board meeting, the Applicant has worked to prepare a submittal package for review by the Kalaeloa Design Advisory Board.

Kalaeloa Assessments

On August 3rd, the Board voted to approve the FY22-23 budget for the Kalaeloa Community Development District (“KCDD”). Currently, the HCDA staff is working on the landowner letters and invoices.

Gentry Ka`ulu

On August 3rd, the Board voted to approve the Reserved Housing (“RH”) Program for Gentry’s Ka`ulu development. The RH Program will be implemented in multiple phases over three years. Gentry will come back to the Board for approval of pricing prior to sales of RH units for each phase.

II. Asset/Land/Property Management

The Kalaeloa Heritage and Legacy Foundation August 2022 monthly report and inventory are attached.

Right of Entry Agreements

There were four (4) active Right of Entry (ROE) and/or license agreements through August 2022. See Exhibit C.

Attachments:

Exhibit A – KHLF August 2022 Monthly Report

Exhibit B – KHLF August 2022 Inventory Report

Exhibit C – List of Right of Entry Agreements



Monthly Activity Report for Period of 15 July to 14 August 2022

1. Updated/New site features:

- None

2. Updated site improvements since last TMK 9-1-013069 Inventory List:

- None; per request of Lindsey Doi the current inventory, as of 12 September 2020, is submitted with this report

3. Summary of all Activities:

- Park maintenance (54 volunteer hours valued at \$1,475.60¹):
 - Cut grass, weed whacked and cleared/cut kiawe & other brush
 - Chipped branches and distributed mulch/chippings on walkways
 - Hand watered plants and hand weeded/pruned
 - Filled and moved water totes
 - Patched/rethatched kauhale
 - Repaired broken water hoses connectors
 - Investigated irregular water usage/draw from Park's water valve at hydrant; issue due to a loose fitting
 - Replaced padlock on Park's water valve at hydrant
 - Three (3) chickens were recorded at the Park
- Park/Site tour(s) (8 volunteer hours valued at \$224.40²):
 - 18 July, IPA staff pre-retreat visit (7)
 - 22 July, Kanehili residents (8)
 - 27 July, Manoa Heritage Center (9)
- Workshop(s) (35 volunteer hours valued at \$998.90³):
 - 05 August, IPA faculty and staff (76)

¹ \$28.54/hour per <https://independentsector.org/value-of-volunteer-time-2021/>

² \$28.54/hour per <https://independentsector.org/value-of-volunteer-time-2021/>

³ \$28.54/hour per <https://independentsector.org/value-of-volunteer-time-2021/>



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- Community work day(s) (66 volunteer hours valued at \$1,883.64⁴):
 - 30 July, community workday (22)
- Commercial Activities:
 - Park visit fees: \$923.00
 - Workshop(s) fees: \$50.00
 - Kiawe wood sales: None
- Administrative (12 volunteer hours valued at \$343.91⁵):
 - a. 15 July, received approved customer application from Pural Water Specialty Co. (required for annual backflow prevention device testing)
 - b. 15 July, completed domain transfer of <http://khlf.org> from Bluehost to Squarespace; new website is now live
 - c. 16 July, renewed PO Box 75447
 - d. 18 July, published August and September monthly community workday events in Eventbrite
 - e. 18 July, published July Kalaeloa Heritage Park newsletter
 - f. 19 July, reviewed draft DLNR/DOFAW permit I5122 to transfer 'Ewa 'Hinahina from Native Ecosystem Services nursery to the DOFAW nursery and eventually outplant at the Kalaeloa Heritage Park
 - g. 19 July, received quote for backflow prevention device testing from Pural Water
 - h. 19 July, participated in KHLF/KHP website meeting with Karlo Tanjuakio
 - i. 19 July, received invitation to nominate projects for the ACHP/HUD Historic Preservation Award
 - j. 20 July, received summary of listening sessions for ACHP's "Climate Impacts to Tribal and Native Hawaiian Sacred Sites and History Properties: Plan for ACHP Actions"
 - k. 20 July, received NSF notice of Intent regarding an Extremely Large Telescope
 - l. 20 July, received invitation to nominate project or person for History Hawai'i Foundation's 2022 Preservation Honor Award
 - m. 20 July, received request for information from Dreamhouse 'Ewa Beach Public Charter School about possible site tour for 85-100 students
 - n. 21 July, digitally signed T&E Permit I5122
 - o. 22 July, received update from Charlyn Ontai (HCDA) regarding status of burial vault documentation review by SHPD (no update); provided status from HICRIS system to Charlyn Ontai per her request
 - p. 25 July, received copy of certified/completed T&E Permit I5122

⁴ \$28.54/hour per <https://independentsector.org/value-of-volunteer-time-2021/>

⁵ \$28.54/hour per <https://independentsector.org/value-of-volunteer-time-2021/>



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- q. 25 July, received notice from Susan Ching (DOFAW) that their Dillingham Nursery is currently under repair due to issue with irrigation system; they will update all concerned parties when they are able to receive the 'Ewa 'Hinahina at the site
- r. 26 July, signed backflow prevention device test estimate and forwarded to Pural Water (required to arrange for scheduling of test)
- s. 27 July, received notice of impending donation from the Hawaiian Legacy Restorative Initiative on behalf of Gentry Homes
- t. 28 July, received notice of HCDA public hearings and Board meetings on 03 August
- u. 28 July, received notice that Pural Water will require full payment before they will schedule backflow prevention device testing
- v. 31 July, received mahalo email from Salt Lake Target regarding their participation in our July community workday
- w. 01 August, received confirmation of payment from Pural Water; backflow prevention device test scheduled for 05 August
- x. 02 August, received update from Tiffany Lum (DOFAW) advising that the Dillingham Nursery will be down for another month or two for repairs
- y. 02 August, received invitation to participate in Tribal Listening Session regarding US General Services Administration proposed Section 106 Exemption for Routine Maintenance and Preservation Activities
- z. 05 August, received a picture of the completed backflow prevention device test report from Pural Water technician; requested a hard copy of the completed test report
- aa. 05 August, forwarded picture of the completed backflow prevention device test report to Hawaii Water Service (to complete the required annual test/certification process)
- bb. 08 August, received HCDA's August 2022 Community Connection newsletter
- cc. 08 August, received August 2022 issue of "The Environmental Notice" from DBEDT Office of Planning and Sustainable Development
- dd. 08 August, received agenda for 11 August Kalaeloa Stakeholders Group Meeting
- ee. 08 August, KHLF/KHP Strategic Planning Session #2
- ff. 10 August, monthly KHLF Board Meeting
- gg. 12 August, received invitation to consult on Section 106 exemption proposed by the GSA for routine maintenance and preservation activities
- hh. 12 August, received invitation to participate in US Census Bureau listening session regarding differential privacy framework



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Please let me know if you have any questions. Copies of signed waiver forms available upon request. Copies of this report will be delivered via email (postal mail by request only).

Mahalo,

A handwritten signature in black ink, appearing to read 'Dwight Victor', is positioned above the printed name.

Dwight Victor
President



TMK 9-1-013069 Inventory List

Updated 12 September 2020

Site 1753, which is encompassed by TMK 9-1-013069, is a complex of Hawaiian habitation and agricultural sites/structures which includes historic site 5114 (a WWII plane wreck) and a paved Hawaiian trail (Kūalaka'i).

This table lists the inventory of structures/sites identified in TMK 9-1-013069 as confirmed by Charlyn Ontai (HCDA).

#	KHLF Description	HCDA confirmed	HCDA Notes
1	Paved trail	22 Nov 2019	Stone Kualaka'i trail
2	Sinkhole; burial	21 Jan 2020	
3	Residential enclosure	22 Nov 2019	
4	Sinkhole; agricultural	22 Nov 2019	Ti leaf in sinkhole
5	Residential enclosure	21 Jan 2020	
6	Sinkhole; possibly agricultural	22 Nov 2019	Water sinkhole
7	Circular mound; burial	22 Nov 2019	
8	Circular mound; possibly agricultural	22 Nov 2019	Possible burial site
9	Residential enclosure	22 Nov 2019	Temporary housing
10	Circular mound; agricultural	22 Nov 2019	Temporary housing
11	Residential enclosure	22 Nov 2019	Temporary housing
12	Residential enclosure	22 Nov 2019	Temporary housing
13	Sinkhole; possibly residential	22 Nov 2019	Large walled sinkhole
14	Not part of TMK 9-1-013069		
15	Residential enclosure	21 Jan 2020	
16	Sinkhole; agricultural	21 Jan 2020	Too many sinkholes in area to determine
17	Sinkhole; agricultural	21 Jan 2020	
18	Possible non- indigenous enclosure		Unable to verify
19	Not part of TMK 9-1-013069		
20	Circular mound; agricultural	21 Jan 2020	Possible burial site
21	Possible disturbed area	21 Jan 2020	



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#	KHLF Description	HCDA confirmed	HCDA Notes
22	Residential enclosure	21 Jan 2020	
23	Residential enclosure	22 Nov 2019	Possible food storage
24	Not part of TMK 9-1-013069		
25	Not part of TMK 9-1-013069		
26	Not part of TMK 9-1-013069		
27	Not part of TMK 9-1-013069		
28	Not part of TMK 9-1-013069		
29	Not part of TMK 9-1-013069		
30	Not part of TMK 9-1-013069		
31	Not part of TMK 9-1-013069		
32	Not part of TMK 9-1-013069		
33	Not part of TMK 9-1-013069		
34	Not part of TMK 9-1-013069		
35	Not part of TMK 9-1-013069		
36	Not part of TMK 9-1-013069		
37	Not part of TMK 9-1-013069		
38	Not part of TMK 9-1-013069		
39	Not part of TMK 9-1-013069		
40	Not part of TMK 9-1-013069		
41	Not part of TMK 9-1-013069		
42	Not part of TMK 9-1-013069		
43	Not part of TMK 9-1-013069		
44	Not part of TMK 9-1-013069		
45	Not part of TMK 9-1-013069		
46	Not part of TMK 9-1-013069		
47	Not part of TMK 9-1-013069		
48	Not part of TMK 9-1-013069		
49	Sinkhole; agricultural	22 Nov 2019	Built by KHLF
50	Residential enclosure	21 Jan 2020	



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#	KHLF Description	HCDA confirmed	HCDA Notes
51	Sinkhole; burial	22 Nov 2019	

This table lists the additional inventory of structures/sites within TMK 9-1-013069 as confirmed by Charlyn Ontai (HCDA).

#	KHLF Description	HCDA Confirmed	HCDA Notes
K	KHLF Kauhale	22 Nov 2019	Built by KHLF 2012
BC	KHLF burial crypt	22 Nov 2019	Built 2011 per SHPD
5114	Aircraft wreckage	22 Nov 2019	
	Pop-up tents near sites 10 & 11	22 Nov 2019	
	Benches (7) near sites 5114 and 23	22 Nov 2019	
	Canopy tent & benches near site 13	22 Nov 2019	
	Water truck and water totes	22 Nov 2019	Near fence line
	Porta-potties (2)	22 Nov 2019	End of Long Island Rd
	Shipping containers (2)	21 Jan 2020	
	Water pump	21 Jan 2020	

The following pages include diagrams that were pulled from the [Environmental Assessment created for HCDA by Townscape, Inc.](#) The first diagram, Figure 1, shows the documented sites/features within TMK 9-1-013069. The second diagram, Figure 2 on the following page, shows the area of TMK 9-1-013069 in relation to Site 1752, which is encompassed by TMK 9-1-013067. All site/feature locations are approximate. Equipment items of a portable nature may not be located exactly as diagrammed; item(s) may be moved based on use case requirements.

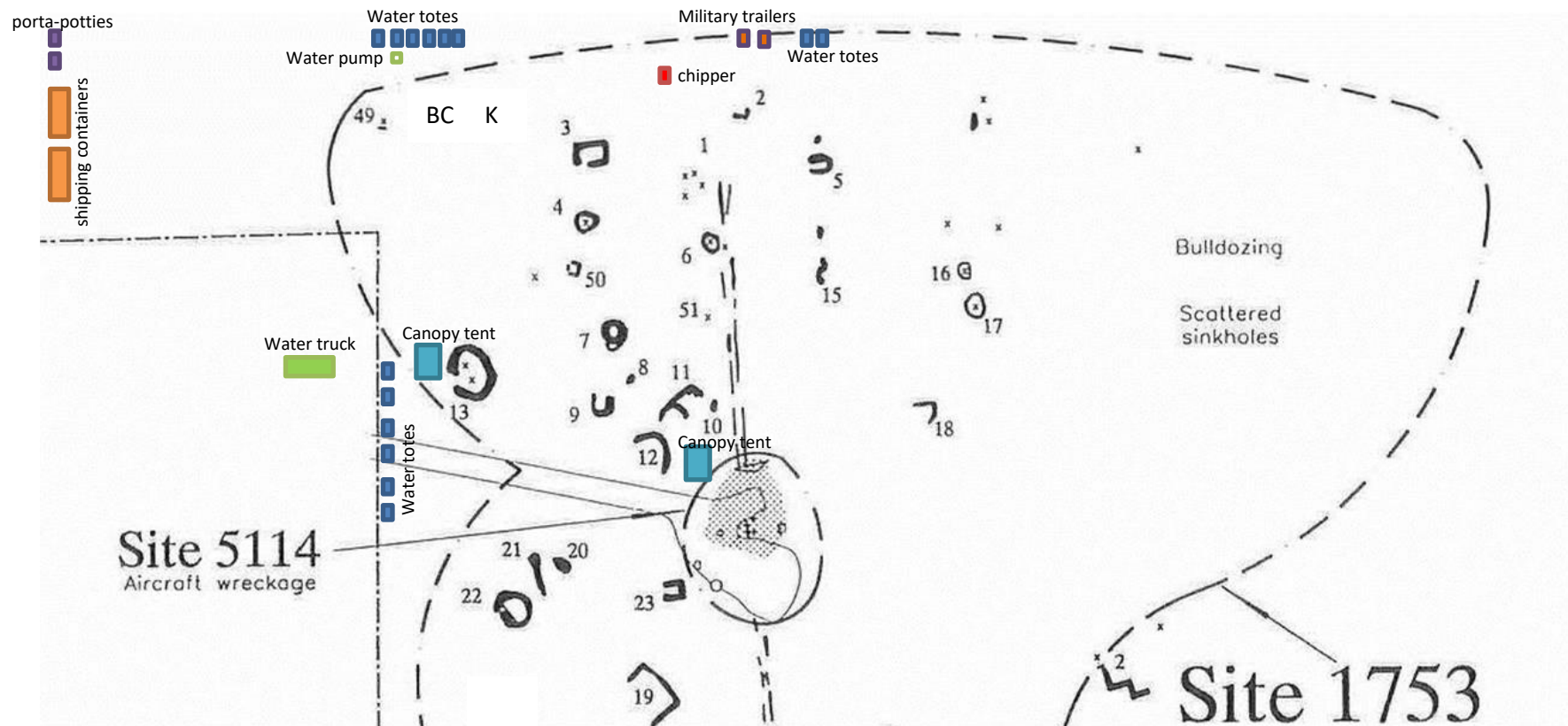


Figure 1 - TMK 9-1-013069 Inventory Map

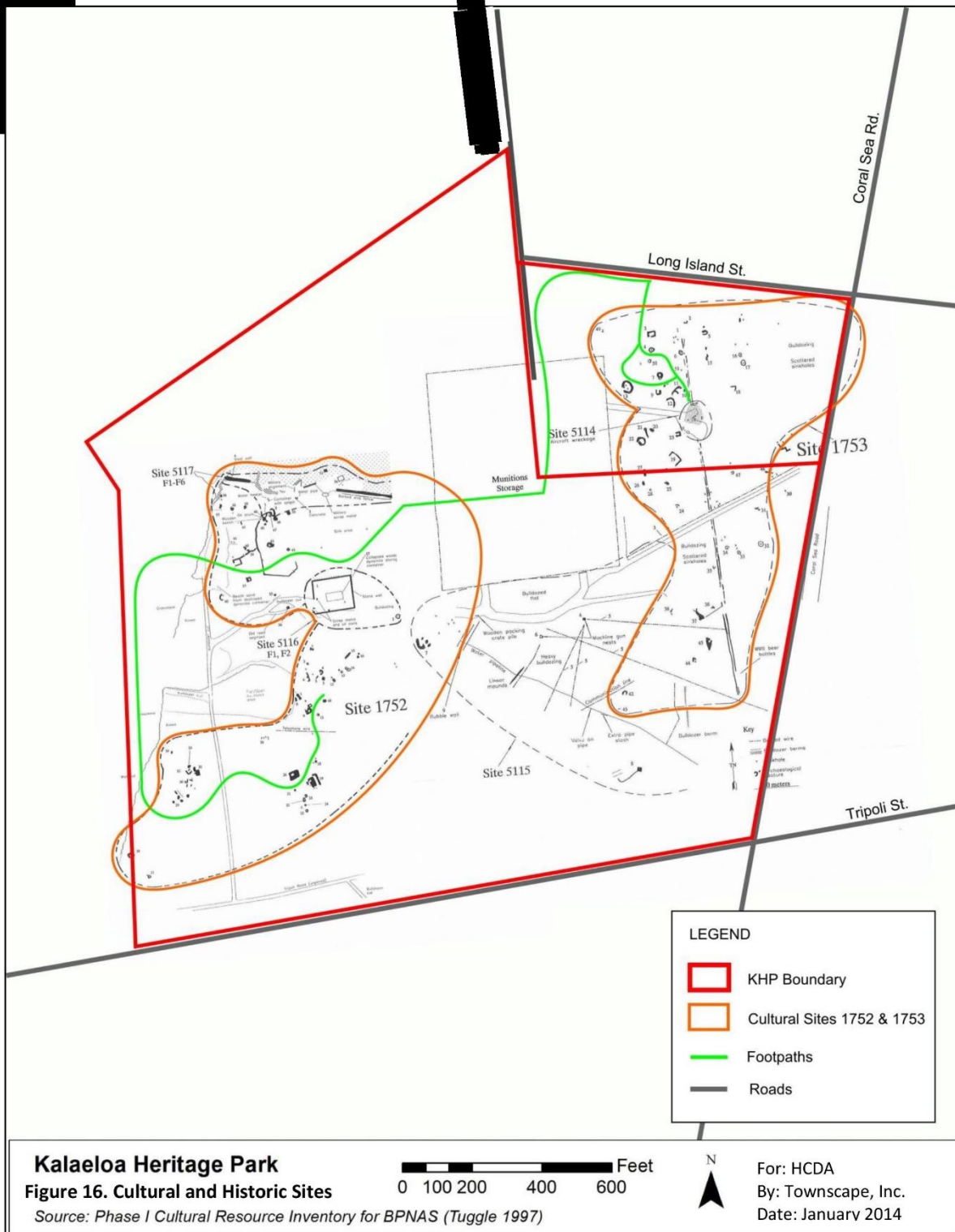


Figure 2 - Cultural and History Sites by TMK

EXHIBIT C
HCDA Right of Entry List

	PROJECT/PARTIES	ROE #	KALAELOA COMMUNITY DEVELOPMENT DISTRICT SITE	START DATE	TERMINATION DATE	COMMENTS
1	KHLF	7-19	Kalaeloa Parcel 13073D	5/18/19	11/17/22	For maintenance of Heritage Park
2	HK Management	1-21	Kalaeloa Lot 13073-C	5/1/21	10/31/22	For due diligence for development of Honokea Surf Village
3	DLNR DOFAW	5-21	Kalaeloa Heritage Park	12/15/21	12/14/22	Endangered seed collection
4	Department of Transportation	6-21	Kalaeloa Fort Barrette Road portion	12/1/21	11/30/23	Traffic light installation

EXHIBIT C
HCDA Right of Entry List
KALAELOA COMMUNITY DEVELOPMENT DISTRICT

FEE
none
none
none
none