



June 30, 2025

Ms. Kehaulani M. Costa, Administrator  
Office of Housing and Community Development, County of Hawai'i  
Via Electronic Mail: [ohcdprofserv@hawaiicounty.gov](mailto:ohcdprofserv@hawaiicounty.gov)

**Subject: Professional Services for Fiscal Year July 1, 2025 - June 30, 2026**  
**Category: Community Planning (OH.2)**

Dear Ms. Costa:

Planning Solutions, Inc. (PSI) is pleased to submit for your consideration this letter of interest in providing professional planning services for the County of Hawai'i, Office of Housing and Community Development. PSI is interested in providing Professional Services for category OH.2 Community Planning (Environmental Assessment).

Key information regarding our firm is provided below and in the accompanying attachments.

1. Name of firm, contact information including email address, principal place of business, and all office locations:  
Planning Solutions, Inc.  
James T. Hayes, [jim@psi-hi.com](mailto:jim@psi-hi.com), 808-550-4559  
Pacific Park Plaza, Suite 950, 711 Kapi'olani Boulevard  
Honolulu, Hawai'i 96813-5213.
2. Age of firm and average number of employees over the past five years:  
Founded in 1996, PSI has 29 years of environmental and land use planning experience. It has maintained an average of four (4) employees over the last 5 years.
3. The education, training, and qualifications of key employees: See attached PSI's Statement of Qualifications.

4. List of recent projects and names and phone numbers of up to 5 clients who may be contacted:

See PSI's Statement of Qualifications for list of recent projects. PSI has and/or is performing work, including some of the projects in the attachment, for the five clients listed below.

Ms. Marigold Zoll  
O'ahu Branch Manager  
DLNR Division of Forestry and Wildlife  
(808) 973-9787  
[marigold.s.zoll@hawaii.gov](mailto:marigold.s.zoll@hawaii.gov)

Mr. Rouen Liu  
Permitting Engineer  
Hawaiian Electric Company, Inc.  
(808) 543-7245  
[rouen.liu@hawaiianelectric.com](mailto:rouen.liu@hawaiianelectric.com)

Mr. Russell Arakaki  
Park Engineering  
(808) 593-1676  
[rarakaki@pareninc.com](mailto:rarakaki@pareninc.com)

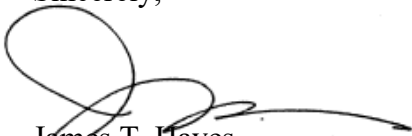
Mr. Ian Sandison  
Watanabe Ing LLP  
(808) 544-8314  
[isandison@wik.com](mailto:isandison@wik.com)

Mr. Dean K. Watase  
Hawai'i Housing Finance and Development  
Corporation  
(808) 587-0639  
[dean.k.watase@hawaii.gov](mailto:dean.k.watase@hawaii.gov)

5. Any promotional or descriptive literature: See attached PSI's Statement of Qualifications.

If you have any questions concerning our team qualifications or would like additional information, please call me at 550-4559.

Sincerely,



James T. Hayes  
President

Enclosure: PSI's Statement of Qualifications

# PLANNING SOLUTIONS, INC.



## Summary of Capabilities and Services Provided

**Planning Solutions, Inc. (PSI)** is a small business incorporated in the State of Hawai‘i in 1996. Its mission is to provide high-quality environmental and land use planning services to its clients. Its emphasis is on providing sound regulatory and environmental advice and reports for technically complex, and sometimes controversial, projects throughout Hawai‘i and the Pacific.

PSI’s staff members possess planning expertise, excellent communication skills, extensive local experience, and proven ability to work with government agencies at all levels. By keeping our company small, we retain the flexibility to team with the best talent in other organizations to address our clients’ special project needs without the need to support a large, in-house staff.

### Service Specialties:

- **Preparing Environmental Assessments (EAs) and Environmental Impact Statements (EISs)**
  - HRS Chapter 343/HAR 11-200.1 (HEPA)
  - National Environmental Policy Act (NEPA)
  - Cultural Impact Assessment (CIA)
- **Designing Permitting Strategies**
  - Identifying all the county, state, and federal permits triggered by an action
  - Developing the work scopes needed to obtain the required approvals
  - Preparing schedules and workflow to condense time to achieve shovel-ready status
- **Conducting Site Selection Studies**
  - Developing and applying criteria to evaluate alternatives
  - Evaluating ability to obtain and comply with land use and environmental permits
- **Preparing Master and Management Plans**
- **Obtaining Permits and Approvals**
  - Land use and environmental permits
  - Historic preservation
  - Threatened & endangered species permits
- **Complying with Federal-Aid Requirements**
  - Federal Highways (FHWA)
  - U.S. Fish and Wildlife (USFWS)
  - Department of Agriculture (RUS, RD, etc.)
- **Monitoring Permit Compliance**

# PLANNING SOLUTIONS, INC.

## Staff Qualifications

PSI relies on its staff's excellent communication skills, extensive local experience, and proven ability to work with government agencies at all levels to resolve potential regulatory and environmental impediments to moving projects forward.

Name:

James T. Hayes

Mākena White,  
AICP

Julia Ham  
Tashima



Title:

President and  
Principal Planner

Senior Planner

Planner

Years of Experience:

30+

25

17

Education:

BS & BA, Washington  
University in St. Louis

MS, Chaminade  
BA, UH Manoa

BA, UCLA



# JAMES T. HAYES

## Planning Solutions, Inc.

**Title:** President and  
Principal Planner

**Years of Experience:** 30+

### Education:

- B.S., Earth and Planetary Sciences, Washington University (in St. Louis)
- B.A., International Development, Washington University (in St. Louis)

### Employment History:

- PSI, since 2015
- Parsons Brinkerhoff (HNL)
- Brewer Environmental Industries (HNL)
- McCulley, Frick & Gilman (SF)
- Peace Corps (Philippines)

### Professional Summary:

James “Jim” Hayes serves as project manager and/or lead author of planning studies, principally Master Plans, Environmental Assessments (EA), and Environmental Impact Statements (EIS). In this role he manages diverse multi-disciplinary teams to obtain all approvals and permits required for a diverse range of projects to become shovel ready.

### Expertise:

- HRS Chapter 343 and the National Environmental Policy Act (NEPA) Environmental Impact Analysis
- Alternative Analysis and Feasibility Studies
- Sea Level Rise and Coastal Hazard Assessments
- Land Use Permits, including:
  - Special Management Area (SMA)
  - Conservation District Use (CDUP)
  - Special Use (SUP)
  - Conditional Use (CUP)
- Clean Water Act Permits, including:
  - Section 404 Department of the Army
  - Section 401 Water Quality Certification
  - NPDES Construction and Dewatering
- NHPA Section 106 and HRS Chapter 6E Initiation, Consultations, and Determinations
- ESA Section 7 Reviews/Determinations and Section 10 Habitat Conservation Plans (HCPs)
- DOT Section 4(f) De minimis
- Permit and approval process planning/scheduling

### Project Experience:

- Highways, Transit, & Rail
- Energy (renewable & petroleum)
- Utility (pipelines & overhead transmission)
- Scientific Research (astronomy & climate)
- Marine (artificial reef & submarine cable)
- Recreation and Conservation



# MĀKENA WHITE

**Planning Solutions, Inc.**

**Title:** Senior Planner

**Credentials:** AICP

**Years of Experience:** 25

## **Education:**

- Master of Science (MS),  
Chaminade University of  
Honolulu
- Bachelor of Arts (BA),  
University of Hawai'i at  
Mānoa

## **Affiliations:**

- American Institute of Certified  
Planners (AICP)
- American Planning  
Association (APA)
- Psi Chi (ΨΧ) International  
Honor Society in Psychology

## **Professional Summary:**

Mākena White has served as lead author and GIS analyst on numerous projects requiring county, state, and federal level approvals in Hawai'i. By consistently creating carefully researched and presented work products, Mākena has worked successfully on behalf of our clients to obtain necessary permits and approvals, building relationships with regulators and agencies along the way.

## **Expertise:**

- HRS Chapter 343 and National Environmental Policy Act (NEPA) Environmental Impact Analysis
- Section 106, National Historic Preservation Act Consultation
- Storm Water Impact Assessments
- Alternative Analysis and Feasibility Studies
- Land Use Permits, including:
  - Special Management Area (SMA)
  - Conditional Use (CUP)
  - Conservation District Use (CDUP)
  - Coastal Zone Management (CZM)
- Geographic Information Systems
- Graphic Design
- Ecological Monitoring

## **Project Experience:**

- Recreation
- Wilderness and Conservation
- Drinking Water and Irrigation Water Development
- Energy (renewable & petroleum)
- Utility (pipelines & overhead transmission)
- Marine (artificial reef)
- Corridor Management
- Residential



# JULIA HAM TASHIMA

**Planning Solutions, Inc.**

**Title: Planner**

**Years of Experience: 17**

## **Education:**

- Bachelor of Arts (BA),  
University of California, Los  
Angeles

## **Professional Summary:**

Julia Ham Tashima has conducted field work and has been responsible for preparing reports and data summaries for numerous and diverse projects. She specializes in managing PSI's project teams and overseeing public outreach efforts, ensuring that projects receive the resources and attention they require, so that PSI meets client expectations by remaining within budget and on schedule.

## **Expertise:**

- Public outreach and engagement management and tracking
- Scheduling and Documentation
- Land Use Permits, including:
  - Special Management Area (SMA)
  - Conservation District Use (CDUP)
  - Conditional Use Permits (CUP)
- Ecological Monitoring
- Permit Compliance Tracking and Reporting
- Environmental Impact Analysis
- Facility Monitoring Plans and Tracking

## **Project Experience:**

- Drinking Water Development
- Habitat Conservation Plans
- Renewable Energy
- Generating Stations
- Scientific Research
- Aquatic (lagoons & artificial reefs)
- Conservation
- Residential



# PLANNING SOLUTIONS, INC.

## Projects

PSI has been engaged in a wide range of projects – from small structures occupying less than an acre to large, multi-faceted industrial, research, utility, resort, and residential projects occupying hundreds or thousands of acres. We provide sound regulatory and environmental advice and reports for technically complex, and sometimes controversial, projects in Hawai‘i and the Pacific.

### Energy



- Kahe Utility Scale Photovoltaic, EA
- Schofield Generating Station, EIS
- Olokele River Hydro, permits
- Waiiau Repower Project, SMA permit
- Kaheawa Wind Farm Expansion, EIS & CDUP

### Infrastructure & Transportation



- Kanapu‘u Culvert Emergency Repair
- Kolokolo Channel Repair
- Moloka‘i Potable Water Pipeline
- Kamehameha Highway Shoreline Repairs
- Farrington Highway Realignment in Vicinity of Mākaha Beach Study

### Marine



- O‘ahu Artificial Reef Maintenance, permitting
- Keawakapu Artificial Reef, EIS
- Duke Kahanamoku Lagoon Restoration, EIS, permits, & long-term monitoring
- Gray’s Beach Restoration, EIS

### Recreation & Science



- Caltech Observatory Decommissioning, EA & CDUP
- Tantalus-Round Top Drive Corridor Management Plan
- Maunakea Master Plan & CMP Update
- Kīholo State Park Reserve Master Plan
- Nu‘uanu-Lulumahu Recreational Plan



# CSO DECOMMISSIONING

## Planning Solutions, Inc.

**Client:** California Institute of Technology (Caltech)

**PSI Role:** Planning Lead

### Documents Prepared:

- Site Decommissioning Plan (SDP)
- EA (HEPA)
- CDUA

### Approvals Needed:

- University of Hawai'i approval of SDP
- Finding of No Significant Impact (FONSI)
- HRS Chapter 6E determination
- CDUP

**Commence:** 2020

**Complete:** 2022

### Team Members:

- M3 (engineer, prime)
- ASM Affiliates (arch. & culture)
- Hastings & Pleadwell (public involvement)

**Budget:** \$227,000

## Project Summary:

Plan and permit the decommissioning of the Caltech Submillimeter Observatory (CSO) near the summit of Maunakea, the first decommissioning under the Comprehensive Management Plan (CMP). The project will consist of the complete removal and full restoration of the CSO Site while complying with all aspects of the CMP and monitoring restoration effectiveness for a period of three years.



CSO with dome open.

## Detail:

PSI worked closely with Caltech and the University of Hawai'i to plan and permit this first-of-its-kind implementation of the CMP's Decommissioning Plan. The process involved many steps and frequent consultation with committees, advisory groups, agencies, and the public.

Of note, PSI:

- Conceived of and achieved a schedule that trimmed a full year off the planning and permitting timeline.
- Prepared for, presented at, and obtained favorable reviews from the Kahu Kū Mauna Council, Environment Committee, and Mauna Kea Management Board.
- Drafted the EA and CDUA within a few months of SDP approval and received approvals thereafter.



# AMOS STAR FACILITY

**Planning Solutions, Inc.**

**Client:** Tetra Tech

**PSI Role:** Subconsultant

## Documents Prepared:

- EISPN
- CZM Consistency Assessment
- Land Use and Visual Section of NEPA EIS

## Approvals Needed:

- NEPA Finding of No Significant Impact (FONSI)

**Commence:** 2021

**Complete:** Ongoing

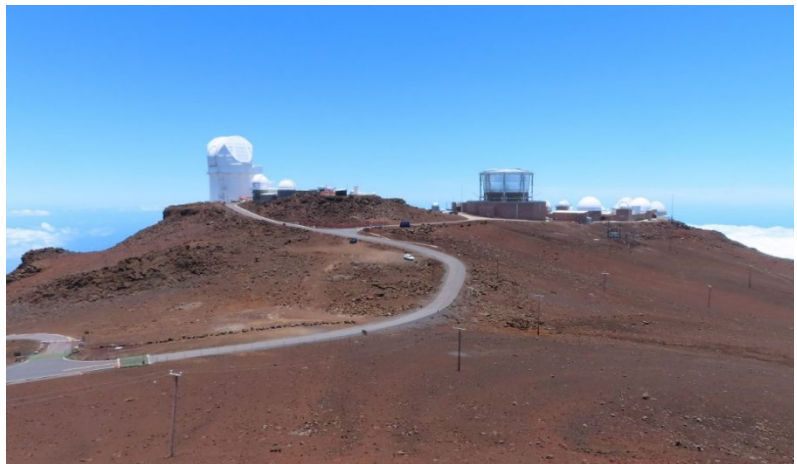
## Team Members:

- Tetra Tech (prime)
- Pacific Consulting Services, Inc. (PCSI; arch. & culture)

**Budget:** \$195,000

## Project Summary:

The Air Force Maui Optical And Supercomputing Site (AMOS) Small Telescope Advanced Research (STAR) Facility involves a proposal to install 6 or 7 new telescopes near the summit of Haleakala. The telescopes would provide dedicated satellite tracking and communication capability to enable advanced research that would expand the Air Force's understanding of objects in the Pacific Theater.



AMOS STAR visualization prepared by PSI (rendered domes are on the right).

## Detail:

As part of a multidisciplinary team PSI provided guidance regarding compliance with state regulations and prepared important sections of the EIS.

Of note, PSI:

- Attended a site visit with OCCL personnel and discussed approaches to avoid the need for a CDUP.
- Provided input on the public outreach approach and participated in 3 public scoping meetings.
- Prepared the visual impact section of the EIS, which involved a GIS-based viewshed analysis and visualizations from locations within the summit region and from distant towns.



# LĀ‘IE PRODUCTION WELLS

**Planning Solutions, Inc.**

**Client:** Lā‘ie Water  
Company (LWC)

**PSI Role:** Prime

**Documents Prepared:**

- EA (HEPA)
- CDUA

**Approvals Needed:**

- Finding of No Significant Impact (FONSI)
- HRS Chapter 6E determination
- CDUP

**Commence:** 2023

**Complete:** 2024

**Budget:** \$98,000

## Project Summary:

Plan and permit the installation of two new production wells to expand and diversify LWC’s sources of potable water to add redundancy and ensure ability to provide safe, high-quality potable water should other sources become unavailable. Two alternatives were considered, the preferred alternative was in the Conservation District and involved a minor expansion of an existing LWC water tank site.



LWC tank and well site.

## Detail:

PSI completed all aspects of the planning process, including obtaining the Chapter 6E no effect determination and CIA. PSI presented the project to the neighborhood board, community association, and other interested parties.

Of note, PSI:

- Completed the project in 16 months at roughly 10 percent below budget.
- Consulted with OCCL regarding the process and incorporated measures to reduce the potential for the spread of invasive species and addressing potential visual impacts.
- Addressed concerns regarding a new electrical distribution line required to serve the project and wildfire concerns.



# WAIĀHOLE VALLEY WATER SYSTEM IMPROVEMENTS

**Planning Solutions, Inc.**

**Client:** Bills Engineering/  
HHFDC

**PSI Role:** Subconsultant

## Documents Prepared:

- Scoping
- Draft EA (HEPA)
- Final EA (HEPA)

## Approvals Needed:

- Finding of No Significant Impact (FONSI)

**Commence:** 2022

**Complete:** 2023

## Team Members:

- Bills Engineering (engineer, prime)
- Tom Nance Water Resource Engineers
- Cultural Surveys Hawai'i
- AECOS

**Budget:** \$93,000

## Project Summary:

Hawai'i Housing Finance & Development Corporation (HHFDC) sought options to improve and replace infrastructure associated with the Waiāhole Valley Water System as recommended by Senate Concurrent Resolution No. 195. The proposal involved the installation of two new potable water wells. PSI managed the planning and permitting component of the project, including public outreach.



Waianu Stream.

## Detail:

PSI worked closely with HHFDC and Bills Engineering to plan and permit the WVWS improvements. The process involved many steps and consultation with community associations, the neighborhood board, agencies, and the public. Of note, PSI:

- Completed the HRS Chapter 343 HEPA EA process in less than a year.
- Developed a detailed geologic and hydrogeologic assessment of the proposed well's impact on stream flows.
- Consulted with OCCL to address substantial concerns associated with a public-desired alternative in the Conservation District.
- Prepared for and presented at the Kahalu'u Neighborhood Board and the public meeting for the DEA.



# HOAKALEI MASTER PLAN UPDATE

**Planning Solutions, Inc.**

**Client:** Haseko ('Ewa), Inc.

**PSI Role:** Prime

## Documents Prepared:

- EISPN, Draft EIS, and Final EIS within 13 months
- Special Management Area Permit, Major

**Commence:** 2013

**Complete:** 2014

## Team Members:

- Tom Nance Water Resources Engineering
- Rana Biological Consultants, Inc.
- Aquatic Research Consultants, LLC

**Budget:** \$690,000

## Project Summary:

The update included the rezoning of approximately 80 of ~250 undeveloped acres of the 1,100-acre Ocean Pointe-Hoakalei development. PSI personnel had assisted Haseko with the original Master Plan in the 1990s and with this update modified the plan to include a combination of resort, residential, commercial, light industrial and public open space around the recreational lagoon.



Planned commercial recreational facility on banks of Hoakalei Lagoon (Haseko).

## Detail:

Ocean Pointe-Hoakalei will have 4,850 residential units, 950 visitor accommodations, commercial and light industrial areas, an elementary school, fire station, and a golf course along with many other amenities.

PSI worked closely with DPP, the accepting and permitting agency, throughout the project. This included monthly meetings during the EIS process to ensure all issues were identified and addressed early, resulting in quicker approval.

PSI staff members also attended and made presentations at several public meetings that were held during the time the EIS was being prepared and reviewed, providing technical information that addressed concerns that were raised, including issues related to water quality and storm water runoff.



# TANTALUS-ROUND TOP DRIVE CORRIDOR MGMT PLAN

**Planning Solutions, Inc.**

**Client:** DOFAW

**PSI Role:** Prime

## Documents Prepared:

- Draft Corridor Management Plan
- Final Corridor Management Plan

**Commence:** 2017

**Complete:** 2020

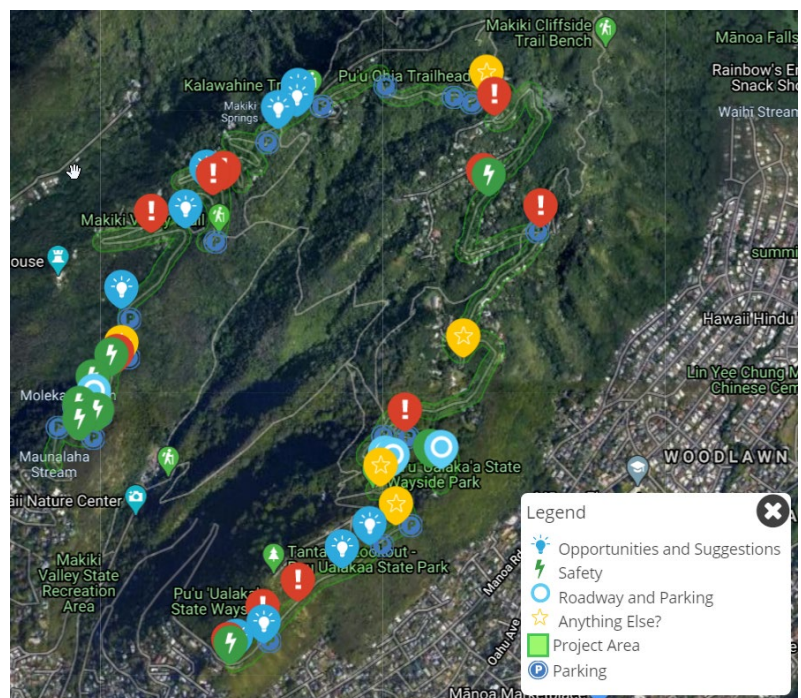
## Team Members:

- Park Engineering
- Pacific Cartography

**Budget:** \$375,000

## Project Summary:

Work with County and State agencies and the community, to develop vision, goals, and objectives, document resources, establish recommendations, and prepare an implementation plan with funding and staffing considerations to address management, maintenance, and capital improvements along the roughly 6.5-mile long roadway corridor through the Forest Reserve and Conservation District.



Screen grab of map-based commenting portion of project website.

## Detail:

To collect broad community input regarding the corridor and the plan, the team developed a project website with social media attributes and geographic commenting (see above) and assembled an advisory group with committees that met eight times.

PSI met with numerous County and State elected representatives, appointed department directors, and staff to ensure the plan outlined realistic management, maintenance, and capital improvements. The plan also included information to support future governmental funding requests.



# WAI'AU GENERATING STATION SMP

**Planning Solutions, Inc.**

**Client:** Hawaiian Electric

**PSI Role:** Prime

## Documents Prepared:

- Draft EA (Chapter 25)
- Cultural Impact Assessment
- Final EA (Chapter 25)
- SMP application

## Approvals Obtained:

- Finding of No Significant Impact (FONSI)
- HRS Chapter 6E determination
- SMP Major (10 year, categorical)

**Commence:** 2015

**Complete:** 2018

**Budget:** \$180,000

## Project Summary:

To streamline client permitting and reduce agency workload, PSI obtained a “categorical” or “programmatic” Major Special Management Area Permit (SMP) for non-character altering projects at Wai'au Generating Station. The SMP provides coverage for minor and major categorical projects for a 10-year period, shortening minor and major categorical project permit acquisition schedules by 2 and 15 months, respectively.



Envelope for Category 3 projects (projects with earthwork) at Wai'au Generating Stations.

## Detail:

PSI and Hawaiian Electric met frequently with Department of Planning and Permitting (DPP) staff to maintain an understanding of and support for the categorical approach to permitting at the generating station. It was not unusual to need 5 or more SMPs a year at the station; this categorical SMP eliminated the need for individual qualifying project permits for a period of 10 years.

PSI also presented at Neighborhood Board meetings, met with elected official, and attended city council meetings to gather input and develop project support.

To reduce cost, the EA consolidated historic archaeological, natural resource, water quality, and other environmental information. PSI was able to assess the impacts of four categories of projects, including replacements, improvements, and structures, without new field studies.



# ANAHOLA SOLAR PROJECT

**Planning Solutions, Inc.**

**Client:** Kaua‘i Island Utility Cooperative (KIUC)

**PSI Role:** Prime

## Documents Prepared:

- Draft EA (NEPA & HEPA)
- Final EA (NEPA & HEPA)

## Approvals Obtained:

- NHPA Section 106 and HRS Chapter 6E determination
- ESA Section 7 determination
- DHHL acceptance
- RUS FONSI

**Commence:** 2011

**Complete:** 2013

## Team Members:

- T.S. Dye & Colleagues, Archaeologists, Inc. (archaeology)
- AECOS, Inc. (biology)
- Native Kaua‘i LLC (CIA)
- Y. Ebisu & Associates (noise)

**Budget:** \$225,000

## Project Summary:

Installation of a ~12 MW photovoltaic facility including a dedicated substation with interconnections to island-wide electrical grid and other ancillary facilities, a service center, and a utility baseyard. Project required roughly 60 acres of land owned by the Department of Hawaiian Home Lands (DHHL) and was partially funded by the U.S. Department of Agriculture (USDA) Rural Utilities Service (RUS).



Completed Anahola Solar Project.

## Detail:

PSI and local consultant Native Kaua‘i LLC consulted with DHHL and the Anahola Hawaiian Homes Association to garner community support.

To address specific community concerns, PSI:

- Used a GIS-based viewshed analysis to assess visual impacts with and without vegetated buffers.
- Worked with KIUC to develop a comprehensive Vegetation Management Plan (VMP) designed in accordance with low-impact development (LID) principles to address storm water management and drainage.



# KEONA RE-ENTRY CENTER

**Planning Solutions, Inc.**

**Client:** Keona Re-entry Center

**PSI Role:** Consultant

**Documents Prepared:**

- Conditional Use Permit Major

**Approvals Needed:**

- CUP Major

**Commence:** 2023

**Complete:** 2024

**Budget:** \$25,000

## Project Summary:

Keona Re-entry Center (KRC) sought to establish a group living facility for up to 60 residents under the custody of the U.S. Federal Bureau of Prisons in a residential re-entry center. Qualified inmates within 18 months of release would be able to take part in the release program intended to assist in the re-integration into society. KRC would be the only facility of its kind in the State of Hawai'i.



Keona Re-entry Center Facility.

## Detail:

PSI worked closely with Keona Re-entry Center to plan and permit the group living facility that will provide re-entry services in Hawai'i for the first time in many years. Of note, PSI:

- Worked closely with Department of Planning and Permitting (DPP) staff to address concerns and provide the level of detail requested.
- Prepared for and presented at the Wahiawā-Whitmore Village Neighborhood Board and the DPP public hearing.
- Met individually with nearby property owners and residents to discuss the proposal.
- Developed protocols designed to comply with permit conditions and keep the community informed and safe.



# MIDWAY SEABIRD PROTECTION PROJECT

**Planning Solutions, Inc.**

**Client:** Hamer Env.

**PSI Role:** Subconsultant

## Documents Prepared:

- Draft EA (NEPA)
- Final EA (NEPA)

## Approvals Obtained:

- NHPA Section 106 determination
- Essential Fish Habitat
- USFWS FONSI

**Commence:** 2017

**Complete:** 2019

## Team Members:

- Hamer Environmental

**Budget:** \$78,500

## Project Summary:

Complete federal planning and permitting tasks for the eradication of the invasive house mouse from 1,128-acre Sand Island and maintain its rodent-free status in perpetuity. Hamer Environmental, seabird specialists that PSI has teamed with multiple times, was the prime consultant; the USFWS was the customer.



Laysan albatross (partner of Wisdom) cares for chick (Kiah Walker photo).

## Detail:

PSI visited Midway, consulted with managers and contractors, and prepared required documents. As part of the project team, PSI:

- Ensured compliance with a wide range of federal planning and permitting processes.
- Reduced documentation requirements for resource topics with low potential for adverse impact.
- Assisted with refinements to project definition to increase likelihood of success.
- Assessed impacts on water resources, noise, airfield operations, and hazardous materials and wastes.
- Assembled and maintained the administrative record.



# KANAPU‘U DRIVE CULVERT EMERGENCY REPAIR

**Planning Solutions, Inc.**

**Client:** Park Engineering

**PSI Role:** Subconsultant

## Documents Prepared:

- Scoping letters
- Permit applications

## Approvals Obtained:

- CWA Section 404 DA  
Nationwide Permit #3
- CWA Section 401 WQC
- NPDES Construction NGPC
- NPDES Dewatering NGPC
- Noise Variance

**Commence:** 2018

**Complete:** 2021

## Team Members:

- AECOS

**Budget:** \$320,000

## Project Summary:

Repair of a 500-foot long, 12-foot diameter culvert roughly 50 feet beneath Kanapuu Drive that failed causing road closure, damage to at least one residence, and the imminent risk of much greater impacts. The project, which was managed by the Department of Design and Construction (DDC), was complicated by the length and depth of the culvert, proximity of residences, subsurface conditions, and downstream wetland.



Basin (settling and dewatering) at outlet of culvert.

## Detail:

PSI coordinated closely with State and Federal permitting agencies to quickly obtain the permits required to commence repairs on this emergency project. This included a field meeting with agency personnel and frequent phone calls and emails. As a result, initial permits were awarded in a matter of days and modifications needed to adapt to field conditions were conveyed and approved quickly as well.

PSI's team:

- Delineated wetlands;
- Assisted with the development of site specific BMPs, including a water transfer, to avoid and minimize potential impacts to water resources;
- Prepared the Applicable Monitoring and Assessment Plan (AMAP); and
- Implemented AMAP and oversaw permit compliance.



# KĪHOLO STATE PARK MASTER PLAN

**Planning Solutions, Inc.**

**Client:** DLNR, State Parks

**PSI Role:** Prime

## Documents Prepared:

- Alternative Visions Report
- Draft Framework Master Plan
- Pre-Final Master Plan and Draft EA (HEPA)
- Cultural Impact Assessment
- Final Master Plan and Final EA (HEPA)

## Approvals Obtained:

- FONSI

**Commence:** 2011

**Complete:** 2014

## Team Members:

- T.S. Dye & Colleagues, Archaeologists
- Kumu Pono Associates
- Rana Biological Consultants
- Environmental Assessment

**Budget:** \$395,000

## Project Summary:

Develop a 20-year Master Plan that addresses terrestrial and marine resources in collaboration with the public, State-authorized curators of the park (Hui Aloha Kīholo), and other stakeholders. The Final Master Plan calls for sustainable minimal facility development and low intensity uses, and includes management plans for the enhancement, preservation, and interpretation of the park's natural, cultural, and scenic resources.



The King's Trail within Kīholo State Park.

## Detail:

PSI worked closely with Hui Aloha Kīholo, drawing on their long experience with the Park's resources and challenges. Others consulted included the Pu'u Wa'awa'a Advisory Council, the Hawai'i Experimental Tropical Forest, The Nature Conservancy, and the public.

The consultations resulted in PSI developing five GIS-based alternatives that were gradually modified and screened until a preferred alternative was adopted. The Master Plan garnered broad stakeholder support in large part due to PSI's inclusive consultation throughout the process.



# NU‘UANU LULUMAHU RECREATIONAL PLAN, PHASES 1 & 2

**Planning Solutions, Inc.**

**Client:** DOFAW

**PSI Role:** Prime

## **Documents Prepared:**

- Phase 1: Conceptual Plan
- Phase 2: Preliminary Master Plan

**Commence:** 2019

**Complete:** 2020

## **Team Members:**

- Umemoto Cassandro Design

## **Budget:**

- Phase 1: \$16,000
- Phase 2: \$48,000

## **Project Summary:**

Conduct preliminary master planning for the preparation of a Nu‘uanu Lulumahu Recreational Plan. The area is a restricted watershed within the Honolulu Watershed Forest Reserve that has gained attention on social media. The plan is being prepared to manage and improve the public’s experience while stewarding the cultural and natural resources in the area.



Lulumahu Falls.

## **Detail:**

PSI has engaged with several stakeholders, including the Board of Water Supply, Division of Aquatic Resources, elected representatives, and SHPD.

Preliminary concepts and cost estimates were developed for:

- Access, parking, and comfort station
- Several trails, including ADA accessible trails
- Day use pavilions
- Cultural garden/forest
- Cultural and natural interpretive materials
- Other plantings



# OTA WELL AND RESERVOIR

**Planning Solutions, Inc.**

**Client:** Water Resources International, Inc. (WRII)

**PSI Role:** Subconsultant

**Documents Prepared:**

- Draft EA (HEPA)
- Final EA (HEPA)

**Approvals Obtained:**

- FONSI

**Commence:** 2016

**Complete:** 2019

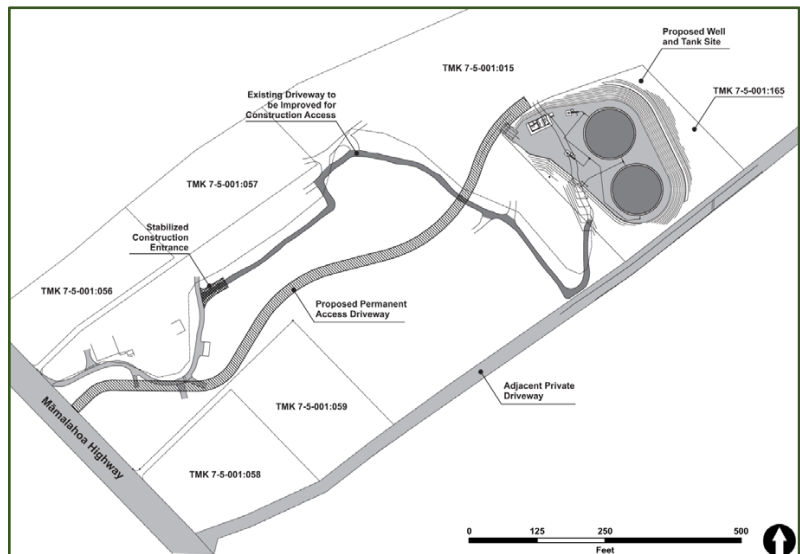
**Team Members:**

- Rana Biological Consulting
- ASM Affiliates

**Budget:** \$67,000

## Project Summary:

Natural Energy Laboratory of Hawai'i Authority (NELHA) and Hawai'i Housing Finance and Development Corporation (HHFDC) sought at least 1.0 million gallons per day (MGD) of potable water in the North Kona Water System to support their commercial and affordable housing projects in the region. PSI oversaw the planning and permitting component of the design-build project.



Ota Well conceptual plan from EA.

## Detail:

Access and potential impacts to archaeological resources were the principal concerns. PSI worked with team specialists and advised NELHA regarding alternatives and phasing to consider in order to minimize adverse effects and more rapidly achieve groundbreaking.

Once the alternatives were established, PSI completed the HRS Chapter 343 HEPA EA in roughly a year. This included responding to 14 comments, including detailed comments by the National Park Service.



# WAIMĀNALO BEACH PARK IMPROVEMENTS

## Planning Solutions, Inc.

**Client:** Jeffrey Nishi &  
Associates

**PSI Role:** Subconsultant

### Documents Prepared:

- Draft EA (HEPA)
- CIA
- SMA Major application
- Zoning Waiver application

### Approvals Obtained:

- FONSI
- SMP Major
- HRS Chapter 6E determination
- Zoning Waiver

**Commence:** Dec. 2022

**Complete:** Jan. 2025

### Team Members:

- Honua Consulting

**Budget:** \$169,000

## Project Summary:

The Department of Design and Construction (DDC) proposes improvements to existing and/or former facilities at the Waimānalo Beach Park for continued recreational use by the Waimānalo community. The improvements include a new pavilion, replacement of two comfort stations, the restoration of the crafts building, and periodic replacement of other existing park facilities as they wear out or are damaged.



Southern view of pavilion before removal.

## Detail:

### PSI:

- Completed an HRS Chapter 343 EA and SMA Major within 22 months.
- Conducted early consultation to inform public agencies and adjacent landowners to obtain input on the project.
- Organized and facilitated two public meetings in Waimānalo (notified 2,870 residents and businesses in Waimānalo), one in 2023 during scoping, and the second in 2024 to collect comments on the Draft EA.
- Addressed sea-level rise issues and shoreline setback ordinance compliance.



