

Dawn Hegger-Nordblom

**Education**

I attended the University of California at Irvine (California) from [REDACTED]. I graduated with two Bachelor of Art Degrees in Psychology and Social Behavior and Environmental Analysis and Design from the School of Social Ecology [REDACTED]. I attended the University of Hawaii at Manoa (Hawaii) with a focus in Community Based Planning, and received a Master's Degree in Urban and Regional Planning [REDACTED]. Our DURP Practicum:

- ◇ [REDACTED] University of Hawaii, Department of Urban and Regional Planning - State Department of Business, Economic Development & Tourism and Office of Hawaiian Affairs Practicums for the CBED Makai Management Plan for Ka' Ohana o Kahikinui
- ◇ [REDACTED] US Department of Agriculture/Natural Resources Conservation Service Planning Assistance to Residents of Waipio Valley

My thesis was based on Environmental Psychology and Urban Planning: My Area of Concentration (AOC) analyzed hiking trails on Maui, Oahu and the Big Island. The report sought to answer why people seek out nature, place themselves in dangerous positions and/or places, and what nature brings to the human psyche. Ultimately, it was deduced that people seek out nature as it revives the senses, provides a sense of danger which is exciting, but also leads people to not recognize dangerous situations.

**Ke Kai Planning LLC**

I own Ke Kai Planning LLC, which is a Hawaii based business located in a Maui HUBZone and is a listed Women Owned Small Business (WOSB) under the U.S. Small Business Administration. Ke Kai Planning LLC has many years of professional work experience dealing with County, State, and Federal agencies. Ke Kai Planning LLC is an urban planning, permitting and consulting service that specializes in land use consulting, planning and permits, community outreach, public affairs, legislative requirements, entitlements, report writing, the National Environmental Policy Act, and Section 106, Climate Change, Sea Level Rise, Transit Oriented Development, affordable housing, and sustainability issues. The firm does pro bono work yearly to give back to the community. Ke Kai Planning LLC meets the provisions of Hawaii Revised Statutes (HRS) 103D-304, and Hawaii Administrative Rules (HAR) Section 3-122, Subchapter 7, Procurement of Professional Services.

*2020 – Maui Metropolitan Planning Organization (Maui MPO) Vision Zero Action Plan 2021, Toole Design Group, Subconsultant (Maui County)*

Ke Kai Planning LLC was hired as a subcontractor for Toole Design, prime contractor, for the Maui Metropolitan Planning Organization's (Maui MPO) Vision Zero Action Plan 2021. Vision Zero strives to eliminate all traffic fatalities and severe injuries, and increase safe, healthy, equitable mobility for all. The Maui County's Vision Zero project started in 2018, the Maui County Council approved a Vision Zero Resolution in June 2019, Maui Mayor Victorino made

a Vision Zero Proclamation in 2019 to create a Vision Zero Action Plan (Spring 2021). Ke Kai Planning LLC's subprime role is to participate in the: 1) Existing Policy and Planning Framework - by providing insight and comments, 2) Goal Setting and Vision Zero Advisory Group - by working with the Prime contractor to participate and facilitate Vision Zero Advisory Group Meetings, 3) Public Outreach and Engagement Strategy - by leading outreach and engagement efforts with the public, and coordinating and facilitating public meeting events , 4) Actions, Strategies, and Performance Measures, and 5) reviewing the draft and final versions of the Vision Zero Action Plan.

POC [REDACTED]

*2020 – Farm Permit Kealakekua Bay, Kailua-Kona, Island of Hawaii (Hawaii County)*

Ke Kai Planning LLC has been hired to administratively correct the paperwork for a subject parcel located on an agricultural zoned parcel in Kealakekua Bay for two Farm Dwellings (Building 1/Building 2) and update the Additional Farm Dwelling Agreement Application (AFDA). Ke Kai Planning LLC deliverables include: 1) delivery of the AFDA; 2) update the administrative paperwork, and 3) discuss with Hawaii County Planning Department clients concerns and issues, and receive approval for the clients. Ke Kai Planning LLC key role is to identify the permitting procedures for the landowner and the agriculture requirements regarding the type of harvestable crops and Farm Dwelling. Work is currently ongoing.

*2020 - Waialua River – Molokai, Enforcement Action by the State of Hawaii, Department of Health, the US Environmental Protection Agency, and the County of Maui, Island of Molokai (Maui County)*

Ke Kai Planning LLC was hired by Debra Mapel and Charles Miguel to resolve the pending violations and enforcement cases brought against them by the State of Hawaii (State), Department of Health (DOH), the US Environmental Protection Agency (EPA) and the County of Maui. In 2018 they diverted the Waialua River and created a catchment basin/diversion equaling a quarter of an acre or 1,679 cubic yards of material displaced from their neighbors lots. They violated the Federal Clean Water Act, Section 301(a) and Section 404 and were remanded to submit a Draft Restoration Plan. They violated the DOH's HRS Section 342D with unpermitted sediment in a Class II Inland State Waterway without a DOH Permit and were remanded to pay a fine, submit a Corrective Action Plan/Draft Restoration Plan, a Section 404 Permit, and sign a settlement agreement. Maui County required that the action get an After-The-Fact Special Management Area Permit and a Grubbing/Grading Permit. Ke Kai Planning LLC was the POC and coordinated with all agencies to reduce the fines, meet critical deadlines, and minimize permit requirements. Ke Kai Planning LLC worked with subconsultants and wetland specialists to identify and provide mitigation measures for the US EPA, worked with the Molokai Community to address concerns/issues with the actions, worked with specific landowners to access and get future approval for the draft restoration plan, worked to notify the Molokai Community with Public Notices, and direct contact via phone, email, and letters. Ke Kai Planning LLC worked with a wetland specialist to identify the required US EPA mitigation measures.

POC Information [REDACTED]

*2019 - Pyramid Premier Properties 4614 Kilauea Avenue, Suite 205, Honolulu (City and County of Honolulu)*

Ke Kai Planning LLC was hired to conduct due diligence on several ocean front lots for a proposed residential Cluster Housing Development in Honolulu. Ke Kai Planning LLC researched the City and County of Honolulu's Chapter 21 Land Use Ordinance/Zoning Ordinances, Fire Code, residential zoning laws, commercial laws, identified issues with cluster housing versus single family residence development, Special Management Area laws, and was the POC for the Planning and Permitting Department, and Fire Department.

POC Information [REDACTED]

*2019 - North Beach – West Maui Benefit Fund, Lahaina, Island of Maui (Maui County)*

Ke Kai Planning LLC received a grant from the North Beach – West Maui Benefit Fund (provisionally) to work on a chapter titled "Worker Ridesharing/Carpooling." This chapter looked at the possibility of West Maui residents/workers using Transportation Network Company's (TNC) like Uber/Lyft. The chapter focused on the geographical area of West Maui, demographics of West Maui residents and workers, Inflow and Outflow numbers of residents/workers who commute in/out of West Maui. Ke Kai Planning LLC familiarized the reader with other considerations such as infrastructure (transportation via air, land, sea), State Hawaii Tourism Authority 2017 Annual Visitor Research Report Maui Island Visitor Characteristics and Monthly Visitor Statistics, Federal Minimum Wage, Community Profile for Housing, Jobs to Housing Ratio, Medium Income, Bus Transit and Ridership, TNC's, TNC's as a Technology Company versus a Transportation Company, regional scale control of TNC regulations, Hawaii State Legislature Legislation actions, State and County response to TNC's, Past Testimony, Climate Change, Maui County's Mayor Arakwa Sea Level Proclamation (dated February 22, 2018), State of Hawaii's 2045 Renewable Energy Goals, app platforms, Private-Public-Partnerships, TNC Regulations, Business Models, Technology versus Regulatory Oversight.

POC Information [REDACTED]

*2020 – 2018 – West Maui Taxpayers Association - West Maui All Hazard Plan, Lahaina, Island of Maui (Maui County)*

Ke Kai Planning LLC was a member of the West Maui Taxpayers Association (WMTA). The WMTA needed help to move the West Maui All Hazard Plan forward. On a pro-bono basis Ke Kai Planning LLC reworked the plan after analyzing plans acceptable to the Department of Defense, Hawaii (DOD), Hawaii Emergency Management Agency from the Waimanalo and Kailua-Kona Communities. Ke Kai Planning LLC incorporated comments received from the FEMA/DHS Certified Master Level Instructor, West Maui Taxpayers Association, Maui Emergency Management Agency, Pacific Disaster Center, and the DOD. The working draft was sent to DOD POC General Olivera. The report is ongoing and has not been finalized yet.

POC Information [REDACTED]

*2020 – 2017 Land Use Research/Entitlements/Permits & Climate Change (Statewide)*

Real Estate, Lawyers, Tax Accountants, Private Landowners - Land Use Research

POC Information [REDACTED]

*2018 - Keller Williams Realty Maui – Land Use and Climate Change Effects for Maui, Kahului, Island of Maui (Maui County)*

Ke Kai Planning LLC presented to Climate Change will affect real estate on Maui. Classes were held for 225 realtors at the Kahului and Lahaina locations.

*2018 - 2017 - Olowalu Farm Project, Olowalu, Lahaina, Island of Maui (Maui County)*

Ke Kai Planning LLC was hired to get a Single Family Residence and Farm permit. Ke Kai Planning LLC deliverables include: 1) delivery of an amended Farm Plan; 2) meet with Maui County Planning Department and receive approval; 3) scope out appropriate agricultural/harvest sources for farm plan(s) materials with the clients approval, 4) meet with the contractors; 5) submit and receive approval for Building Permit to Maui County Department of Public Works, Development Services Administration. Ke Kai Planning LLC key role was to identify the permitting procedures for the landowner, Agriculture requirements regarding the type of harvestable crops and Farm Dwelling. POC Information: [REDACTED]

*Ke Kai Planning LLC Pro Bono Projects*

- ◇ 2019 - State of Hawaii, Public Library System, Lahaina Library HVAC Project
- ◇ 2019 - 2018 West Maui Taxpayers Association – West Maui All Hazard Plan

***Professional Career***

*2017 - 2014 – State DOD, Hawaii Army National Guard (HIARNG) - National Environmental Policy Act (NEPA) Coordinator (Statewide)*

Before I started Ke Kai Planning LLC in 2018, I was the NEPA Coordinator for the DOD’s statewide installations. I ensures the National Historic Preservation Act (NHPA), Endangered Species Act (ESA), Clean Water Act (CWA), Clean Air Act (CAA), Hawaii Revised Statutes (HRS), Hawaii Administrative Rules (HAR) and the Kauai, Maui, Hawaii, and City and County of Honolulu Rules and Regulations were adhered to. I ensured the Army National Guard was able to mobilize to forward locations, construct, repair and maintain existing buildings, build new infrastructure and retain existing infrastructure. Many of the Army National Guard’s infrastructure was inherited from previous military (Army, Navy); thus projects relied on the State Historic Preservation Officers (SHPO) review for approval. I assisted the Project Managers, the Land Asset Managers, the Planning and Program Managers, Engineering Division and the Army Guard elements/ divisions with compliance of Army Regulations, NEPA law, Federal and State laws as well as the County laws and Ordinances of Kauai, Hawaii, Maui and the City and County of Honolulu. Other duties included overseeing field training, monitoring construction projects, operational activities, coordinating planning projects and ensuring appropriate permits were received/approved and had the appropriate State and Federal EA and EIS documents. I oversaw consultants writing the Integrated Cultural Resource Management Plan and the Integrated Natural Resource Management Plan. I reviewed consultants state and federal work for required Environmental Assessments and Environmental Impact Statements, and Description of Proposed Action and Alternatives Plans. I administered the Noise Program in which complaints such as live fire, helicopter use, and drill weekend were forwarded to me for recordation and follow up with the Public Affairs Officer. Besides

complying with NEPA and Noise program duties, other Major projects included assembling, writing, and applying for permits: 1) the Department of Land and Natural Resources (DLNR) Conservation District Use Permit for Demolition; and 2) the City and County of Honolulu's Special Management Area (SMA) Exemption Permit for two buildings to be demolished in the Conservation District located in Diamond Head Park State Monument and located in an area listed on the National Register of Historic Places. I reviewed the DOD Exemption List and proposed a new Exemption List to be submitted to the State of Hawaii, Office of Environmental Quality Control for approval. I managed the G3's Keaukaha Military Reservation (KMR) Description of Proposed Action and Alternatives (DOPAA) contract to ensure that construction elements could be constructed at KMR. List of Awards Hawaii National Guard:

- *FY 2017 Secretary of the Army (SecArmy) Environmental Award Winner – Natural Resources Conservation, Small Installation*
- *FY 2017 Secretary of the Defense (SecDef) Environmental Award Winner – Natural Resources Conservation, Small Installation*
- *FY 2016 Secretary of the Army (SecArmy) Environmental Award Winner – Sustainability – Non-industrial Installation*
- *FY 2014 State Department of Defense Team Award (Nominated).*

*2013 - State of Hawaii, Department of Business and Economic Development (DBEDT), Hawaii Community Development Authority (HCDA) – Compliance Assurance and Community Outreach Officer (Statewide)*

In this role I was the Community Outreach officer to the General Public, the Legislature, the Governor's Office, and the POC for media and print sources. I coordinated meetings between the Honolulu Authority for Rapid Transportation (HART) regarding the Section 106 Programmatic Agreement Stipulations, attended Kakoo Meetings, and coordinated meetings regarding station design and guideway design as well as Transit Oriented Development opportunities between HCDA, HART, and Developers (Stanford Carr, Kamehameha Schools). Duties for community outreach and community planning included attending Legislature Sessions and writing HCDA testimony in approval and/or rebuttal of proposed and current Legislation. Other community outreach efforts included attending neighborhood board meetings, community meetings, assisting with the development of the Community Development Districts of Heeia and Kalealoa, reviewing proposed EA and EIS reports for proposed rule changes and community development plans for Kakaako, Heeia, and Kalealoa. I provided Compliance Assurance regarding the use and release of HCDA funds. I coordinated meetings with the University of Hawaii at Manoa, regarding opportunities for the Kalealoa Cultural Heritage Park. I coordinated with Kakoo O Iwi Native Hawaiian Organization regarding opportunities for Heeia Community Development District. I was the designated Representative for Honuakaha AOAO Commercial/Retail Apartment Class Directorship. The HCDA utilized the Public-Private-Partnership; many private enterprises were able to create unique opportunities for businesses, artists, affordable housing, restaurants, beer gardens, and shopping within a Transit Oriented Development (TOD) area.

*2013 - 2011 - City and County of Honolulu, Honolulu Authority for Rapid Transit (HART) – Environmental Documents and Compliance Manager (City and County of Honolulu)*

In this position I ensured the project complied with NEPA, State laws, and City and County of Honolulu Ordinances as the Environmental Documents and Compliance Manager. I oversaw two Planner 5 positions and a staff (Secretary). I oversaw staff preparations of written and graphic material to support HART functions. I provided guidance and oversight to the awarded General Engineering Contract Consultants (Parsons Brinkerhoff, Kiewit) regarding contracted documents to ensure correct analysis, adequacy and completion.

I oversaw the Section 106 Programmatic Agreement signed between the Consulting Parties, Native Hawaiian Organizations, the State DLNR, Historic Preservation Office (SHPO), the U.S. Department of Transportation (DOT), Federal Transit Administration (FTA), the U.S. Navy, the Advisory Council on Historic Preservation (ACHP) due to the Federal undertaking and use of federal funds. As part of the Programmatic Agreement I managed the deliverables, consultation with the Oahu Island Burial Council, consultation and recognition of Lineal and Cultural descendants, creation of Treatment Plans, Mitigation Plans, Archeological Monitoring Plans, Data Recovery Plans and Curation, creation of a Design Standards handbook, Historic Context studies, Cultural Landscape reports, HABS/HAER reports, registering sites on the National Register of Historic Places/National Historic Landmark Nominations/National Register Nominations, Educational and Interpretative Programs, Materials and Signage, Site Specific Mitigation, and overseeing the Art in Grants program. I attended Oahu Island Burial Council Meetings, Community Meetings, Neighborhood Board meetings, and set meetings/agendas for the Consulting Parties, Native Hawaiian Organizations, Historic Preservation Committee Meetings, and HART personnel. I managed and ensured contract payment of the Kakoo position.

*2001- 2011 State DLNR - Office of Conservation and Coastal Lands – Senior Planner (Statewide)*

I was the Senior Planner for the OCCL. As a Regulatory Planner enforcing HRS Chapter 183C and HAR Chapter 13-5 for the State Land Use Commission (LUC) Conservation District I assisted the general public, worked with state and county agencies, helped landowners with Conservation District Use Application (CDUA) permits, administrative paperwork and site plans. I also interacted with Federal, State, and County agencies in conjunction with the CDUA Permits. I processed Rule Amendments for Pupukeya and Papohaku Dune, and helped drafted legislation Conservation District Rules and Regulations. I hired Hearing Officers and conducted contested cases. I worked closely with the State Deputy Attorney General's office regarding working guidelines for running Contested Cases. I assisted the Hearing Officers, sent notices, was the Keeper of the Files, and keep all relevant documentation for the Court. Notable Contested Cases included the University of Hawaii at Hilo, Institute for Astronomy KECK Telescope Contested Case, Pflueger's Pilaa Bay Contested Case which the landowner was fined \$4 Million Dollars, and Steve's AG in Hawaii for the unauthorized cutting of Koa Trees in the Conservation District.

As the Senior Planner and in conjunction with the Office of Hawaiian Affairs (OHA) a

framework was created for the Papohaku Dunes Cultural and Natural Resource Preservation Plan. The plan addressed beach erosion and natural vegetation planting for Papohaku Dune in Molokai, which won the APA Hawaii award and an international award in Spain. I was nominated for the 2005 DLNR Team Award (Nominated). The Office of Hawaiian Affairs and DLNR did receive an award from the American Planner Association for the Papohaku Dunes Cultural and Natural Resource Preservation Plan.

I processed Time Extensions, Site Plan Approvals, Correspondences, Conservation District Use Application Permits for single family residences, community parks, botanical gardens, projects located in flood zones, aquaculture, fishponds/fishpond repair, and bike and coastal paths. I have been the DLNR's accepting authority for Draft Environmental Assessments (EA) and Draft Environmental Impact Statements (EIS) regarding socioeconomic, cultural, historical, archeological, population, traffic, and flora and fauna studies to meet the DOH's, Office of Environmental Quality Control's HAR Chapter 11-200 rules and regulations. I conducted Rule Amendments for Papohaku Dune and Pupukeya in conjunction with the Department of Attorney General. I have attended numerous meetings as a DLNR Hearing Officer and as DLNR staff at neighborhood board meetings, community meetings, and respective island burial council meetings.

*2001 - 2000- Helber Hastert and Fee Planners (City and County of Honolulu, NAVY)*

I was afforded the opportunity to work on projects for the NAVY regarding proposed movements of ordinance to forward locations from the West Coast to Asia - CINCPACFLT NAVY Ordinance Study. I assisted with Kawai Nui Marsh Pathway and Conceptual Master Plan and Nuuanu Community Park Study for the City and County of Honolulu, Department of Parks and Recreation.

***Further Qualifications***

- ◇ 2020 – 2019 West Maui's Community Plan Advisory Committee appointed by the Maui County Council to provide guidance on the physical, social, and economic development of the West Maui's Community Plan Update
- ◇ 2019 State of Hawaii Notary Public
- ◇ 2018 West Maui Taxpayers Organization
- ◇ 2018 Maui Bicycling League Volunteer
- ◇ 2017 - 2012 - State Department of Economic Development and Tourism, Office of Planning, Marine and Coastal Zone Advocacy Council (MACZAC) – Environment Representative
- ◇ 2016 Maui Mediation Services Mediator Training Certificate
- ◇ 2000- 1998 Hawaii Bicycling League Volunteer