

REVISED
ENVIRONMENTAL IMPACT STATEMENT
FOR THE PROPOSED
"WAIMANALO VILLAGE"

DEVELOPER: HAWAII HOUSING AUTHORITY, and
WAIMANALO RESIDENTS HOUSING
DEVELOPMENT CORPORATION (j.v.)

APPROVING AUTHORITY: GOVERNOR, State of Hawaii

December 1975

January 9, 1976

MEMORANDUM

TO: Mr. Yoshio Yanagawa, Director
Hawaii Housing Authority

SUBJECT: Acceptance of Environmental Impact Statement for the Proposed
"Waimanalo Village"

Based upon the recommendation of the Office of Environmental Quality Control, I am pleased to accept the subject document as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes, and the Executive Order of August 23, 1971. This environmental impact statement will be a useful tool in the process of deciding whether or not the action described therein should or should not be allowed to proceed. My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws, and does not constitute an endorsement of the proposed action.

When you make your decision regarding the proposed action itself, I hope you will weigh carefully whether the societal benefits justify the environmental impacts which will likely occur. These impacts are adequately described in the statement, and, together with the comments made by reviewers, will provide you with a useful analysis of alternatives to the proposed action.



cc: ✓ Honorable Richard E. Marland

TABLE OF CONTENTS
(Summary Sheet)

TABLE OF CONTENTS i, ii, iii, iv.

I. PROJECT DESCRIPTION 1

 A. GENERAL INFORMATION 1

 B. LOCATION 1

 C. LAND USE DESIGNATIONS 1

 D. HISTORY OF WAIMANALO VILLAGE 2

 E. STATEMENT OF GOALS AND OBJECTIVES 4

 1. Goals of the Community

 2. Objective of Proposed Action

 F. GENERAL DESCRIPTION 6

 1. The Proposal

 2. Technical

 3. Economic

 4. Social

 5. Environmental

 G. CODE EXEMPTIONS 10

 H. USE OF PUBLIC LANDS OR FUNDS 12

 1. Public Lands

 2. Public Funds

 I. PHASING AND TIMING OF THE ACTION 13

 J. SUMMARY TECHNICAL DATA 13

 1. Water Supply

 2. Sewerage System

 3. Drainage

 4. Transportation

 K. HISTORIC PERSPECTIVE 16

II. DESCRIPTION OF ENVIRONMENTAL SETTING 17

 A. WITHIN THE PROJECT AREA 17

 1. Background of Physical Development
 and Layout

| | | |
|------|---|-----|
| 2. | Common Facilities & Services . | |
| 3. | Ethnic Background | |
| 4. | Lifecycle | |
| 5. | Income | |
| 6. | Social System of the Community | |
| B. | OUTSIDE THE PROJECT AREA | |
| III. | RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA | 20 |
| A. | STATE LEVEL | 20 |
| B. | COUNTY LEVEL | 20 |
| IV. | THE PROBABLE IMPACT OF THE PROPOSED ACTION ON THE ENVIRONMENT | 22 |
| A. | RUNOFF AND SEDIMENT TRANSPORT | 22 |
| B. | TRANSPORTATION | 22 |
| C. | WATER AND SEWER | 23 |
| D. | SOLID WASTE DISPOSAL | 23 |
| E. | AIR | 23 |
| F. | NOISE | 24 |
| G. | FLORA AND FAUNA | 24a |
| H. | DISPLACEMENT AND RELOCATION | 25 |
| I. | SOCIAL | 25 |
| 1. | Within the Project Area | |
| 2. | Outside the Project Area | |
| J. | ARCHAEOLOGICAL AND HISTORICAL SITES | 27a |
| V. | ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED | 28 |
| A. | SHORT TERM | 28 |
| B. | LONG TERM | 28 |

| | | |
|-------|---|----|
| VI. | ALTERNATIVES TO THE PROPOSED ACTION | 29 |
| | A. NO DEVELOPMENT | 29 |
| | B. PLANNED DEVELOPMENT OR TOWNHOUSE | 29 |
| | C. STANDARD SUBDIVISION WITH NO CODE PRE-EMPTIONS | 30 |
| VII. | THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY | 31 |
| VIII. | MITIGATION MEASURES PROPOSED TO MINIMIZE IMPACT | 32 |
| | A. DUST | 32 |
| | B. DISLOCATION AND RELOCATION | 32 |
| | C. ANIMALS | 32 |
| IX. | ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES | 33 |
| X. | AN INDICATION OF WHAT OTHER INTERESTS AND CONSIDERATIONS OF GOVERNMENTAL POLICIES ARE THOUGHT TO OFFSET THE ADVERSE ENVIRONMENTAL IMPACT OF THE PROPOSED ACTION | 34 |
| XI. | SUMMARY OF UNRESOLVED ISSUES | 35 |
| XII. | LIST OF NECESSARY APPROVALS | 36 |
| XIII. | LIST OF RESPONDING AGENCIES | 37 |
| XIV. | PREPARATION OF THE STATEMENT | 38 |
| XV. | COMMENTS AND REPOSNSSES MADE DURING THE FIRST CONSULTATION PERIOD (E.I.S. PREPARATION NOTICE) | 39 |
| XVI. | COMMENTS AND RESPONSES MADE DURING THE SECOND CONSULTATION PERIOD ("DRAFT" E.I.S.) | 84 |

LIST OF REFERENCES

EXHIBIT "A": PRELIMINARY SUBDIVISION MAP

EXHIBIT "B": EXISTING SITE

EXHIBIT "C": VICINITY MAP

EXHIBIT "D": WAIMANALO FLOOD HAZARD AREAS

I. PROJECT DESCRIPTION

A. GENERAL INFORMATION

Waimanalo Village is a low and moderate income housing project to be developed jointly by the Hawaii Housing Authority and the Waimanalo Residents Housing Development Corporation (WRHDC), a non-profit corporation incorporated in October, 1973 and composed of present residents of the project site. A total of about 43 acres of State land comprise the total project boundaries, with approximately 21 acres currently leased to WRHDC and an additional 22 acres in the process of being added to the lease.

B. LOCATION

The project site is in Waimanalo, Koolaupoko, Oahu, Hawaii and is more specifically identified by TMK: 4-1-08:50 (por.), 4-1-09:48, 4-1-12:23 and 24. Bellows Air Field on the makai side, Waimanalo School and Waimanalo Human Services Center on the Makapuu side, and undeveloped State lands on the mauka and Kailua sides, border the site. Banyan Tree, Phase I, a low-cost townhouse project, abuts the mauka-Kailua corner. Kalaniana'ole Highway, in the Kailua-Makapuu direction, and Moole Street, in the mauka-makai direction, divide the site. See Exhibit B.

C. LAND USE DESIGNATIONS

State Land Use Designation: Urban

City and County General Plan Designation:

4-1-12:23 - Public Facility

4-1-09:48, Makapuu side (100+ strip) - School and Park
Remainder - Residential

City and County Zoning:

4-1-09:48 - R-6

4-1-12:24 - R-6

4-1-12:23 - R-6 (Fire and Ambulance Station¹)

4-1-08:50 (por.) - PDH² (Banyan Tree)

¹The fire and ambulance station site has been relocated outside the project boundaries by agreement between the City and County and State authorities.

²Plans to proceed with the Banyan Tree, Phase II, planned development housing project have been abandoned and a request has been submitted to the City Council to delete the PDH designation for this portion from the existing ordinance.

D. HISTORY OF WAIMANALO VILLAGE

Waimanalo Village is a community of single houses dating back to the days of the Waimanalo Sugar Plantations. The Village began as a plantation camp for workers on land owned by the State and leased to C. Brewer. During those days about half the population was Japanese and the other half Filipino.

In 1947 C. Brewer closed the plantation and sold the houses to those occupants who wished to purchase them. The State, through the Department of Land and Natural Resources, became their landlords after expiration of the lease to C. Brewer.

In 1956 the State converted the rental of the land to a month-to-month revocable permit basis. Then in 1963 eviction notices were sent out to the permittees. Most of the residents banded together to fight the eviction, and the direct result of their efforts was the construction of the nearby Waimanalo Core Development.

Owners of the former plantation homes were given the option to buy improved lots for about \$5,000 and to build their own houses. A "low income" rental section was also included in the development.

However, most of the Villagers could not afford to move. The permittees continued to pay \$7.50 per month per "lot" to the State for land rent to remain in the Village, and those families who had moved to the Core Development were allowed to rent their old homes to others.

On January 24, 1973, the Department of Land and Natural Resources sent out eviction notices again to 76 holders of Revocable Permits in the mauka-Kailua quarter of the Village. This eviction was to make this land available for Banyan Tree, Phase II, a low and moderate income townhouse project being developed by the Hawaii Council for Housing Action (HCHA). The plan was to relocate these Villagers into the completed first phase of Banyan Tree townhouses. Eventually, the rest of the Village would be encouraged to move into Banyan Tree to make way for other developments in the remainder of the Village. The proposed plans were for the Department of Education to take over the mauka-Makapuu quarter for expansion of Waimanalo School, and for a fire station and possible commercial development to replace the makai half of the Village.

Alarmed by the proposed plans for their community and dissatisfied with the prospect of living in "urban-style" townhouses, the Village residents began to organize, first in the "eviction" area and then spreading to cover the whole Village. The Waimanalo Village Association, made up primarily of people from the eviction area, was formed to address the immediate eviction problem. Another group, the Waimanalo People's Organization, was formed to organize the interests of the older people and to concentrate on people living in other areas not threatened by the immediate eviction. This group rallied around the "fire station issue" and strongly opposed the City's plan to relocate a fire station into the Village.

After months of meetings and several confrontations with government officials, the State administration offered the Villagers an alternative which included a lease of 20 acres of Village land (about 75% of the entire acreage, and excluding the mauka-Kailua quarter, which had already been committed to HCHA, and a 0.7-acre parcel set aside for the proposed City fire station) and the understanding that with government assistance the residents themselves would plan and construct the types of houses and community they wanted.

The people accepted this challenge to change from an anti-eviction struggle organization to a housing corporation. In October 1973, the residents of Waimanalo Village officially formed the Waimanalo Residents Housing Development Corporation (WRHDC), a non-profit corporation qualified to receive Act 105 funds. On March 1, 1974, the Corporation received the land lease from the State (DLNR). In November the Hawaii Housing Authority Commission granted the project a conditional commitment for Act 105 interim construction funds.

In the past year, the Corporation has made strides towards securing the remainder of the Village not included in the March 1, 1974 lease. The City (with State concurrence) has agreed to move the fire station out of the Village and is currently proceeding with plans for the new site. The HCHA has agreed to give up its development rights to the mauka-Kailua quarter and is requesting this deletion from the existing City ordinance which allowed the Banyan Tree project. Upon consummation of these proceedings, the State has agreed to lease these additional lands to the Corporation, thereby leaving all the Village under the control of the Corporation.

E. STATEMENT OF GOALS AND OBJECTIVES

1. Goals of the Community

a. General Welfare

The welfare of the general public should be considered in any development. Particular goals should be meshed with public interest to optimize cost and benefits to those directly affected and to the wider community.

b. Housing

Provide a decent home, in a suitable living environment, and at a price that people can afford (whether they decide to rent or buy). In Hawaii, the latter consideration of price understates the overwhelming problem of low-moderate income housing.

c. Environment

Hawaii's natural beauty should be cherished and preserved. Every action designed to satisfy a community should be evaluated with regard to its impact on the environment.

d. Economy

Housing projects should acknowledge the importance of proximity to and the preservation and creation of job sites.

e. Social Identity

People as individuals and as a community need to know who they are, from where they came, and where they are headed. Individuals in the community need to actively participate in creating that social identity if it is to be at all meaningful. Aspects of social identity include enacting of lifestyle and control of resources, eg. land and destiny.

2. Objective of Proposed Action

a. To Balance the Needs of Residents with the Public Interest

The fundamental base of the project is to serve the people within the affected area. However, consideration should be given to the overall land use in the area and the intent behind the planning for the area.

Therefore, low-moderate cost housing needs should be met within considerations for the capacity of the Waimanalo area and concern for urban sprawl.

b. To Provide Housing that is Acceptable and that Residents Can Afford

The type of development designed should be a product of much research and discussion with the residents. Viable alternatives should be prescribed and homes should be available to all residents at rent (or payment) schedules that they can afford.

c. To Preserve and Create Awareness of Environment

Such aspects of the environment that are threatened should be preserved. Existing elements should be taken into account, eg. preservation of monkey pod trees, use of the breeze, and the layout of the project given adjacent land use.

d. To Avoid Increasing Economic Problems

The project should not overtly increase the population in an area where no major job sites are planned. It should not add to urban sprawl and the eventual encroachment on agriculture. It should allow space for residents to grow plants or keep animals which will supplement their limited budget especially in a period of recession.

e. To Help Create Individual and Communal Identity

Individual needs for privacy, territoriality and space for cultural and recreational activities should be met. This project should express the work done by the community through the WRHDC in creating that communal sense of identity. It

should also clearly demarcate the territory of this community without segregating the whole project from the rest of the community.

F. GENERAL DESCRIPTION

1. The Proposal

The proposed development consists of a residential subdivision comprised of new single family detached dwellings on lots with a minimum area of 5,000 square feet. The construction will be limited to 140 units to accommodate the present occupants of the Village. An additional 48 units (shown dotted on Exhibit "A") could be accommodated in the future if WRHDC should so choose and be able to obtain governmental approval for the additional development. Meanwhile, the sites of these 48 additional units would be kept in open space and maintained by the WRHDC.

2. Technical

a. Soil Conditions

The soils within the Waimanalo Village are classified as Ewa silty clay loam (EMA), moderately shallow, 0 to 2 percent slopes. The surface layer is dark reddish-brown silty clay loam. The subsoil is dark reddish-brown and dark-red silty clay loam that has subangular blocky structure. The substratum is coral limestone at a depth of 20 to 50 inches. Runoff is very slow, and the erosion hazard is no more than slight.

The soil is good as a source of topsoil and road fill and has moderate permeability. Irrigation is needed to establish plants. For septic tank filter fields, the limitation is severe where soil is moderately shallow, slight otherwise.

b. Roads and Lot Layout

The dwelling unit layout would essentially remain the same as the existing layout of dwellings in order to preserve most of the existing matured trees which definitely give this village a rural identity.

The road layout for the portion mauka of Kalaniana'ole Highway would remain essentially the same except for the areas adjacent to the highway, so that all lots would have access from a roadway other than the highway. For the makai portion the side roads intersecting Moole Street have been shifted to allow for a more efficient layout.

Roadway widths of 44' for Moole Street and 32' and 24' for the side streets are proposed. All side streets except Hanaukoi Street would be dead ended within the village to eliminate through traffic and higher speeds. Hanaukoi Street provides the only access to the mauka portion of Waimanalo School and would be kept open to the school. Road improvements would include curbs, gutters, and sidewalks so that they can be dedicated to the City.

c. Community Facilities

The Moole Street-Kalaniana'ole Highway intersection would serve as the hub for this community. Accordingly, the four lots abutting this intersection have been set aside for future community facilities. The two mauka lots are presently occupied by the WRHDC offices and meeting hall, and these structures will be maintained until the corporation can afford new quarters.

Lot 141 is a 1.8 acre parcel where the City's Department of Parks and Recreation is operating a gymnasium for public recreation. No plans to subdivide or further develop this parcel are being entertained at this time, so that the City can continue to operate the gym. If and when a new gym for Waimanalo is built on a new site, and should the City desire to turnover the old gym to WRHDC, the Corporation can decide to continue to maintain the gym for its own use or demolish it and use the land for some other purpose.

d. Sewer and Water Improvements

The existing plantation sewer and water systems will be replaced with new facilities connected to the City's systems. These systems have adequate capacity for the proposed project and are discussed further in "J" below.

e. Grading and Drainage

The land is generally flat and suitable for building without any lot grading. Therefore, any grading work will be limited to the roadway areas primarily to install the subgrade.

A storm drainage system would be installed to collect runoff, which accumulates in low areas, and transport this runoff to the project's mauka and makai boundaries. Whereas the areas to be built on lie outside any flood hazard areas, certain adjacent low-lying open areas are prone to flooding.

f. Electrical and Telephone Services

Electrical and telephone services are available from the Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, respectively. Overhead facilities are being proposed, primarily as a cost-cutting measure. The presence of numerous mature trees in the development will tend to reduce the visual impact of the overhead lines.

g. Architectural Design of Structures

The standard house will have a floor area of approximately 1,000 square feet with 3 bedrooms and a bath. Construction is essentially wood framing, which includes the floor that is to be raised above the ground elevation. In essence, the general appearance of the house will reflect the older plantation workers' houses. It will be simple, direct and straight forward in expression and construction.

3. Economic

The dwelling units are being developed for a definite target group - the present residents of the site. These households are in the low and moderate income range, so the cost of each unit is a critical factor. The estimated cost per unit is \$33,000.00, which is much below the market value of a single-family detached dwelling in Waimanalo, or anywhere else on Oahu.

Long-term financing from the Farmer's Home Administration (interest subsidy) is being pursued, to allow the maximum number of households to qualify for ownership. For those households that do not qualify, it is intended that these households rent the houses from WRHDC, with rental subsidies if necessary.

Planning and implementation of the project has and will result in jobs for private, government, professional, and construction workers and, upon completion, will require additional personnel for management of the Corporation affairs and for maintaining the community buildings and grounds.

4. Social

With the growth of Hawaii and the growth of urban areas have come an increase in the number of evictions and dislocations. Dislocations in the '70's have meant the uprooting and dispersal of whole communities. It has meant greater hardship, greater sacrifice, broken social patterns and immeasurable psychological disorientation for the people affected.

Unlike in the past, however, the 70's has seen a change in the responses of people affected by eviction and dislocation. Residents threatened with eviction have organized themselves to fight against their impending dislocation.

In Waimanalo Village the people have progressed from an anti-eviction struggle organization to a housing corporation (WRHDC). While working closely with the Hawaii Housing Authority, they have played the major role in planning for their environment. Despite the many hurdles with which this type of alternative is faced, the WRHDC "prototype" has shown itself to be a viable means of providing housing to a segment of the population that is often bypassed or to whom few alternatives are offered.

In Waimanalo Village, the demographics of the community and the desires of the people were surveyed. Though there are many different ethnic groups and certain cultural and language differences, there is a strong sense of community. The people recognize that they have common needs and need each other to achieve their housing and maintain their lifestyle.

Social networks are primary; for example, the residents initially wanted to move back to their same lot after construction. However, after much discussion it became apparent that the significant factor is the neighbors in the immediate area and not the physical house or lot itself. The desire of residents to move into the same area together is being incorporated in the phasing plan for development. As each quadrant is developed and as residents move in, every effort will be made to ensure that social networks will be maintained.

5. Environmental

The project has as a primary goal -- the providing of new housing for people who now live in sub-standard units. This goal is being pursued in concert with an attempt to preserve the beneficial elements of the "rural lifestyle" of the residents.

The proposed development tries to retain positive aspects of the site, i.e. trees, and encourages the continuing of gardening and animal husbandry. In primarily meeting existing needs, one consideration is not to overburden a particularly beautiful part of the Windward coast.

To the end of producing adequate housing, most improvements are being implemented in accordance with applicable building codes, laws and ordinances. Those specific codes, laws and ordinances for which pre-emptions are being requested are listed below in Section I-H. These pre-emptions are being requested to preserve certain desired elements of the people's lifestyle and to control project costs; and in either case, the measure of appropriateness of each request is the extent to which "health, safety and welfare" are not compromised.

G. CODE EXEMPTIONS

Waimanalo Village is being developed as a low and moderate income housing project pursuant to Chapter 359 G, Hawaii Revised Statutes, more commonly known as Act 105. The request to pre-empt certain local codes and ordinances, as allowed under Act 105, was approved by the City Council of the City & County of Honolulu on Oct. 8, 1975. The project shall conform to all zoning and building construction

standards under State statutes and under the ordinances of the City and County of Honolulu, except as hereinafter setforth.

1. Section 21-501(a) (1) of the Comprehensive Zoning Code (CZC) of the City and County of Honolulu (Chapter 21, Revised Ordinances of Honolulu, 1969) prohibits keeping of livestock, poultry or bees in a residential district. Section 29, Paragraph B of Chapter 1 - Sanitation, of the State Public Health Regulations prohibits the keeping of horses, cattle, goats or sheep within 50 feet and poultry, poultry houses or rabbit hutches within 25 feet of any place of human habitation. The rural lifestyle of the residents presently includes the raising of chickens, horses, goats and pigs. With the exception of pigs, we request that chickens, horses and goats not be prohibited. Perimeter buffer zones (open areas) and adjacent flood zones would tend to insulate this development from existing and future adjacent development.
2. The Subdivision Rules and Regulations, Department of Land Utilization, City and County of Honolulu, stipulate a 300-foot maximum length for a 32-foot deadend street. Thirty-two foot dead ends of up to 600 feet in length are proposed. The existing roadways are 25 feet wide, so construction of the required 44-foot roadway would require the uprooting of numerous additional trees. Also the wider roads would tend to form a barrier for the kind of interaction that now takes place between neighbors across the narrower street.
3. Section 21-201(b) of the CZC defines lot width as the width of the lot measured across the rear of the required front yard. Lots 54, 57, 58, 60, 61, and 63 (see Exhibit "A") do not have the required 50 feet (Section 21-553(b) (1)), according to this definition. However, these lots are at least 50 feet "wide" when measured across their narrowest dimension, and the lack of street frontage occurs only at the short dead ends.
4. Section 21-553(a) (3) of the CZC requires that in the R-6 district, lots not used for dwelling purposes be a minimum of 20,000 square feet in area. Additionally, the Subdivision Rules and Regulations, Section 5-502(b) stipulates that any General Plan road widening be deducted from lot area. The four community-facility

lots adjacent to the Kalaniana'ole Highway-Moole Street intersection (lots 142-145) have less than 20,000 square feet when deductions for Kalaniana'ole Highway DLUM widening are made. Within the existing highway boundaries, each lot has over 20,000 square feet. Any new facilities would be constructed respecting the highway widening setback lines, and adequate area for building is available within the lot boundaries proposed.

5. Section 22-51 of the Revised Ordinances of Honolulu, 1969, Chapter 22, requires underground lines for electric, telephone, and street lights in subdivisions of over 3 lots. These utility lines are proposed for overhead service in this development primarily as a cost-cutting measure. The Village residents feel that overhead lines are not in conflict with the rural environment and that money that would normally be spent for underground service would be better used in upgrading the quality of the dwelling unit.
6. The southwest quadrant of the development (Tax Map Key: 4-1-08:50 (portion) is zoned Planned Development Housing in accordance with Ordinance No. 3639 (Banyan Tree). We propose to develop the area in accordance with the underlying R-6 zoning, with the stated exemptions above. Banyan Tree, PHASE II, which was to occupy this site, has been abandoned and a request has been submitted to the City Council to delete the PDH designation for this portion from the existing ordinance. (See Exhibit "C")
7. Tax Map Key: 4-1-12:23 is zoned R-6 and was formerly the proposed site of the Waimanalo Fire and Ambulance Station. We propose to develop this area in accordance with the R-6 zoning, with the stated exemptions above. A new site for the fire and ambulance station has been located outside the project boundaries by agreement between the City and County and State authorities.

H. USE OF PUBLIC LANDS OR FUNDS

1. Public Lands

The lands to be developed are owned by the State of Hawaii and leased to WRHDC for 65 years. Those

households that qualify to purchase the house will receive a lease on the lot from the State. Those households that must rent initially may have the option to buy in the future, conditioned on financing requirements.

2. Public Funds

Interim construction financing is being requested from the Hawaii Housing Authority in accordance with the provisions of Act 105. Long-term mortgage financing to repay the interim financing is being requested from the Farmer's Home Administration, U.S. Department of Agriculture, through their interest subsidy programs on home ownership and rural rental housing. The total estimated project cost is approximately \$4.6 million..

I. PHASING AND TIMING OF THE ACTION

The construction of the 140 units would be accomplished in four phases, which are generally the quadrants demarcated by Moole Street and Kalaniana'ole Highway. The phasing plan has been developed so that only approximately 28 families from the first phase (mauka-Kailua quadrant) might need to be temporarily relocated outside the Village. The contractor would be able to move into a completely vacated area to do his work for each phase. Temporary relocations for subsequent phases (after the first) would be handled within the Village, with families moving into new dwellings as each phase is completed.

The start of construction is programmed for the first quarter of 1976. Total project time should be approximately 18 months.

J. SUMMARY TECHNICAL DATA

1. Water Supply

Within the Waimanalo area, very little ground water worth developing is present, inasmuch as the dike complex system in this low-lying area consists of numerous dikes which reduce storage capacity, and the water quality is generally brackish. The water resources of the Waimanalo area include the Waimanalo Tunnels and the Waimanalo Well with estimated sustainable capacities of 0.7 and 0.5 mgd, respectively. No additional development of water resources in the

Waimanalo area is planned by the Honolulu Board of Water Supply by the year 2020 since other areas of the Koolaupoko District are to be developed to meet the needs of the whole district. In addition, the proposed project site is located within the area to be served by the Board of Water Supply by the year 2020. The water service elevation limit for the area is 130 ft., and a 12" main exists along Kalaniana'ole Highway.

2. Sewerage System

The majority of raw sewage generated in Waimanalo is now dispersed through cesspools. In 1972, the Department of Land and Natural Resources built the first phase of a sewage treatment plant and the beginning of a sewerage collection system designed to service most of Waimanalo.

The major component of this sewerage system is the sewage treatment plant. This facility, located approximately 1.2 miles from the project site, incorporates the concept of activated sludge as developed by Chicago Pump in their "Rapid-bloc" process. Total plant capacity, to be attained in two phases, is 3.3 mgd. Phase I, completed, has a capacity of 1.1 mgd, and Phase II will eventually add an additional 2.2 mgd. To date, the plant is receiving approximately 120,000 gpd. For purposes of design, biochemical oxygen demand (BOD) removals were estimated at 89 percent prior to chlorination and 93 percent after chlorination. These removals represent effluent BOD concentrations of 28 and 10 mg/l, respectively. However, operational data thus far accumulated indicate an overall BOD removal efficiency of greater than 95 percent, which represents an average BOD effluent concentration of about 5 mg/l.

Treated effluent from the Waimanalo sewage treatment plant is being disposed through a series of three 15-inch diameter injection wells. These wells penetrate to an average depth of 213 ft. into a calcareous coral inclined bench which serves as a natural conduit transporting the liquid to the offshore waters. The offshore waters in this area are classified as "A" by the Hawaii State Department of Health, and well injection of secondary-treated sewage is in compliance with the agency's regulations for Class "A" coastal waters.

3. Drainage

The Waimanalo basin consists of approximately 11 square miles of area and is drained by a network of water courses which reduce to three outlets into the ocean. Flooding has occurred within the valley during all major storms, generally as a result of the inability of the existing streams to cope with high runoffs. The only major channel improvement to date has been to Kahawai Stream adjacent to the Waimanalo Core Development.

The undeveloped drainage facilities and inadequate road culverts, bridges, channel cross-sections and alignments have caused the streams to overflow. In the upper and middle elevations of the valley, the overflowing waters have eroded agricultural lands and washed out roadways. In the flat coastal lands, flood waters have ponded over low-lying areas, causing inundation of major portions of Bellows Airfield, and the low areas between Kalaniana'ole Highway and Hihimanu Street. Flood damages in these low areas have not been extensive since these lands are now undeveloped. The Department of Land and Natural Resources is currently developing a flood control plan for Waimanalo which should address this flood problem.

The developed area of the project site is on high ground and outside of any flood hazard district. Exhibit "D" delineates the Waimanalo flood hazard areas.

4. Transportation

The project is served by Kalaniana'ole Highway, which extends from Waialae in southern Honolulu, around Makapuu Point, to its intersection with Kailua Road in the Pohakupu-Olomana area. From Waialae, through Waimanalo, to Olomana Golf Course, the highway is a two-lane road. From Olomana Golf Course to Kailua Junction, the highway widens to four lanes.

The DLUM for Waimanalo calls for eventual widening of Kalaniana'ole Highway, but no specific government funding or project has been proposed to date.

K. HISTORIC PERSPECTIVE

The Island of Oahu has, and is expected to continue to experience significant economic and population growth. The resultant push for more urbanization has been constantly met with a cry for the retention of agricultural lands and natural areas. The State has yet to formulate its State General Plan, as mandated in the last State legislative session. The City's General Plan Revision Program has not been officially adopted and its guidelines for Waimanalo are very general. The last master plan study for Waimanalo was prepared in 1961 by Harland Bartholomew and Associates, Inc., and this study is by now outdated.

The future scenario for Waimanalo is not clear, but there seems to be an expressed intent on the part of government to retain a certain rural quality that exists here. Large open spaces, both in agriculture and in an unusually large ratio of park acreage per population, predominate in an extremely beautiful setting. A variety of clearly identifiable ethnic communities and lifestyles are still in evidence.

In addition to the "retention-of-lifestyle" experiment that Waimanalo Village represents, it is also a prototype for self-help housing. With its success, we can expect more communities (and government) to look to this kind of self-determination in solving housing problems.

II. DESCRIPTION OF ENVIRONMENTAL SETTING

A. WITHIN THE PROJECT AREA

1. Background of Physical Development and Layout

The dwellings in the area were constructed originally by the Waimanalo Sugar Plantation as housing for its employees. When the plantation closed in 1947, the houses were sold to workers, with a monthly lease rent payable to the State, which owned the land. Between 1956 and the formation of WRHDC, terms of occupancy of the State land were on a month-to-month revocable permit basis. Consequently, maintenance has been neglected and most houses are dilapidated and beyond repair. There are about 140 single-family detached dwellings (See Exhibit "B").

These dwellings are shaded by numerous different trees, including mango, plumeria, guava, royal palm, coconut, Calamunggay, banyan, avocado, mountain apple, ohai, tamarine, breadfruit, shower, pine, jackfruit, kamani, and pine trees. Vegetable and flower gardens and the existence of livestock, from roosters to horses, creates a pleasant "country" setting for the project.

2. COMMON FACILITIES AND SERVICES

A City maintained gym is located in the project and serves the greater Waimanalo community. There is also a community center at the intersection of Moolle Street and Kalaniana'ole Highway.

The existing roadway network consists of 25' wide unimproved roads in generally poor condition. The interior sewer and water systems are inadequate and expensive to maintain. Storm drainage is via overland means. Electrical and telephone service is overhead.

3. ETHNIC BACKGROUND

The primary ethnic groups here are Filipino and Hawaiian. There are other groups such as Portugese, Samoan and Japanese. Although there are particular cultural traits such as different foods and recreational forms, there is no strong ethnic antagonism at this time.

4. LIFECYCLE

There are about 125 families and 50 single elderly men residing in about 140 units. All stages of the life-cycle are represented. There are about 290 children in the project (refer to Exhibit "B"). A survey of the units show the following breakdown:

1 unit with 8 children
6 units with 7 children
1 unit with 6 children
14 units with 5 children
13 units with 4 children
13 units with 3 children
27 units with 2 children
11 units with 1 child

Families with 2 - 5 children predominate.

5. INCOME

This project is a low-moderate income project. Of 46 single men surveyed, about half have a gross income of less than \$200 per month. Of 144 non-single households surveyed about half have a gross income of under \$600 per month.

6. SOCIAL SYSTEMS OF THE COMMUNITY

The lifestyle in Waimanalo Village has been characterized as a semi-rural one. Many residents keep livestock and gardens for aesthetic, recreational, and budgetary reasons.

The social networks set up are strong. Some people share their produce with their neighbors while others are quick to defend each others interests. There is a tendency for different pockets of areas to have their own smaller systems, but the community as a whole has begun to realize the communal base for their needs and the necessity for them to struggle together.

The history of the WRHDC is an illustration of this growing community identity and spirit. Of course, the Corporation is a dynamic one, that is, its growth and strength depends on the participatory level of the residents, which will flow and ebb over time. There have been, there are, and will be problems. However, the

residents recognize that while differences do exist among the individuals within the community, these have to be resolved collectively and in a non-antagonistic manner. They are working towards a greater unity in their social system.

B. OUTSIDE THE PROJECT AREA

The location of the project and some of the adjacent land uses are indicated in Exhibit "A", location map and vicinity map.

On the makai side of Kalaniana'ole Highway and going towards Kailua, there is a community shopping center under construction. A gully serves as the natural buffer between the shopping center and the project area.

On the other side (towards Makapuu) open space separates the Waimanalo Human Services Center from the project's development limit. The makai boundary in between these two neighbors borders Bellows Air Force Base. At this time, there are no built-up areas within Bellows anywhere close to the affected area.

On the mauka side, open space serves as a neutral zone separating the Banyan Tree Townhouses, and the Waimanalo Elementary and Intermediate Schools from the project area.

The residential developments in the greater proximity include Hawaiian Homes Subdivision; Hale Aupuni, a low-moderate income duplex development; Waimanalo Core Subdivision; Waimanalo Farm Lots; and Waimanalo Beach Lots.

Banyan Tree, Hale Aupuni, and the WRHDC project represent the low-moderate income housing projects. The Waimanalo Core, Farm Lots and Hawaiian Homes subdivisions are more moderate income inclined. The Beach Lots are probably within the moderate to high income range.

The WRHDC project and the Farm Lots would be the basis for a semi-rural to rural contribution to the other more urban developments.

III. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

A. STATE LEVEL

The Department of Planning and Economic Development has published a Growth Policies Plan which basically describes their initial efforts of their General Plan Revision Program.

Although impacts are only considered at a general State and sometimes County level, there is one aspect that would pertain. In the preferred alternative, "Slowed Growth", the State recognizes the need for low-moderate income housing but is wary that too much intervention in housing may encourage Hawaii's population growth.

In providing low-moderate income housing to meet the existing needs, the Waimanalo Residents Housing Development Corporation project falls very much within the spirit behind the general guideline.

B. COUNTY LEVEL

The Department of General Plans has presented "Directed Growth" as their preferred alternative in their General Plan Revision Program. Their approach is based on producing more housing especially oriented towards the moderate income.

The directed growth alternative points to the Ewa, Pearl City, Aiea, Central Honolulu corridor as the primary area of growth. Waimanalo is a secondary growth area. As enunciated in the plan and by Department of General Planning staff members, this means that Waimanalo should not be developed overtly until the one million population level is reached in the county. At this time, a new revision program would be initiated. The plan makes capacity statements for the area. The planned capacity for low density developments (about 14 units per acre) is 8,000 units and high density developments (about 30 units per acre) is 1,000.

The Waimanalo Residents Housing Development Corporation project density is within the ballpark of the figure recommended for low density. In addition, the 1970 estimate of existing low-density units was 1,436. The projected 140 units are well within the approximately 7,000 units that would be developed.

In conclusion, in meeting the existing needs of low-moderate income households, the project falls within the directives of the preferred alternative, housing, and the restrained growth of a secondary growth area.

IV. THE PROBABLE IMPACT OF THE PROPOSED ACTION ON THE ENVIRONMENT

A. RUNOFF AND SEDIMENT TRANSPORT

Whenever any urban development occurs, there is usually an increase in surface runoff due to increased areas of impervious surfaces such as rooftops, roads, etc. In addition, the quality characteristics of runoff are altered as a result of fertilizers, animal droppings, automobile leakages, etc.

For this project there is an existing similar development on the site, so the increase in impervious areas and any alteration in runoff quality characteristics would not be significant. The people are now raising animals that are not normally allowed in a residential district and are requesting permission to continue to do so. The existing quality of runoff is not known, but any significant effect on Inoaole Stream, the main receiving stream, has not been evident.

In the past, Inoaole Stream has been found to be polluted, primarily due to waste from a large-scale dairy operation located several miles from the project. This has been controlled and the Waimanalo Bay receiving waters are now safe in accordance with its Class "A" designation.

The primary pollutant contributions from the project would appear to be suspended solids and bacterial contaminants. Inasmuch as the total developed area is approximately 25 acres, while the drainage area for Inoaole Stream is 2,100 acres, and as long as the raising of animals is done on a domestic basis (non-commercial, small-scale), the impact of the quality and quantity of the runoff is considered to be only slightly negative.

B. TRANSPORTATION

The State Department of Transportation has indicated that the "development proposal would have minimal effect on our transportation facilities". The new development replaces existing units so no additional traffic generation is anticipated except for additional construction vehicles during the development phase.

With regard to the internal street system, the City's Department of Transportation Services has cited the problem of poor vehicular movements on a 32-foot road due to the

average usage of the streets for curbside parking. The imposition of partial parking restrictions (one-side parking only) will probably be necessary on these roads to alleviate problems that may be encountered by service and emergency vehicles.

C. WATER AND SEWER

New sewer and water systems will be connected to the City's systems. These will eliminate the old plantation systems which included cesspools for sewage disposal and substandard water lines which provided no fireflow protection.

The City's systems have adequate capacity to handle the load.

D. SOLID WASTE DISPOSAL

Collection of the refuse will be performed by the City and County of Honolulu. The present routes now service the Waimanalo Village and no expanded service is required. This refuse is presently disposed at the Kapaa Sanitary Landfill site.

The capacity of the Kapaa site is being approached so in the longer term the problem of where to dispose of the solid waste (for the island at large) has to be solved. The City is looking into new sites for solid waste disposal.

E. AIR

The following quote is from a letter dated September 3, 1975 from the American Lung Association of Hawaii:

"Since the project is intended to provide new housing for existing residents of Waimanalo, we foresee no increase in motor vehicle traffic, the usual source of pollutants resulting from new subdivisions. Thus, there should be no significant effect on air quality in the area. Naturally, there will be some temporary fugitive dust resulting from construction operations, but this can be controlled if appropriate measures are instituted. There may also be some temporary increase in automotive pollutants due to the movement of construction vehicles in the area,

but this should be minor. These latter two conditions could cause some problems since construction will be occurring near existing occupied dwellings."

F. NOISE

Noise will be generated by the various equipment used for construction. Compliance with the applicable noise codes at the State and County levels will control the noise generated. Construction will take place during normal working hours and should not interfere with leisure time and recreational activities during evenings and weekends. Construction noise will not be a continual or periodic problem after the completion of the project.

Kalaniana'ole Highway is the major arterial through Waimanalo and bisects the Village. This constant noise source could have a definite impact on the abutting units. The intensity of this noise varies greatly depending on type of vehicle, speed of traffic, kind of flow (stop-go or free-flowing), time of day, distance from source, intermediate buffers, etc.

Measured ambient dBA noise levels are not available for the project vicinity. However, a traffic count was taken on May 27 and 28, 1975 by the Department of Transportation for Kalaniana'ole Highway at Kahawai Stream bridge, approximately 1,800 feet on the Kailua side of the Kalaniana'ole Highway-Moole Street intersection. This count indicated a one-hour peak (3:30 to 4:30 p.m.) of 1,157 vehicles. Using this count the approximate highway noise levels were predicted by the method used by the Federal Highway Administration (Report No. DOT-TSC-FHWA-72-2, Manual For Highway Noise Prediction (Short Version), Homographic method, Figure 3), with the following assumptions:

1. Average operating speed of 30 mph
2. Approximately 5% of the vehicles are highway trucks
3. No intermediate attenuating barriers

The noise levels are tabulated on the following page.

| <u>Distance From Highway Centerline</u> | <u>L10 dBA</u> |
|--|----------------|
| 45' (highway widening setback line)..... | 67 |
| 160' (second tier lots)..... | 61 |
| 260' (third tier lots)..... | 59 |
| 375' (fourth tier lots)..... | 57 |

The above values are all below the FHWA design noise level standard of L₁₀ = 70 dBA for residential land use.

Future noise levels could increase as traffic volume increases. Using the same assumptions as above, the L₁₀ noise level at the distance of 45 feet would increase to 70 dBA at a count of 2,200 vehicles per hour, or almost a 100% increase over today's traffic.

On the other hand, proposed noise control legislation, if implemented in the future, would reduce allowable noise levels from all classes of vehicles. This would tend to offset any increases from higher traffic volumes.

G. FLORA AND FAUNA

The project site does not serve as a natural habitat for any endangered species of flora or fauna. The great majority of trees (90% plus) will be preserved since they are a definite asset to the site. The animals that inhabit the site as pets will be retained.

H. DISPLACEMENT AND RELOCATION

Twenty-eight families from the first phase of construction will have to be temporarily relocated for approximately six months. Beyond the first phase relocations will be handled within the Village, as people vacate one area and move into new dwellings. As much as possible, people will be moved in their chosen groupings, so that established social networks will not be disrupted.

For those families required to move temporarily outside the Village, the disruption will be the greatest. In addition to the removal from friends and a familiar environment, arrangements will have to be made for storing furniture, moving pets, and possibly enrolling children in another school, etc.

I. SOCIAL

1. Within the Project Area

Evaluating the social impact of this project is rather different from a traditional E.I.S. In this case, the profile of the community that will live there is clear; there are no arriving masses with their own social systems. In addition, because the residents are developing the project themselves, they are dictating what impacts they desire. So one evaluates both the impact that the project will have on the community and also, what impact the community has on the process and the product. As opposed to a regular development project, the impact assessment is not a static one but one which changes with interactional feedback from the community.

There is no doubt that the existence of the project, the control and management of the land, the incorporation and the participation in developing their own housing has boosted locational and group identity to higher levels.

The design of the project was a more complex situation. Initially, a townhouse approach was suggested. The positive impacts were the continued fostering of that communal spirit with wall to wall housing and open space. However, residents' perspective of territoriality and privacy was that it would add to communality if one had space to do one's own thing, eg. raise a particular type of livestock or grow particular vegetables without encroaching on someone else or vice versa. Common shared space such as the area left vacant for the community center and open space that serves a buffer around the project is appreciated.

but private space is a necessity. In going the single-family subdivision route, one recognizes what Oscar Newman asserts, that if territoriality and other associated aspects in residential developments are ignored, then one invites abuse of the facilities and delinquency in general.

In trying to design for "differences" such as lifecycles, again assumptions on impacts had to be reversed. After a survey of housing needs, it became clear that single men in the project had similiar ideas of their needs and disliked aspects of their present housing. The assumption was that an innovative form for their needs and segregation from the rest of the community would increase their satisfaction. After much discussion it became clear that the men did not want to be segregated from the community and for practical and social reasons they wanted to share regular houses with other friends much as they are doing now. Based on surveyed needs, the innovative design (special bachelor units) would be presumed to have a positive impact. Given the disruption of social networks and isolation of the men, the impact would be negative. Therefore, the assumption is that the present design, which is no distinction in design of dwelling units between the single and married households, will be more positive.

The phasing and relocation of the residents was another problem. Marc Fried in "Grieving for a Lost Home" talks about how grief from dislocation can be broken down into fragmentation of spatial identity and group identity. Some people wanted to return to their former homesites after development. After much discussion it became clear that this more localized spatial identity was superseded by the group identity. People would not mind staying in another section of the project as long as their little pocket of friends went along.

The phasing plan dislocates a few people as possible (28) outside the project area, recognizing the community level spatial and group sense. The plan also develops one portion of the area at a time and attempts to relocate people together. There will be more spatial dislocation than social because the latter is seen to be more significant.

The overall impact of the project is a positive one. It is positive because:

1. it provides housing that the people can afford;
2. it disrupts the community network minimally;

3. and it is flexible (setting first the general guidelines and then opening each aspect for discussion) in meeting the metamorphosis of the community's needs.

2. Outside the Project Area

The impact of the project on the adjacent areas is more static because less flexibility is involved on the community level, eg. 140 units have been planned and the number does not fluctuate.

Physically the project has buffer zones on all sides and will not encroach on any other project's territory. The only possible exception is Bellows Airfield. The problem does not exist at the present because the airfield property adjacent to the project is vacant. However, there have been proposals in the past to convert Bellows Airfield for commercial aircraft and to develop the land right up to the Village's makai boundary. After strong opposition from the local residents, these proposals are being re-evaluated. The Airports Division of the State Department of Transportation has contracted with a consultant to conduct a site selection study for general aviation airfields on Oahu. This study will consider some 35 sites, including Bellows Field, to determine the best site(s) both for the users of the airfield and the surrounding communities and environment. The site selection is expected to be made by the end of 1976.

In terms of impact on other public facilities such as schools and parks, these are adequate. In a letter dated August 4, 1975 the Department of Education asserted that the project children could be provided for, both those from the 140 units and the other 48 should they be developed in the future.

Concern has been expressed about the impact of another low-moderate income housing project in Waimanalo. The concern was that a "ghetto" might be created. The delinquency rates for Waimanalo are already high (higher than the county average). Houses in the project area are dilapidated. The income range of the residents are definitely within the low-moderate income range. The impact of the project will be to raise the spatial and group identity of the community within the project area and possibly decrease the crime rate within the project. Perhaps this will have a positive impact on other residential projects in the area.

J. ARCHAEOLOGICAL AND HISTORIC SITES

No known historic or archaeological sites are located within the project boundaries. However, due to the project's proximity to the Bellows Field Complex, which is believed to be the site of an early settlement, the potential for uncovering an archaeological site within the project area does exist.

With this in mind, we have looked at available soils data for any sandy or soft areas within the site, which might indicate a former burial ground or sub-surface settlement. Instead, we have found a generally uniform sub-surface of hard coral overlain by a layer of clay loam.

Nonetheless, the contractor and project manager will be instructed to be on the lookout for any signs of archaeological or historic significance uncovered during construction and to notify the State Historic Sites Preservation Officer at the first sight of any such sign.

V. ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

It is virtually impossible to develop a housing project without placing some stress on the environment. The designation of stresses as adverse impacts is dependent upon the magnitude of such stresses. Furthermore, a distinction must be made as to the short or long-term nature of these impacts.

A. SHORT TERM

1. During the building phase, construction traffic will occasionally disrupt Kalaniana'ole Highway, especially at the Moole Street intersection.
2. Dust, noise, and exhaust fumes from construction equipment will result as a consequence of building operations.
3. The temporary dislocations and relocations that the residents must "phase through, as the construction proceeds, will have a disruptive effect on some families.

B. LONG TERM

1. A few (less than 10%) of the trees will have to be uprooted for installation of the wider roads.

Notwithstanding the unavoidable effects delineated above, most of which are short term, the proposed action is recommended to resolve the overriding need to provide adequate housing for the target group.

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. NO DEVELOPMENT

This alternative would mean that the existing Village would continue to deteriorate, with a definite threat to the health, safety and welfare of the present residents and surrounding community. The existing sewer system is archaic, with a full-time crew required to daily clean out plugged lines. Cesspools periodically overflow. The water system is undersized so that adequate fire flow is available only from the hydrants on Kalaniana'ole Highway. The existing overhead lines are low-hanging in several places--a definite safety threat. The dwelling units are dilapidated and in many cases structurally unsound.

The 65-year lease that Waimanalo Residents Housing Development Corporation presently has with the State Department of Land and Natural Resources is conditioned on the Corporation developing adequate housing in accordance with a definite time schedule. Should the development plan be abandoned, the State could cancel the lease and the people would be faced with the same old eviction problem again.

In the long run, then, the "No Development" alternative would probably mean another eviction battle and the probable leveling of Waimanalo Village.

B. PLANNED DEVELOPMENT OR TOWNHOUSE

The townhouse alternative would allow roughly twice the number of units as presently proposed and offer certain flexibilities in design not allowed in the subdivision process. Road improvements may be minimal (no sidewalk, curb, and gutter), but these roads must be privately owned and maintained by the residents. Open areas would be held in common and similarly maintained. The higher density and less extensive improvement requirements would definitely lower the per unit development cost. Long term maintenance costs would be higher.

This alternative was rejected primarily because of overwhelming resident opposition to attached dwellings. The residents felt that in order to maintain their desired lifestyle, single family detached dwellings on lots of sizes they were accustomed to, were required. Delineated areas for each of them to raise their own animals and vegetables were of prime importance.

If Oscar Newman's Defensible Space is valid, then the primary consideration in areas of high delinquency rates is the lack of privacy and territoriality which is often associated with public housing. If a townhouse option is "forced" on the community, their sense of privacy and territoriality would be transgressed and this would certainly not help in developing a strong community.

C. STANDARD SUBDIVISION WITH NO CODE PRE-EMPTIONS

This alternative would entail the installation of wider 44-foot right-of-way dead end roads (versus the 32-foot roads proposed), full underground utilities, the elimination of most animals; in short, the kind of emerging suburban middle class lifestyle prevalent on numerous other locations on Oahu.

This alternative was rejected because among other things, it would entail a complete re-layout for the Village, thus requiring the uprooting of most trees. The wider streets would tend to encourage higher speed traffic and to form a barrier for interaction between neighbors across the street. The costs would rise.

In summary, it was felt that the kind of lifestyle the people cherished would be in jeopardy.

VII. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Inherent in most proposed actions is a trade-off between local short-term environmental gains at the expense of long-term losses, or vice versa. In the present context, local short-term environmental gains refers to the project itself; in this case, housing development. The short-term benefits of the project are to provide the needed low and moderate income housing for the existing residents--the kind of housing that does not disrupt or demand alteration of life-style. The project creates more jobs and more tax revenues, but it also results in a greater demand for certain public facilities and services.

With regard to long-term productivity, the proposed action does foreclose future land use options for the site. The question as to whether the project would fit into the future scenario of Waimanalo will be answered only when State and City agencies are able to offer firmer planning directions.

The need for low-cost housing is not expected to decrease. The popularity of this type of self-determination, self-help housing is bound to increase. With regard to short-term gains, the project is definitely positive. In terms of long-term productivity, we can say that it is not negative.

VIII. MITIGATION MEASURES PROPOSED TO MINIMIZE IMPACT

A. DUST

Dust control measures during construction shall include watering, applying dust palliatives and other methods acceptable to the City.

B. DISLOCATION AND RELOCATION

The disruption to households during relocation to new dwellings will be minimized by moving the residents in their selected groupings, so that established social networks would not be severed.

C. ANIMALS

The pre-emption of specific codes to allow the raising of certain animals has been requested to preserve the "rural lifestyle". Controls to prevent large scale or commercial raising will be instituted to prevent abuse of this provision. In addition, perimeter buffer areas have been incorporated into the plans to insulate the project from abutting neighbors.

IX. ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Land, labor, construction materials, energy and water required for the project which cannot be reused will be irretrievable. Since the land is being leased by the State for 65 years, the actual commitment of this resource to this type of residential development is for that duration. After this time, the political and economic situation may dictate a change in the use of the site.

X. AN INDICATION OF WHAT OTHER INTERESTS AND CONSIDERATIONS OF GOVERNMENTAL POLICIES ARE THOUGHT TO OFFSET THE ADVERSE ENVIRONMENTAL EFFECTS OF THE PROPOSED ACTION

Any potential adverse environmental effects of the proposed action are offset by major governmental policies aimed at providing more housing, on other than prime agricultural lands and with minimum impact upon Hawaii's natural beauty and environment. Regulatory agencies have been established and formal policies adopted at each level of government to implement these goals and objectives.

More so for this project, low-income housing is intended for a specific target group with a distinctive lifestyle. Government is recognizing that building housing units in itself does not solve the housing problem for the poor, as evidenced by the failure of many public housing projects across the country. Social, ethnic and cultural concerns must be taken into account.

In Waimanalo, the people themselves have been given the opportunity to actively participate in the planning for their environment. The State government has committed itself to this experiment in self-determination and self-help housing. The success of this project may signal the coming of more similar developments.

XI. SUMMARY OF UNRESOLVED ISSUES

A. BELLOWS AIRFIELD

The State Department of Transportation has contracted with a consultant to conduct a site selection study for general aviation airfields on Oahu. Bellows Field will be one of 35 sites to be investigated. The site selection is expected to be made by the end of 1976.

Should Bellows Field be chosen, the kind and extent to airfield operations and associated commercial development may create problems of compatibility with the "retention-of-lifestyle" project that Waimanalo Village represents.

The site selection study will address the various sites in relation to their surrounding communities and environment. We anticipate that Bellows will be viewed in relation to the Village (existing and new) and the greater Waimanalo community, and any selected site and ultimate development plan should be designed to relate compatibly with its surroundings.

XII. LIST OF NECESSARY APPROVALS

A. STATE AGENCIES

| | <u>STATUS OF APPROVAL</u> |
|---|---------------------------|
| 1. Department of Land and Natural Resources | Pending |
| 2. Department of Health | Pending |
| 3. Department of Transportation | Pending |
| 4. Governor (On adequacy of E.I.S.) | Pending |

B. FEDERAL AGENCIES

| | |
|---|---------|
| 1. Farmer's Home Administration U.S.D.A. (For long-term financing) | Pending |
|---|---------|

C. HONOLULU - CITY AND COUNTY AGENCIES

| | |
|--|----------|
| 1. Department of Land Utilization | Pending |
| 2. Department of Transportation Services | Pending |
| 3. Department of Parks and Recreation | Pending |
| 4. Department of Public Works | Pending |
| 5. Board of Water Supply | Pending |
| 6. Building Department | Pending |
| 7. City Council (For Pre-emptive Zoning) | Approved |

XIII. LIST OF RESPONDING AGENCIES

A. STATE

1. Department of Planning and Economic Development
2. Department of Health
3. Department of Education
4. Department of Land and Natural Resources
5. Department of Hawaiian Home Lands
6. Department of Transportation
7. Office of Environmental Quality Control
8. Department of Defense

B. CITY AND COUNTY OF HONOLULU

1. Department of General Planning
2. Department of Land Utilization
3. Department of Transportation Services
4. Department of Public Works
5. Department of Parks and Recreation
6. Board of Water Supply
7. Fire Department

C. FEDERAL

1. Department of the Air Force, Hq. 15 Air Base Wing (PACAF)
2. Soil Conservation Service
3. Corps of Engineers
4. U.S. Fish and Wildlife Service
5. Department of the Army

D. OTHERS

1. Waimanalo Council of Community Organizations
2. American Lung Association of Hawaii
3. General Aviation Council of Hawaii
4. Water Resources Research Center, University of Hawaii
5. Environmental Center, University of Hawaii

XIV. PREPARATION OF THE STATEMENT

- A. Authorized By: Hawaii Housing Authority and Waimanalo Residents Housing Development Corporation
- B. Prepared By: Fukunaga & Associates, Inc.
- C. Consultation: Group 70 Lab, Inc.
Aiwah Ng, Pacific Urban Studies and
Planned Program, U.H.

XV. COMMENTS AND RESPONSES MADE DURING THE FIRST CONSULTATION PERIOD:
 (E.I.S. PREPARATION NOTICE)

| <u>ORGANIZATION</u> | <u>RESPONSE</u> |
|--|-----------------|
| Dept. of Hawaiian Home Lands (State)..... | Not required |
| Dept. of Health (State)..... | Yes |
| Dept. of Education (State)..... | Yes |
| Dept. of Public Works (City)..... | Yes |
| Dept. of Agriculture (State)..... | Not required |
| Dept. of General Planning (City)..... | Yes |
| Dept. of Transportation (State)..... | Yes |
| Fire Department (City)..... | Not required |
| Dept. of Parks and Recreation (City)..... | Yes |
| Board of Water Supply..... | Yes |
| Dept. of Land Utilization..... | Yes |
| Waimanalo Council of Community Organizations..... | Yes |
| Dept. of Planning and Economic Development (State)..... | Yes |
| Dept. of Transportation Services..... | Yes |
| American Lung Association of Hawaii..... | Yes |
| Dept. of the Air Force (Bellows)..... | Yes |

PROJECT OFFICES

WAI'IEA OFFICE
P. O. BOX 125
KAMUELA, HAWAII 96743

KEAUKAHA OFFICE
P. O. BOX 533
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

PROJECT OFFICES

MAUI OFFICE
P. O. BOX 22
KAHULUI, MAUI 96732

MOLOKAI OFFICE
P. O. BOX 193
HOOLEHUA, MOLOKAI 96729

KAUAI OFFICE
P. O. BOX 332
LIHUE, KAUAI 96766

August 1, 1975

Fukunaga & Associates, Inc.
2615 South King Street (Rm. 2F)
Honolulu, Hawaii 96814

Gentlemen:

Subject: Environmental Impact Analysis - Waimanalo Village

In response to your letter of July 25, 1975, we have no comments regarding any environmental effects of the proposed action.

We appreciate the opportunity to review and comment.

Owau no meka haahaa,
(I am, humbly yours)

A handwritten signature in cursive script, reading "Billie Beamer".

(MRS.) BILLIE BEAMER, CHAIRMAN

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH

P.O. Box 3378
HONOLULU, HAWAII 96801

August 1, 1975

GEORGE A. L. YUEN
DIRECTOR OF HEALTH

Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health

Henry N. Thompson, M.A.
Deputy Director of Health

James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

In reply, please refer to:

File: EPHS - 55

Mr. Royce S. Fukunaga
Fukunaga & Associates, Inc.
2615 S. King St., Rm. 2F
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

Subject: Request for Comments on Proposed Environmental Impact
Statement (EIS) for Waimanalo Village

Thank you for allowing us to review and comment on the subject
EIS. Please be informed that we have no objections to this project.

Our Sanitation Branch, Environmental Protection and Health Services
Division, have the following comments:

1. Page 6, item G - Code Exemptions

Paragraph 1-b makes exception to the prohibition of livestock,
poultry or bee keeping in a residential district as stated
in the Comprehensive Zoning Code, City and County of Honolulu.

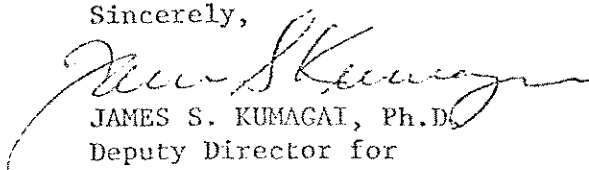
2. Section 29, Paragraph B of Chapter 1 - Sanitation of our Public
Health Regulations prohibits the keeping of horses, cattle,
goats or sheep within 50 feet and poultry, poultry houses or
rabbit hutches within 25 feet of any place of human habitation.

3. To maintain consistency in keeping the rural lifestyle,
exceptions to the Public Health Regulations should be included.

If you have any questions, please contact them at 548-6478.

We realize that the statements are general in nature due to
preliminary plans being the sole source of discussion. We, therefore,
reserve the right to impose future environmental restrictions on the
project at the time final plans are submitted to this office for review.

Sincerely,


JAMES S. KUMAGAI, Ph.D.
Deputy Director for
Environmental Health

September 4, 1975

James Kumagai, Ph.D.
Deputy Director for Environmental
Health
Department of Health
P.O. Box 3378
Honolulu, HI 96801

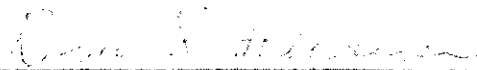
Dear Dr. Kumagai:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of
August 1, 1975.

As you have suggested, exceptions to Section 29,
Paragraph B of Chapter 1-Sanitation, of your Public Health
Regulations will be included in the code exemptions being
requested.

Very truly yours,
FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

RSF:sh



STATE OF HAWAII

DEPARTMENT OF EDUCATION

P. O. BOX 2380
HONOLULU, HAWAII 96804

OFFICE OF BUSINESS SERVICES

August 4, 1975

Mr. Royce S. Fukunaga
Fukunaga & Associates, Inc.
2615 South King Street, Room 2F
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

Subject: Waimanalo Village, Environmental Impact Analysis


This is in reply to your letter of July 24, 1975, requesting our review of the subject development.

Enrollment - We do not anticipate the project will result in any significant change in enrollment in the public schools serving the development area. The immediate construction project (140 units) will relocate families that are already serviced by Waimanalo Elementary-Intermediate, and Kailua High. Future plans for 48 additional units are adequately considered in our current projections and school construction program.

Waimanalo Elementary-Intermediate - Increment 1 (140 units) of the project will not directly abut Waimanalo School and should not have any adverse impact on school operations.

Reference plans for a future increment 2 (48 units), we urge that a physical separation be clearly established where house lots will directly adjoin the school. We recommend plans for a six-foot chain link fence or other suitable screening to minimize potential vandalism problems to either the residential properties or school property.

Sincerely,


KOICHI H. TOKUSHIGE
Assistant Superintendent
Office of Business Services
KHT:JEE:yk

cc: Windward Oahu District

September 4, 1975

Mr. Koichi H. Tokushige
Assistant Superintendent
Office of Business Services
Department of Education
P.O. Box 2360
Honolulu, HI 96804

Dear Mr. Tokushige:

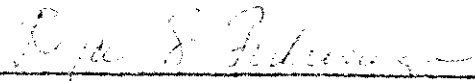
SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 4, 1975.

At this time we have no plans to proceed with Increment II, which would directly adjoin Waimanalo Elementary-Intermediate School. At the time such plans are made, we will definitely provide for suitable screening to separate the school and any new development.

Very truly yours,

FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

RSF:sb

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

KAZU HAYASHIDA
DIRECTOR AND CHIEF ENGINEER

501-14-0529

August 4, 1975

Mr. Royce S. Fukunaga
Fukunaga & Associates, Inc.
2615 S. King Street, Room 2F
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

SUBJECT: YOUR LETTER OF JULY 24, 1975 RELATING TO
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE FOR WAIMANALO VILLAGE, WAIMANALO,
KOOLAUPOKO, OAHU, TMK: 4-1-08:50 (POR.),
4-1-09:48 AND 4-1-12:23 & 24

The Environmental Impact Statement Preparation Notice is
adequate for the proposed drainage improvements for this project.

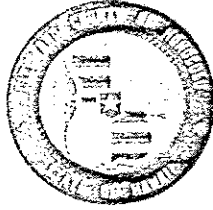
Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director and Chief Engineer

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

KAZU HAYASHIDA
DIRECTOR AND CHIEF ENGINEER

ENV 75-267

August 13, 1975

Fukunaga & Associates, Inc.
2615 S. King Street, Room 2F
Honolulu, Hawaii 96814

Gentlemen:

Subject: Proposed Environmental Impact Statement
for Waimanalo Village, Koolaupoko, Oahu,
TMK: 4-1-08:50 (Por.), 4-1-09:48 and
4-1-12:23 & 24

We wish to make additional comments on our letter dated August 4, 1975, Reference No. 501-14-0529, same subject as above.

1. The EIS for the proposed low and moderate income housing development should include a discussion on wastewater collection, treatment and disposal, solid waste collection and disposal, storm runoff, erosion control and road improvements as they are affected by the implementation of the project.
2. The layout of the sewer collection system must be compatible to the Waimanalo sewer master plan dated June 1, 1967. Under the master plan, the portion of the development makai of Kalaniana'ole Highway will be connected to the sewage pump station at Kahawai Stream. The mauka portion of the proposed development should be connected either directly to the Waimanalo Interceptor Sewers on Kalaniana'ole Highway or to a proposed undesigned trunk sewer draining into the interceptor sewer. All existing plantation sewers should be abandoned; otherwise, it may be questionable whether the City and County would accept the dedication and maintenance responsibility of the collection system.
3. If the proposed sewer collection is not compatible with the sewer master plan, the plan has to be revised or modified by the project's engineer.

4. Sewage treatment capacity is adequate for the proposed development. The capacity of the existing Waimanalo WWTP, located by Hihimanu Street and Aloikoi Street Extension, has a treatment capacity of 1.1 mgd. Present incoming flow is about 0.12 mgd. Effluent disposal is through deep underground injection wells which to date have been operating satisfactorily.
5. The proposed drainage improvements for the development should be coordinated with the Drainage Section, Division of Engineering.
6. Streets which are dead-ended must have provision to accommodate turn-around for standard refuse collection vehicles. Other road improvements should be compatible to the City and County standards.

If further information is required, you may call Mr. Chew Lun Lau, Departmental Environmental Engineer at 523-4150 or to the affected Divisions directly.

Very truly yours,



KAZU HAYASHIDA
Director and Chief Engineer

September 4, 1975

Mr. Kazu Hayashida
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Hayashida:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letters of August 4 and August 12, 1975. In reply, we offer the following:

1. Wastewater collection, treatment and disposal, solid waste collection and disposal, storm runoff, erosion control and road improvements, as they are affected by the implementation of the project, will be discussed in the E.I.S.
2. All existing plantation sewers will be abandoned. The portion of the development makai of Kalaniana'ole Highway will be connected to the sewage pump station at Kahawai Stream. The mauka portion will be connected directly to the Waimanalo Interceptor Sewers on Kalaniana'ole Highway.
3. Drainage improvements will be coordinated with the Drainage Section, Division of Engineering.
4. Road improvements will be coordinated with the Refuse Division and be compatible to City & County standards.

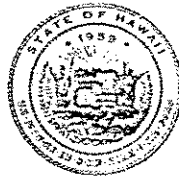
Very truly yours,

FUKUNAGA & ASSOCIATES, INC.

Royce S. Fukunaga
Royce S. Fukunaga

RHF:sb

GEORGE R. ARIYOSHI
GOVERNOR



JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

August 4, 1975

MEMORANDUM

TO: Mr. Royce S. Fukunaga
SUBJECT: Waimanalo Village
Environmental Impact Analysis

The Department of Agriculture has reviewed the subject document and foresees no adverse environmental impact on the proposed action.

We appreciate the opportunity to comment.

A handwritten signature in cursive script, which appears to read "John Farias, Jr.", is written over the typed name and title.

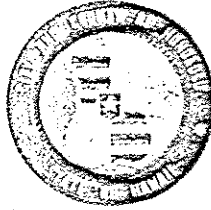
John Farias, Jr.
Chairman, Board of Agriculture

JF:k:c

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

DGP7/75-1956 (JW)

August 7, 1975

Mr. Royce S. Fukunaga
Fukunaga & Associates, Inc.
Room 2F
2615 South King Street
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

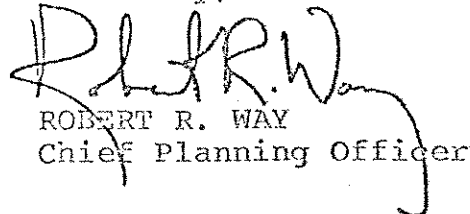
EIS Preparation Notice for
Waimanalo Village Project

Thank you for the opportunity to review the above-captioned material.

Our comments at this point concern the Detailed Land Use Map for the Waimanalo area. The City Corporation Counsel, in a recent opinion, declared that a General Plan amendment would not be required for the relocation of the Waimanalo fire station. A copy of that opinion is enclosed for your reference. We are obliged to point out, however, that a portion of the Waimanalo Village project, designated "Increment II" in Exhibit A of your Notice, may not be consistent with the adopted DLUM for the area.

Should you have any questions on this matter, please contact Mr. Ian McDougall of my Plans Revision staff. He can be reached at 523-4485.

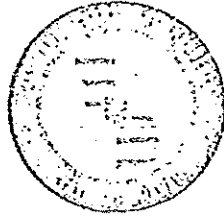
Sincerely,


ROBERT R. WAY
Chief Planning Officer

RRW:fmt

Enclosure

DEPARTMENT OF THE CORPORATION COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

DARRY CHUNG
CORPORATION COUNSEL

July 23, 1975

MEMORANDUM

TO : HONORABLE GEORGE AKAHANE, CHAIRMAN
AND MEMBERS OF THE CITY COUNCIL

FROM : CLAIRE M. MARUMOTO, DEPUTY CORPORATION COUNSEL

SUBJECT: FIRE AND AMBULANCE FACILITIES IN WAIMANALO

This is in response to Committee Report No. 802, dated June 4, 1975, which requested our opinion on whether a General Plan (GP) change is required for a site in Waimanalo to be used for fire and ambulance facilities. Said site is not yet general planned for public facility use.

We answer in the negative.

The land use ordinances with respect to the site,
TMK: 4-1-15: 13, are:

- a. General Plan - Military
- b. DLUM - Military
- c. Zoning - R-6 Residential

Sections 21-551 and 21-501(a)(4) of the Comprehensive Zoning Code provide that public buildings are permitted as principal use in R-6 Residential District.

We are cognizant of 1959 Charter Section 5-512.2 which states in pertinent part:

No public improvement or project, . . . shall be initiated or adopted unless it conforms to and implements the general plan.

M 75-77

MEMORANDUM

TO: HONORABLE GEORGE AKAHANE,
CHAIRMAN AND MEMBERS OF
THE CITY COUNCIL

-2-

July 23, 1975

However, when there is a conflict between the General Plan designation and the zoning applicable to the subject property, the zoning prevails. The City cannot deny a property owner any use of his property which conforms to zoning regulations.

The above statements were set forth in Opinion No. 75-48 which cited Opinion Nos. 49-39, 53-37, 57-91, 61-31, 62-30 and 65-119 for the preceding rationale as applicable to a similar question.

There is another rationale to support the foregoing conclusion. As stated above, the GP and DLUM for the subject site are both designated "military." A "military" designation is, in fact, a public facility because only the appropriate governmental agency can establish a military facility. This is so even if a "military" designation does not conform to the color code used to denote public facility on a general plan map. Therefore, the construction of fire and ambulance facilities by the City within a military reservation would conform to and implement the General Plan because it is a public facility.

Claire M. Marumoto

CLAIRE M. MARUMOTO
Deputy Corporation Counsel

APPROVED:

Barry Chung

BARRY CHUNG
Corporation Counsel

CMM:ln

September 4, 1975

Mr. Robert R. Way
Chief Planning Officer
Department of General Planning
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Way:

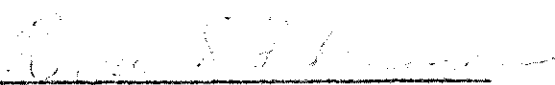
SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 7, 1975.

With regard to the former fire station site, we are requesting that the City Council allow pre-emption of the existing Public Facility zoning in accordance with the provisions of Act 105. We understand that plans for the new site adjacent to St. George's Church are being prepared and the former site within the Waimanalo Village is no longer required for a fire station.

We have no plans at the present time to develop that portion of the Waimanalo Village designated as "Increment II". At the time when the decision is made to proceed with this additional development, we shall address the problem of any inconsistency between the proposed development and the adopted DLUM for the area.

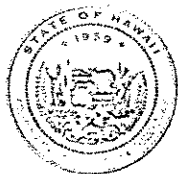
Very truly yours,
FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

REF:sb

GEORGE R. ARIYOSHI
GOVERNOR



E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS
WALLACE AOKI
RYOKICHI HIGASHIONNA
DOUGLAS S. SAKAMOTO
CHARLES O. SWANSON

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

August 7, 1975

STP 8.3239

Mr. Royce S. Fukunaga
Fukunaga & Associates, Inc.
2615 South King Street, Rm 2F
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

Subject: Comments on Waimanalo Village Environmental
Impact Analysis

In reference to your impact analysis, we offer the following comments:

1. Suggest noise analysis for existing and future traffic on Kalani-anaole Highway be covered in your report with a view toward promoting compatibility between your development and the highway.
2. The development proposal will have minimal effect on our transportation facilities.

Sincerely,

Tetsuo Harano
TETSUO HARANO
for Chief
Highways Division

September 4, 1975

Mr. Tetsuo Harano
Chief, Highways Division
Department of Transportation
369 Punchbowl Street
Honolulu, HI 96813

Dear Mr. Harano:

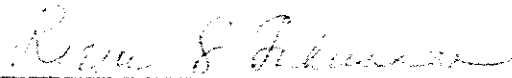
SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 7, 1975.

We will include a noise analysis for existing and future traffic on Kalanianaʻole Highway in the E.I.S., in order to promote compatibility between the proposed development and the highway.

Very truly yours,

FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

RSF:so

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

P. O. BOX 3085
HONOLULU, HAWAII 96802



FRANK F. FASI
MAYOR

B. K. AIU
CHIEF

August 11, 1975

Mr. Royce S. Fukunaga
FUKUNAGA & ASSOCIATES, INC.
2615 South King Street, Room 2F
Honolulu, Hawaii 96814

Dear Mr. Fukunaka:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL
IMPACT ANALYSIS

We have no recommendations or comments to make to the environmental impact analysis for Waimanalo Village since we were offered an alternate site next to the St. George Church.

Very truly yours,

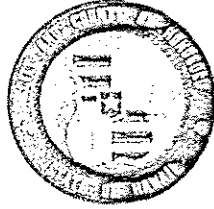
A handwritten signature in cursive script that reads "Boniface K. Aiu".

BONIFACE K. AIU
Fire Chief

BKA:SWGT:lhc

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

YOUNG SUK KO
DIRECTOR

August 12, 1975

Fukunaga & Associates, Inc.
2615 South King Street, Room 2F
Honolulu, Hawaii 96814

Attention Mr. Royce S. Fukunaga

Gentlemen:

SUBJECT: WAIMANALO VILLAGE, EIS

We wish to inform you that on July 15, 1975, we had deferred the subdivision application of the Waimanalo Village project for clarification of the use of Lot 141 and for the dead-ending of Laukalo and Hanaukoi Streets.

The EIS does not make provisions to designate the use of Lot 141, where the City is operating a gymnasium on the property for public recreation use nor does it make any assessment of the State's and City's future plans for the use of Lot 141.

The subject project, under the City and County's Subdivision Rules and Regulations, Sec. 5-513, require that street trees be provided and that the plans shall be reviewed and approved by the Department of Parks and Recreation.

Should you have any questions, please contact Mr. Jason Yuen, telephone 523-4884.

Sincerely,

Young Suk Ko
YOUNG SUK KO, Director

Attach.

cc: Hawaii Housing Authority

July 15, 1975

Mr. Larry Morishita
Subdivision Section
Department of Land Utilization
City and County of Honolulu
Honolulu, Hawaii

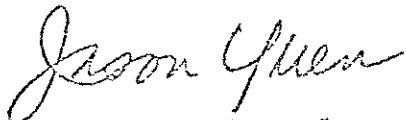
Dear Mr. Morishita:

SUBJECT: WAIMANALO VILLAGE SUBDIVISION, INC. I
TMK 4-1-09:50, 4-1-09:48, 4-1-12:15-22, and
24-92, INCLUSIVE, AND 4-1-12:23

We wish to defer the subject subdivision for clarification of Lot 141 and for the proposed turn-a-rounds of Laukalo and Hanaukoi Streets.

Lot 141 is situated on land where the Department of Parks and Recreation is operating the Waimanalo Gym to provide recreation for the Waimanalo community.

Sincerely,



JASON YUEN, Planner
Advance Planning

JY:at

September 4, 1975

Mr. Young Suk Ko, Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Ko:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 12, 1975. In answer to your comments we offer the following:

1. Lot 141 (Exhibit "A" of E.I.S. Preparation Notice), where the City is operating a gymnasium for public recreation, is not planned for any development, except for widening and improvement of the abutting streets. We understand that the City intends to continue maintaining the existing gym until a new public gym can be built on a new site. When this occurs, the old gym may revert back to the Waimanalo Residents Housing Development Corporation (WRHDC), at which time WRHDC would decide whether to maintain the gym for its own use, or to demolish it and use the land for some other purpose.
2. The subdivision plans will be submitted to your department for review and approval when they are completed.

Very truly yours,

FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

RSF:sb

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA

POST OFFICE BOX 3410

HONOLULU, HAWAII 96843



JOHN HENRY FELIX, Chairman
STANLEY S. TAKAHASHI, Vice Chairman
GEORGE APDUHAN
YOSHIE H. FUJINAKA
KAZU HAYASHIDA
WALTER D. HOWARD
E. ALVEY WRIGHT

EDWARD Y. HIRATA
Manager and Chief Engineer

August 12, 1975

Mr. Royce S. Fukunaga
Fukunaga and Associates, Inc.
Room 2F, 2615 South King Street
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

SUBJECT: E.I.S. Preparation Notice for
the Waimanalo Village

We have reviewed the E.I.S. Preparation Notice for Waimanalo Village and request that the water system plans be submitted to us for review and approval.

Please contact Mr. Lawrence Whang at 548-5221 should further information be needed.

Very truly yours,

Edward Y. Hirata
Manager and Chief Engineer

September 4, 1975

Mr. Edward Y. Hirata
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
P.O. Box 3410
Honolulu, HI 96843

Dear Mr. Hirata:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of
August 12, 1975.

We will submit the water system plans to you for
your review and approval when they are completed.

Very truly yours,

FUKUNAGA & ASSOCIATES, INC.

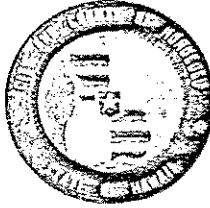


Royce S. Fukunaga

RSF:cb

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

(EIS) LU7/75-2327
(LT)

August 13, 1975

Mr. Royce S. Fukunaga
Fukunaga & Associates, Inc.
2615 South King Street, Room 2F
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

Environmental Impact Statement Preparation Notice:
Waimanalo Village

We have reviewed the above and offer the following comments on the proposed action:

There appears to be a discrepancy in the total land area planned for development. Using tax map keys as reference, the amount of land proposed for project development is less than 25 acres; however, Page 1, Section III-A of the Notice, states that the total is 35 acres (State land). This should be clarified.

The Notice does not mention the State's proposal for the large, common open space which exists between the southwest portion of the proposed site and the existing Banyan Tree Planned Development-Housing (PD-H), Phase I. Is the open space included as part of the proposed residential development? It is situated in a low-lying flood plain, and any plans for its retention as open space, along with maintenance proposals, should be discussed.

The Hawaii Council for Housing Action has requested an amendment to the Banyan Tree PD-H ordinance (noted on Page 2, footnote 2, of the Notice). Our department is currently reviewing this request. We have asked for clarification on certain matters, and a copy of our July 31 letter to the Department of Land and Natural Resources is attached. On

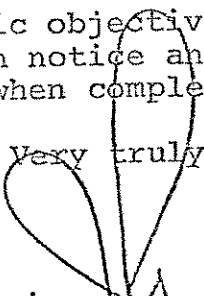
Mr. Royce S. Fukunaga
August 13, 1975
Page 2

receipt of this information, we will review other ordinance amendment documents prepared by the HCHA and transmit our recommendation to the Planning Commission and City Council. (A public hearing will be held by the Planning Commission on the ordinance amendment request, before it is sent to Council for a final decision.)

We consider the project's potential social impact particularly significant, in terms of "rural" lifestyle versus existing and future development, and feel this should be discussed further in the EIS.

In summary, we support the basic objectives of the proposal as described in the preparation notice and would like an opportunity to review the EIS when completed.

Very truly yours,



WILLIAM E. WANKET
Acting Director

WEW:rh

Attachment

pc

70/PDH-7 (SM)

Phase II

JUL 31 1975

Mr. Christopher Cobb, Director
Department of Land and
Natural Resources
465 S. King Street
Honolulu, Hawaii 96813

ATTENTION: Mr. Jim Detor

Gentlemen:

Waimanalo Banyan Tree Planned Development-Housing
Tax Map Keys: 4-1-08 and 4-1-09
Request for Amendment to Ordinance No. 3639

The Hawaii Council for Housing Action has requested to the City Council that the Banyan Tree PD-H ordinance be amended as follows:

1. Reduce PD-H area from 37.98 acres to 16.75 acres.
2. Eliminate modifications No. 4 and No. 13 from Section II of the ordinance.
3. Reserve approximately 10,000 square feet of the deleted area for future use by Waimanalo Banyan Tree homeowners (Phase I) for recreational open space.

The Hawaii Council for Housing Action has stated that the deleted portion of the planned development will be under the control of the State, therefore, could we have your comments on the proposed ordinance amendment.

Could you also comment on the following:

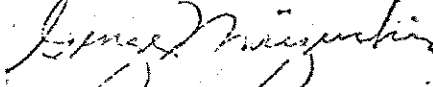
1. The State's development proposal for the entire deleted portion.
2. The State's proposal for the preservation and maintenance of the central open space between the existing and proposed development.

Mr. Christopher Cobb, Director
Page 2

3. Whether the metes and bounds for the amended ordinance are as agreed with the State and should the recreational open space proposed be included within the planned development, Phase I.

Should you have any questions, please contact Mr. Stan Hoffeld of our staff at 523-4253.

Very truly yours,



GEORGE S. MORIGUCHI
Director

GSM:gc
Attachments

cc: Gus Ishihara
Robert Kamalu, Jr.

September 4, 1975

Mr. George Moriguchi, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Moriguchi:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 13, 1975. In response to your comments, we offer the following:

1. The area to be developed includes a portion of Tax Map Key: 4-1-08:50. Although the total area under control of the Waimanalo Residents Housing Development Corporation (WRHDC) may be about 43 acres, only approximately 25 acres will be developed for 140 dwelling units. The remaining area will remain in open space.
2. The open space between the southwest portion of the proposed site and the existing Banyan Tree, Phase I, will be kept in open space. It is proposed that this area be leased to WRHDC, with WRHDC assuming the maintenance responsibility.
3. Further discussion on the social impacts of the project will be included in the E.I.S.

Very truly yours,

FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

R3F:ab

WAIMANALO COUNCIL OF COMMUNITY ORGANIZATIONS .

August 16, 1975

Royce Fukunaga
Fukunaga & Associates
2615 S. King Street
Room 2F
Honolulu, Hawaii 96814

Dear Mr Fukunaga:

Find enclosed notes on the Environmental Impact Analysis for Waimanalo Village, a document dated June 1975 received by the Planning Committee for the Waimanalo Council of Community Organizations.

Since this document calls for further studies, the Planning Committee would like to review these studies with you. (I refer ~~to~~ to the section IV-B of the document concerning compatibility studies.)

Thank you,

Bruce Stillians
Bruce Stillians
Chairman, Planning Committee

cc: Joe Morgan
Dr. Robert Gibson

Enclosure.

Notes on E.I.S. Preparation Statement

The following are detailed notes in response to a letter of August 8 from Royce Fukunaga of Fukunaga and Associates to the Waimanalo Council of Community Organizations.

Reference in each case is to page, then lettered section.

4-E We believe this section needs expansion.

1. Ethnic mix ought to be analyzed, since there may be areas of conflict between Filipino, Hawaiian, Samoan, and Japanese "rural life styles." (For example, there may be special planning needed for elderly single Filipino men, or extended family Samoan groups.)
2. Evidence ought to be more stipulatory in order to consider economic characteristics of the proposed community. At one time the state considered the importance of a reasonable economic mix. The notice that the "vast majority" are of low or middle income groups does not seem adequate information for the analysis of the economic characteristics of the housing project. Some findings ought to be reported lest the project smack of being a built-in ghetto. The income of each proposed client might well be included, without reference to names.
3. The statement about ages ought to be enlarged. There needs to be some understanding of the number and kind of people in the immediate project, and the totally envisaged project in order to make reasonable considerations of the impact upon vehicular traffic, pedestrian traffic, upon school facilities, and supportive educational facilities (is a pre-school required in the area? Are there to be spaces set aside for mini-parks?)

How many people are envisaged, and what are their ages? There is a crucial traffic load on the area between the golf course, walkways, make-shift and close to Kalaniani'ole Highway, may not be adequate for pedestrian traffic. (See connections of walkways in front of Hale Aupuni.) Further, at certain times traffic congestion in the area is bad. We can find no consideration of vehicular and pedestrian traffic patterns nor the demographic information necessary to make them.

insert/ and Sea Life Park.

- 5-e Because there is only overland drainage, it would be useful to consider drainage problems envisioned in construction, particularly in reference to the proposed city grading ordinance.
- 6-f It is no clear how new drainage and sewer systems are to be connected to what, or when. An adequate statement ought to develop the nature of the connection to existing lines. Are there to be temporary cesspool arrangements? Water problems are endemic in Waimanalo, and the relation of sewer and drainage lines to recurrent areas of flooding ought to be examined.

(over)

67-b Some thought ought to be given to the protection of residents against the abuse of the code exemptions in regards to animals. Although empowered to do so, wouldn't it be better to 1. ask for a temporary use permit; or 2. stipulate accepted exceptions to the code. What would keep a resident from maintaining a kennel, stable or piggery? In short, some corporate or city control ought to be entertained. Further, some consideration of the special drainage problems offered by the dispersal of animal wastes in such excepted usage ought to be made in the E.I.S., given the closeness of the project to Waimanalo Bay.

7 (Item 2) Is it necessary to construct the roadway to 44 feet? Couldn't a right-of-way be reserved up to 44 feet even though a 25 foot roadway is built? Right-of-ways accept encroachment in a rural area. However, planners should be asked to consider the sense of such exceptions in rural areas, particularly if a direction toward urban growth is envisaged for the Waimanalo area.

7 (Item 3) We accept the reasons for overhead utilities, but wonder if the assertions bear examination. In the first place, the exemplary desire to maintain standing trees brings difficulties in competition with overhead power lines.

Further, since later installation of underground wiring may be prohibitive, a cost-factor analysis of present costs of underground wiring vs. overhead wiring ought to be presented. Further, if the trees are to remain, the Electric company might consider its maintenance costs (wires in a wooded windy area) in figuring underground installation costs. And the impact of real estate values on areas with underground wires might be re-considered with the project clients. There is nothing particularly "rural" about overhead wiring.

7,8 IV-A Seems to have it backward. Shouldn't the statement assess the impact of the project on the life-style, rather than the life-style on the project? In short, will the re-arrangement of families in the area (brought about by the project) enhance or hurt the life-style. (Will the project entertain the desire of people to maintain old neighbors, if such neighborhood arrangements are in fact deemed desirable by the project clients?) This section seems lacking in analysis of the impact of the project on clients living in the area.

8 IV-B It is not possible to comment on projected studies, any more than to say that the council would like to see them when they are made a part of the E.I.S. We are interested in the impact of a projected airport less than a mile away on the rural life-style. Airport sounds, of course, are not the issue. Compatibility of land-use, relation of the planned community to industrial use, is. Further, a serious consideration should be given to the implication of socio-economic mix with Hale Kupuni, Banyan, Hawaiian Homesteads, and small farm lots. The educational implications ought to be considered with the Department of Education, and some contact might be made with Dr. Robert Gibson of the UCCO Educational Task Force.

(over)

Members of the community have praised the notion of maintaining existing trees. Earlier plans seem to have called for levelling everything and starting over. Further, the notion of compatibility to rural life-styles is especially commendable, even if some have felt that the notion has been used uncritically in the E.I.S. analysis.

We would like to see at least passing reference to the impact of the project, in all phases, to the schools, parks and recreational facilities, facilities for the elderly, existing pedestrian and vehicular traffic library, fire, and police resources present commercial enterprises (stores, bars, stables, farms, produce markets, highway vendors, and so on.) other planned housing projects.

Thank you for your consideration. Inquiries concerning this document should be addressed to Joe Morgan, Bruce Stillians, or Robert Gibson, all listed in the phone book under the Waimanalo exchange number.

MORGAN 258-7057
 GIBSON 259-7333
 STILLIANS
 259-7140

September 9, 1975

Mr. Bruce Stillians
Chairman, Planning Committee
Waimanalo Council of Community
Organizations
c/o 41-568 Flamingo Street
Waimanalo, HI 96795

Dear Mr. Stillians:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 16, 1975. You have raised valid concerns in evaluating the impact of the project. There are two points which should be clarified at the start. The development proposed--140 units--takes care of existing needs, and no units will be "additional" to the project area. The second point is that the residents are developing the area as a non-profit organization. Their needs are given primary consideration within the project. Because it is a collective effort, the process is a dynamic one, i.e., objectives and plans take longer to formulate and may change over time. There are conflicts, but the residents are committed to dissolving these conflicts.

The discussion that follows attempts to respond to your concerns:

1. In Waimanalo, although there are many different ethnic groups (with Hawaiians and Filipinos dominating), ethnic considerations are not necessarily primary. There are cultural and language differences, but there is a stronger basis in the sense of community. There is a recognition that the people have common needs and need each other to achieve their housing and maintain their lifestyle.

September 4, 1975

Page 2

Mr. Bruce Stillians

Social networks are primary. The residents initially wanted to return to the same lot after construction. However, after much discussion, it became apparent that the significant factor is the neighbors in the immediate area and not the physical house or lot itself. The desire of residents to move into the same area together is being incorporated in the phasing plan for development. As each quadrant is developed and as residents move in, every effort will be made to ensure that social networks will be maintained.

We did try and take specific needs into consideration. As an example, plans were developed for housing single Filipino men. These plans allowed them privacy (own bedroom and kitchen unit), area to keep roosters, etc., but meant they would be segregated from the other households. The Filipino men rejected these plans because they wanted to maintain the social network already developed.

If Oscar Newman's work Defensible Space is valid, then the primary consideration in areas with high delinquency rates is the lack of privacy and territoriality which is often associated with public housing. We feel that if each individual unit is given its territory and privacy, and the collective effort at conflict resolution is maintained, considerations of ethnicity and lifecycle will be minor.

2. The general concern in the literature over the concentration of low-income households stems from studies of public housing which are generally multi-storeyed, multi-unit urban conglomerations. In addition, most of these studies deal with people who have been "relocated" in from another area or are recent migrants to the city. These conditions do not exist in Waikanaalo. Most of the residents have been in the area for a number of years, and disruption of social networks by dislocation outside of the project or bringing in "higher income" people would lead to negative consequences. Moreover, Federal and State regulations regarding the financing of the project preclude any significant income mixing.

September 9, 1975

Page 3

Mr. Bruce Stillians

In the vicinity there are projects with moderate income households, e.g., Banyan Tree, high income households on beach front lots and mixed income households on Hawaiian Homesteads. On this wider scale, there is income mixing. The impact of this is not clear at this time.

3. As far as the City and County's Directed Growth policy is concerned this project falls under the capacity statement and within the guidelines for the area. The intent of the Directed Growth alternative is to keep Waimanalo as a secondary growth area until Oahu's population exceeds one million. State and City agencies such as DOT, DOE and DPW have indicated that their public facilities can handle the level of growth proposed by the project. It is difficult to be more specific in evaluating the impact of this project on the future land-use in the area because State, City and private groups are undecided as to future projects in the area, e.g., Bellows airfield and commercial development.
4. Sewer and water facilities and road improvements will be connected to the City's facilities and dedicated to them. No dwellings or other improvements will be constructed within a flood hazard area. Your suggestion to set aside a 44-foot road right-of-way for possible future urban growth would tend to encourage such growth (which conflicts with our expressed intent to preserve the rural environment). Moreover, the City would not accept dedication of the roads on this basis.
5. The location and heights of the existing trees lead us to believe that, except for a few locations, they would not present much of a maintenance problem for the overhead utility lines. On the contrary, the presence of the trees would reduce the visual impact of the overhead lines. The over-riding economic consideration here is that the cost of installing overhead lines would be almost completely borne by the utility companies, whereas the higher cost of underground lines would be primarily charged to the residents.
6. With regard to the raising of animals, the intent is to disallow any commercial or large-scale operation or


September 9, 1975
Page 4
Mr. Bruce Stillians

one that compromises health, welfare and safety.
Such restrictions shall be incorporated, whether by
deed covenant or public ordinance.

We have tried to keep our remarks as concise as possible,
at the expense of possible oversimplification. A broader
discussion of the concerns you have raised will be undertaken
in the E.I.S.

Thank you for your input.

Very truly yours,
FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

RSF:ab



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

Kamamalu Building, 250 South King St., Honolulu, Hawaii • Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

GEORGE R. ARIYOSHI
Governor

HIDETO KONO
Director

FRANK SKRIVANEK
Deputy Director

August 26, 1975

Ref. No. 5115

Mr. Royce S. Fukunaga
Fukunaga & Associates, Inc.
2615 South King Street
Room 2F
Honolulu, Hawaii 96814

Dear Mr. Fukunaga:

Subject: Waimanalo Village, EIS Preparation Notice

Thank you for permitting us to review this EIS Preparation Notice. We wish to offer the following comments for your consideration.

We would like to suggest that the design of the proposed units might relate more compatibly with the subject area's natural environment and existing rural setting. In addition, the location of proposed housing should be carefully considered, given the potential flood and tsunami problems in this area. We, therefore, recommend close coordination of project development with those State and City agencies familiar with, or engaged in flood and tsunami-preventive planning or practices.

We have no further comments to offer at this time but appreciate the opportunity to review the subject statement.

Sincerely,

Frank Skrivaneck
for HIDETO KONO

September 4, 1975

Mr. Hideto Kono, Director
Department of Planning and
Economic Development
250 South King Street
Honolulu, HI 96813

Dear Mr. Kono:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 26, 1975. We are aware of the flood problems in the Waimanalo area and have located the proposed housing outside of any flood or tsunami hazard area.

Very truly yours,

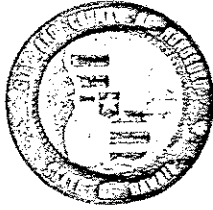
FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

ESF:sh

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

GEORGE C. VILLEGAS
DIRECTOR

TE 7/75-790

Fukunaga & Associates, Inc.
2615 South King St., Room 2F
Honolulu, Hawaii 96814

Gentlemen:

Subject: Waimanalo Village
Environmental Impact Analysis

The following comments are offered after review of the subject matter:

Poor vehicular movements from average usage of the streets for curbside parking is a major problem of a 32-foot right-of-way road. Partial parking restrictions have been the end result in several cases to alleviate such problems encountered by service and emergency vehicles.

Deviating from the maximum length stipulated for a 32-foot right-of-way road by an additional 300 feet will only tend to magnify this problem.

A handwritten signature in cursive script, reading "Harlan H. Blindauer".

HARLAN H. BLINDAUER
Acting Deputy Director

September 4, 1975

Mr. Marlan Blindauer
Acting Deputy Director
Department of Transportation
Services
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Blindauer:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of August 26, 1975. We realize that proper vehicular movement is hindered on a 32-foot right-of-way road when curbside parking is unrestricted. Therefore, we will be proposing partial parking restrictions (one-side parking only) on the 32-foot roads.

Very truly yours,

FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

RSE: sb

AMERICAN  LUNG ASSOCIATION of Hawaii

September 3, 1975

Mr. Royce S. Fukunaga
2615 South King Street
Room 2F
Honolulu, Hawaii 96814

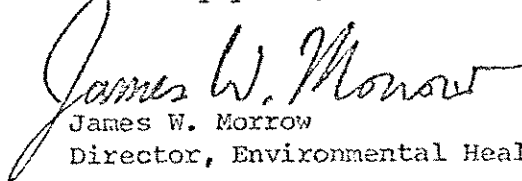
Dear Mr. Fukunaga:

Thank you for the opportunity to review the EIS Preparation Notice for the proposed Waimanalo Village. As is our normal policy, we have reviewed the project with regard to its impact on air quality.

Since the project is intended to provide new housing for existing residents of Waimanalo, we foresee no increase in motor vehicle traffic, the usual source of pollutants resulting from new subdivisions. Thus, there should be no significant effect on air quality in the area. Naturally, there will be some temporary fugitive dust resulting from construction operations, but this can be controlled if appropriate measures are instituted. There may also be some temporary increase in automotive pollutants due to the movement of construction vehicles in the area, but this should be minor. These latter two conditions could cause some problems since construction will be occurring near existing occupied dwellings.

If a significant number of new dwellings over and above that required to house present residents is planned then an assessment of the impact on traffic volumes and air quality should be made.

Sincerely yours,


James W. Morrow
Director, Environmental Health

JWM:lp

cc: Dr. Richard E. Marland, OEQC

September 4, 1975

Mr. James W. Morrow
Director, Environmental Health
American Lung Association
245 North Kukui Street
Honolulu, HI 96817


Dear Mr. Morrow:

SUBJECT: WAIMANALO VILLAGE, ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of September 3, 1975. The proposed development is intended to provide new housing for existing residents, and no "additional" dwellings are planned in the foreseeable future.

Site grading will be minimal and appropriate measures will be instituted during construction to control temporary fugitive dust.

Very truly yours,
FUKUNAGA & ASSOCIATES, INC.



Royce S. Fukunaga

RSP:sb

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 15th AIR BASE WING (PACAF)
APO SAN FRANCISCO 96553



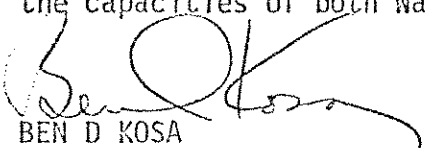
REPLY TO DEEE (Mr. Matsuyama, 4491662)
ATTN OF:

12 SEP 1975

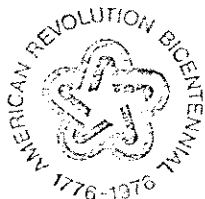
SUBJECT: Environmental Impact Analysis for Waimanalo Village

TO: Fukunaga & Associates
2615 S. King St. Rm 2F
Honolulu, Hawaii 96814

1. Per your request, we have reviewed the E.I.S. Preparation Notice for Waimanalo Village.
2. The development of property mauka of Bellows Air Force Station has a direct impact on Bellows in storm drainage increases alone. Your report showed that existing conditions were rural in nature and the proposed development not only increased roadway areas, but also increases the size of the village area. It stated in III F that "A storm drainage system would be installed to collect runoff, which accumulates in low areas, and transport this runoff to the project's mauka and makai boundaries." This immediate increase in storm drainage into Waimanalo, and perhaps Inaoloe streams, is of a serious nature and with impact on drainage capacities through Bellows Air Station. The drainage increase from developing areas in Waimanalo Village and mauka could exceed present streams capacities with resulting flooding occurring in the flood plain in the vicinity of Bellows Air Station and Olomana Golf Course.
3. The need for low cost new housing for the people in substandard housing in Waimanalo is recognized. However, this development could cause flooding in makai areas if provisions are not provided to increase the capacities of both Waimanalo and Inaoloe streams.


BEN D KOSA
Asst Dep Comdr for Civil Engrg

Cy to: Det 1, 15ABW/CC



September 17, 1975

Department of the Air Force
Headquarters 15th Air Base Wing (PACAF)
APO San Francisco, CA 96553

ATTENTION: DEEE (Mr. Matsuyama, 4491662)

Gentlemen:

SUBJECT: WAIMANALO VILLAGE ENVIRONMENTAL IMPACT ANALYSIS

Thank you for your comments in your letter of September 12, 1975. In response to your comments, we offer the following:

1. The proposed drainage system for the project will not add any new areas to drain to Bellows Air Force Station. The portion of the site lying makai of Kalaniana'ole Highway now drains overland to Bellows, and a new underground system is proposed which respects this "lay of the land". This new system will concentrate the flow at the discharge point.
2. The proposed development makai of Kalaniana'ole Highway will actually provide more open space in that area than now exists. Presently, there are 65 single family detached dwellings on this portion. After development, there will be 53 single family detached dwellings and possibly two community facilities. The new roads will be slightly wider.
3. We are aware of the major flooding that occurs within Bellows and other areas of Waimanalo due to the inadequate flood-carrying capacities of Waimanalo and Inoa'ole Streams. That problem is being addressed by the State Department of Land and Natural Resources, which is

Department of the Air Force
September 17, 1975
Page 2

currently preparing the Waimanalo Flood Study. This project's 25 developed acres ultimately drain to Inoaole Stream, which has a total drainage area of 2,100 acres. Within this context, we feel that this drainage impact is negligible.

Very truly yours,

FUKUNAGA AND ASSOCIATES, INC.



ROYCE S. FUKUNAGA

RSF:ab

XVI. COMMENTS AND RESPONSES MADE DURING THE SECOND CONSULTATION PERIOD:
 ("DRAFT E.I.S.")

| <u>ORGANIZATION</u> | <u>RESPONSE</u> |
|---|-----------------|
| Water Resources Research Center, U.H. | Not Required |
| Dept. of Defense (State) | Not Required |
| Dept. of Health (State) | Not Required |
| Board of Water Supply (City) | Not Required |
| Dept. of Land Utilization (City) | Not Required |
| Dept. of the Air Force (Federal) | Not Required |
| Dept. of Housing & Community Development (City) | Not Required |
| Waimanalo Council of Community Organizations | Yes |
| Dept. of Transportation (State) | Yes |
| Soil Conservation Service (Federal) | Not Required |
| Corps of Engineers (Federal) | Not Required |
| Dept. of Land & Natural Resources (State) | Not Required |
| Dept. of Planning & Economic Development (State) | Not Required |
| Environmental Center, U.H. | Yes |
| U.S. Fish & Wildlife Service (Federal) | Not Required. |
| Dept. of the Army, Hawaii (Federal) | Yes |
| Dept. of the Army, Directorate of Facilities Engineers (Federal) | Not Required |
| General Aviation Council of Hawaii | Yes |
| Dept. of Transportation, Airports Division (State) | Yes |
| Office of Environmental Quality Control (State) | Yes |

UNIVERSITY OF HAWAII

Water Resources Research Center
Office of the Director

MEMORANDUM

October 2, 1975

MEMO TO: Environmental Quality Commission

FROM: Reginald H. F. Young^{RHFY}
Asst. Director, WRRC

SUBJECT: EIS for Waimanalo Village

We have no critical comment on the content of the subject EIS and are returning it herewith for your further use. Please note, however, that in the collation and binding of this document, a number of the pages and Exhibits were put in upside-down and backwards, which makes for difficult reading.

RHFY:by

cc: Env. Center



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
FORT RUGER, HONOLULU, HAWAII 96816

HIENG

2 October 1975

Environmental Quality Commission
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

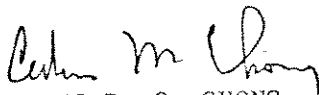
Gentlemen:

Environmental Impact Statement for
Waimanalo Village, Waimanalo, Oahu

Thank you for sending us a copy of the Environmental Impact Statement for the proposed "Waimanalo Village." We have reviewed the publication and have no comments to offer.

We are returning the Environmental Impact Statement for the proposed project per your request.

Sincerely yours,


CEDRIC D. O. CHONG
Major, HANG
Contr & Engr Officer

Enclosure

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801

October 6, 1975

GEORGE A. L. YUEN
DIRECTOR OF HEALTH
Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health
Henry N. Thompson, M.A.
Deputy Director of Health
James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

In reply, please refer to:
File: EPHS - SS

MEMORANDUM

To: Dr. Richard E. Marland, Director
Office of Environmental Quality Control

From: Deputy Director for Environmental Health

Subject: Draft Environmental Impact Statement (EIS) for Waimanalo
Village

Thank you for allowing us to review and comment on the subject EIS. Please be informed that we have no objections to this project.

We realize that the statements are general in nature due to preliminary plans being the sole source of discussion. We, therefore, reserve the right to impose future environmental restrictions on the project at the time final plans are submitted to this office for review.


JAMES S. KUMAGAI, Ph.D.

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA

POST OFFICE BOX 3410

HONOLULU, HAWAII 96843



October 6, 1975

FRANK F. FASI, Mayor
STANLEY S. TAKAHASHI, Chairman
YOSHIE H. FUJINAKA, Vice Chairman
KAZU HAYASHIDA
WALTER D. HOWARD
TERESITA R. JUBINSKY
E. ALVEY WRIGHT

EDWARD Y. HIRATA
Manager and Chief Engineer

Dr. Richard E. Marland
Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

SUBJECT: Environmental Impact Statement
"Waimanalo Village"

We have reviewed the environmental impact statement for "Waimanalo Village" and do not anticipate any adverse effects to potable groundwater resources in the area.

The copy of the EIS is also being returned.

Please contact Mr. Lawrence Whang at 548-5221 should further information be needed.

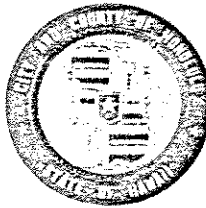
Very truly yours,

Edward Y. Hirata
Manager and Chief Engineer

Encl.
cc: Hawaii Housing Authority
1002 N. School Street
Honolulu, Hawaii 96817

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

75/EIS-19 (BAM)

October 7, 1975

Dr. Richard E. Marland, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

Environmental Impact Statement for the
Proposed "Waimanalo Village"

We have reviewed the above and were pleased to note that the comments and concerns of those consulted received considerable attention within the Statement.

We would like to suggest one correction on pages 1 and 12: Existing City and County zoning for Tax Map Key 4-1-12: 23 is R-6 Residential District, not "public facility" as stated. "Public facility" is simply a land use designation (General Plan).

In our view, the Statement is satisfactory, and we appreciate the opportunity to review and comment on it.

Sincerely,

Handwritten signature of George S. Moriguchi in cursive.
GEORGE S. MORIGUCHI
Director

GSM:rh

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 15th AIR BASE WING (PACAF)
APO SAN FRANCISCO 96553




REPLY TO
ATTN OF: DEEE (Mr. Nakashima, 4492158)

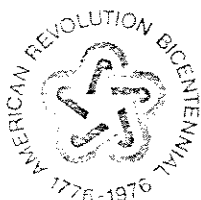
14 OCT 1975

SUBJECT: Environmental Impact Statement for the Proposed "Waimanalo Village"

TO: Office of Environmental Quality Control
550 Halekauwila St., Room 301
Honolulu, Hawaii 96813

1. This Headquarters has no additional comment to render relative to the Environmental Impact Statement for the Proposed "Waimanalo Village" Project.
2. Incorporation of our previous comments as part of an official document for the Environmental Impact Statement is noted and greatly appreciated.


BEN D KOSA
Asst Dep Comdr for Civil Engrg



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813
PHONE 523-4111



FRANK F. FASI
MAYOR

RICHARD K. SHARPLESS
MANAGING DIRECTOR

WILLIAM BLACKFIELD
DIRECTOR

TYRONE T. KUSAO
DEPUTY DIRECTOR

October 15, 1975

Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Gentlemen:

Subject: Review of Draft EIS
for Waimanalo Village

We have reviewed the draft EIS for the
proposed Waimanalo Village Project.

We have no comments to make relating to
this department's activities or programs.

Sincerely,

A handwritten signature in cursive script, appearing to read "T. Kusao".

TYRONE T. KUSAO
Acting Director

October (), 1975

Governor George Ariyoshi
c/o Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Subject: Waimanalo Village, Waimanalo, Oahu
Environmental Impact Statement

We have reviewed the Environmental Impact Statement prepared by Royce Fukunaga and Associates. In several particulars it seems inadequate, but those pale beside the thrust of the document and facts of planning for Waimanalo.

We are asked to consider a serious effort to maintain for the homeowners a "rural life style" when they are being placed in an area where a quarry exists, where the city wants a sanitary land fill, and the State, a general aviation airport. What does compatible use mean?

The Hawaii Community Action Program cited a "definite community pathology" for Waimanalo in 1968: the 1970 census, and 1973 manpower survey, as well as any social services welfare read-out for census tract 113, all document the spread of societal "disease." I will not rehearse the dreary educational prognosis for children in the project.

I believe the Governor, the Office of Environmental Quality Control, and the Hawaii Housing Authority ought to take a look at not only the impact of the village on the environment, but the impact of the environment--social and educational--on the people in the village.

Bruce Stillians
Chairman, Planning Committee
Waimanalo Council of Community
Organizations

Bruce Stillians

cc: Hawaii Housing Authority
Joe Morgan
Robert Gibson
John Knox
Royce Fukunaga



GEORGE R. ARIYOSHI
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

IN REPLY REFER

December 19, 1975

TO: 0-158.1/3791

Waimanalo Council of
Community Organizations
c/o 41-568 Flamingo Street
Waimanalo, Hawaii 96795

Attention: Mr. Bruce Stillians, Chairman
Planning Committee

Gentlemen:

Re: E. I. S. for Waimanalo Village

This letter is in response to your comments in your letter of October 20, 1975 to the Office of Environmental Quality Control regarding the subject E. I. S. Though you state a strong dissatisfaction with the document in general, few particulars are addressed. We will attempt to address those few particulars you have raised.

You question the compatibility of the Waimanalo Village with the existing quarry, proposed City landfill, and possible Bellows general aviation airfield. The existing quarry is approximately two miles away from the project on the opposite end of Waimanalo. The landfill and general aviation airfield are merely proposals at this time, and we understand that prior to any implementation, these two projects will be subject to an analysis of their suitability with the surrounding community. We also are not sure about their compatibility both with the Village project and with the greater Waimanalo community. Our position is that Waimanalo Village will continue to exist, old or new, and any other new project should be measured for compatibility with the surrounding community, with Waimanalo Village as part of that surrounding community, instead of vice versa.

We are aware of the socio-psychological strains that exist in Waimanalo today--what you refer to as the societal "disease." However, we are not

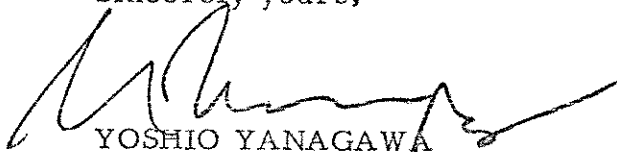
Waimanalo Council of Community Organizations
December 19, 1975
Page Two

convinced that the disease is terminal. Solving the housing problem is just the beginning towards providing the total environment that can effect a cure. Public facilities and services need improvement; better employment opportunities need to be provided. The broad base provided by this grass-roots housing action hopefully is a step in the right direction.

This project is not meant to solve the problems of planning (or lack of it) for the greater Waimanalo. It is designed to satisfy the housing needs of a specific target group while at the same time not imposing any additional stress on its neighbors.

With regard to the general Waimanalo problems you cite, much needs to be done. After the housing project, W. R. H. D. C. will continue to exist to pursue the solutions, hopefully with your support.

Sincerely yours,



YOSHIO YANAGAWA
Executive Director

GEORGE R. ARIYOSHI
GOVERNOR



E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS

WALLACE AOKI
RYOKICHI HIGASHIONNA
DOUGLAS S. SAKAMOTO
CHARLES O. SWANSON

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

October 21, 1975

STP 8.3347

Dr. Richard E. Marland
Interim Director
Office of Environmental
Quality Control
550 Halekauwila St., Rm. 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Waimanalo Village EIS

Since our earlier comments, a section on noise was added to the report. We suggest, however, that analysis of a more quantitative nature be included in this section to better gauge the effect of highway noises on the residences and, thus, provide meaningful guidance on the choice of mitigation measures if any are needed.

Sincerely,

E. Alvey Wright
E. ALVEY WRIGHT
Director



GEORGE R. ARIYOSHI
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

IN REPLY REFER

December 19, 1975

TO: 0-158.1/3792
(Woo x 117)

Admiral E. Alvey Wright, Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

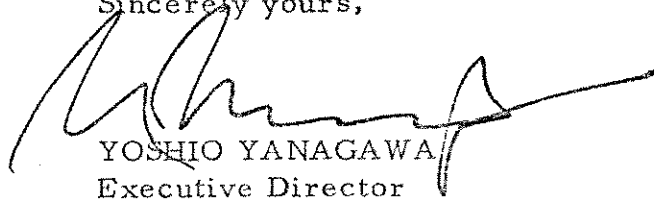
Dear Admiral Wright:

Re: E. I. S. for Waimanalo Village

Thank you for your comments in your October 21, 1975 letter to the Office of Environmental Quality Control regarding the subject E. I. S.

The section on noise (Section IV. F.) has been expanded to include a more quantitative analysis on the subject. A copy of the "revised E. I. S." is attached.

Sincerely yours,



YOSHIO YANAGAWA
Executive Director

Enclosure

UNITED STATES DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE

440 Alexander Young Building, Honolulu, Hawaii 96813

October 22, 1975

Dr. Richard E. Marland
Office of Environmental Quality Control
550 Halekauwila St. - Room 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Waimanalo Village, Waimanalo, Oahu, Environmental
Impact Statement

We have reviewed the subject EIS and have no comments.

Thank you for the opportunity to review this document.

Sincerely,


Francis C. H. Luy
State Conservationist

Acting





DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DIVISION, PACIFIC OCEAN
BLDG. 230, FT. SHAFTER
APO SAN FRANCISCO 96558

PODED-P

22 October 1975

Dr. Richard E. Marland, Director
Office of Environmental Quality
State of Hawaii
550 Halekauwila Street
Honolulu, Hawaii 96813

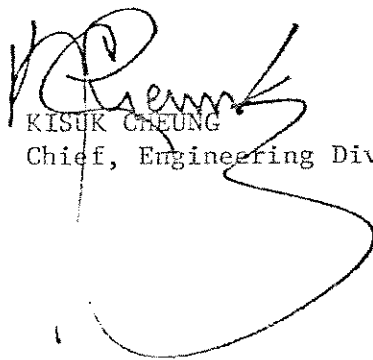
Dear Dr. Marland:

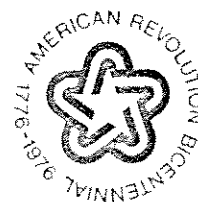
Your 23 September 1975 request for comments on the Environmental Impact Statement for the proposed Waimanalo Village has been reviewed. The Statement was found to satisfactorily address the relationship of the proposed project to the existing 50-year and 100-year flood plain and to resulting environmental impacts.

The contractor's description of the social setting and problems of both the project and project area was sufficiently comprehensive and demonstrates a thorough participation by those people to be socially impacted by the planned project.

Thank you for the opportunity to review the draft statement.

Sincerely yours,


KISUK CHEUNG
Chief, Engineering Division



GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



CHRISTOPHER COBB, CHAIRMAN
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

October 28, 1975

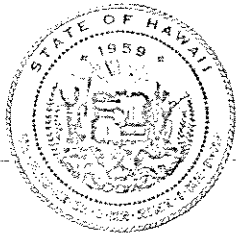
Environmental Quality Commission
550 Halekauwila Street
Room 301
Honolulu, Hawaii 96813

Gentlemen:

We have reviewed the EIS for Waimanalo Village and
have no comments to offer.

Very truly yours,


CHRISTOPHER COBB
Chairman of the Board



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

GEORGE R. ARIYOSHI
Governor

HIDETO KONO
Director

FRANK SKRIVANEK
Deputy Director

Kanama Building, 250 South King St., Honolulu, Hawaii • Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

October 23, 1975

Ref. No. 5628

MEMORANDUM

TO: Dr. Richard E. Marland, Director
Office of Environmental Quality Control

FROM: *for* Hideto Kono, Director *Frank Skrivaneck*

SUBJECT: Environmental Impact Statement for the Proposed Waimanalo Village,
Waimanalo, Oahu

Our staff has reviewed the subject draft and finds it to be reasonably adequate in its consideration of environmental impacts due to the proposed project.

We are also satisfied that our comments on the preliminary draft of the impact statement have been sufficiently responded to in this subject draft.

We do not have any further comments to offer at this time but appreciate this opportunity to review the draft statement.

cc: Hawaii Housing Authority



University of Hawaii at Manoa

Environmental Center
Maile Bldg. 10 • 2540 Maile Way
Honolulu, Hawaii 96822
Telephone (808) 948-7861

Office of the Director

October 23, 1975

MEMORANDUM

TO: Richard E. Marland
FROM: Doak C. Cox
RE: Review of Waimanalo Village EIS

The Environmental Center review of the Waimanalo Village EIS has been prepared with the assistance of Paul Bartram, Hawaii Environmental Simulation Laboratory (HESL); David Tuggle, Anthropology; Sheldon Varney, Educational Administration; and Dan Burhans, Doak Cox and Jacquelin Miller of the Environmental Center. We would like to commend the drafters of this document on the generally excellent coverage of the potential environmental impacts of the project.

A few areas which should receive somewhat further attention are outlined as follows:

pg. 7 (b). Mention is made in the EIS that "All side streets except Hanaukoi Street would be dead ended" Hanaukoi would provide "access to the mauka portion of Waimanalo School and would be kept open to the school." The map attached as exhibit A depicts a similar terminus for each of the streets parallel to Kalaniana'ole Highway. Access to the school is not clearly shown. The text of the EIS refers to 32' road right-of-ways for side streets, however, exhibit A indicates 26'. We note the city (Department of Transportation Services) has expressed concern over the adequacy of a 32' road-right of way for service and emergency vehicles. If road right of ways will be 26', then additional evaluation from DOTS seems warranted for inclusion in the final EIS. The inconsistencies between exhibit A and the text should be resolved.

pg. 8. The estimated cost per unit is \$33,000.00. How many of the present residents will be able to purchase these homes and how many will be able to rent? For those residents who will be renting, how will the estimated rental cost compare with their present rental cost?

pg. 10-11. A number of Code exemptions are proposed to permit the development as described. We have certain reservations about one of these exemptions and would suggest that further examination and justification be included in the final EIS.

pg. 12 (5). The installation of overhead lines by Hawaiian Telephone and Hawaiian Electric companies will create negative aesthetic environmental impact. The aesthetic impact will be accentuated by the narrowness of the streets. The suggestion that "the numerous mature trees in the development will tend to reduce the visual impact of the overhead lines" is not necessarily true. The necessity for pruning of tree limbs so as to avoid damage to utility lines, frequently results in mishapen and grotesque trees and if anything may emphasize the utility lines. Examples are readily available such as the trees on the makai side of Kalaniana'ole Highway between Kahala and Aina Haina and those bordering Dole Street between University Avenue and Metcalf. The importance of the aesthetic environmental impact of utility placement is clearly recognized in C&C Revised Ordinances-Sec. 22-5.1 which requires underground utilities for all new developments. We realize that the proposed project will probably not be bound by this ordinance as existing utilities are present and aerial. We would strongly urge the Hawaii Housing Authority and Waimanalo Residents Housing Development Corporation to reconsider the construction of aerial utilities to comply with the intent of the existing ordinance.

A cost breakdown, provided by Hawaiian Telephone and Hawaiian Electric Companies on the installation and long term maintenance of underground utilities vs. aerial utilities for this project should be provided and included in the final EIS. The possible sharing in excavation costs and coordination of installation with the new streets and sidewalk construction to provide maximum savings should be included in formulating the cost breakdown.

pg. 22-27. There seems to be no mention of the potential impact on archeological sites. Numerous archeological sites are known to exist in the Bellows-Waimanalo beach areas. We are unaware of any registered historical sites or known archeological sites within the project area, however, the potential for uncovering such sites during subsurface excavations for facilities (water, sewer, roads, etc.) does exist. An outline of procedures for evaluating potential archeological sites should be included in the final EIS.

pg. 25-27. In general the social impact of this project are well covered in the EIS. A few areas which should be more fully evaluated include the following:

The construction of sidewalks should greatly improve the general street safety for pedestrians. The narrow streets, bounded by curbs and sidewalks, will not be conducive to safety for bicyclists. Considering the relatively large number and high density of children in this project, bicycle safety considerations should be addressed in the EIS. Perhaps the construction of bicycle curb ramps and encouragement of usage of the sidewalk areas by bicycles could be considered.

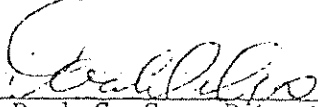
October 23, 1975

The present width of the walk-way adjacent to Kalaniana'ole Highway and the congestion due to the sidewalk vendors create some serious pedestrian safety conditions. Consideration of these conditions with respect to the total project and possible methods to alleviate or minimize the hazards along Kalaniana'ole Highway should be more fully addressed in the final EIS.

What is the existing bus service to this area? Will the upgrading of the roads permit additional bus service to the community? Is bus service presently used to transport children to intermediate and high schools from this project?

The EIS notes as an unresolved issue the proposal to establish an airfield adjacent to the planned Village. It calls attention to the serious noise impact that the airfield will have on the Village (pp. 27 & 35). Unless it can be demonstrated that the impact will be less severe than has been estimated, there seems good reason to consider that the airfield proposal and Village proposal are mutually incompatible. We believe that the issue should be resolved before the Village development is finally approved if it is not resolved before the EIS is accepted.

We appreciate the opportunity to have reviewed this EIS.



Doak C. Cox, Director

cc: ✓ EQC
P. Bartram
D. Tuggle
S. Varney

Addendum

The close interaction between State and City planners, their consultants, and the affected community, which is displayed in the EIS and on which we commented in the introduction of this review, leads us to append some further comments that should not be taken as necessitating response in the completion of the EIS.

Private and State planners have met and satisfied to a substantial degree, after several years of extended negotiations, most of the requests of the villagers (Waimanalo Residents Housing Development Corporation). It appears to us that most of the parties concerned are reasonably well satisfied with the results. These comments are based on a fairly broad random sample of the Villagers involved, on-site inspections and research of most of the relevant documents.

To our knowledge, this has been one of the most successful accommodations to date vis-a-vis housing relocations. It has included extensive grass-roots participatory democracy and give and take from both sides -- it is, so far, an exemplary case in the story history of such projects. This precedent is an important one and all parties should be commended. Our further comments relate to considerations to which further attention should be given as the project is developed and put into use -- attention that will be particularly desirable because so substantial a base has been established.

There seems to exist still in the plan the potential for continuance of the same socio-psychological strains that have existed in the older Waimanalo village. The many problems of a suburban ghetto will still persist. Unless broad consideration be given to many other community amenities besides housing (schools, parks, transportation, libraries, community centers, etc.) this will be a potentially volatile area. While planners have been perceptive to these needs to date in this case, we would recommend that additional emphasis be placed on these concerns in the future (beginning as soon as possible), and reflected in the further planning for the area.

Such a housing-relocation project as this must include consideration of broad socio-economic-political factors. Special reference may be made to the Ronald Gallimore, Allen Howard, Study in a Hawaiian Community (Nanakuli) No. 1, Pacific Anthropological Record, Bernice P. Bishop Museum. This study indicates that in a similar area a high degree of community pathology exists due to inferior social-environmental qualities -- very much the same ethnic mix and lack of public services exist in this Waimanalo community as in the Nanakuli community, and a similar study would be thoroughly warranted in Waimanalo.

For the old Waimanalo village itself, recent State studies indicate one of the higher incidences of juvenile delinquency and vandalism in the region -- unemployment for this area is likewise unconscionable. Housing, therefore, is only one of a whole group of needs that must be met by any successful plan -- other social factors must carry equal weight. Improvements are needed in schools, libraries, police resources, recreational facilities, and by all means jobs. The planning for these improvements should be done (obviously) in close coordination with the members of the community, following the model of the planning for the housing development.

To facilitate the planning, background research is needed to delve into such questions as the following: What jobs exist in the area? What public transportation facilities connect with other areas where jobs may be available such as Kailua, Kaneohe, or Honolulu? What is the income base of the residents now and in the future? How do the public facilities (schools, parks) amenities provided for this area meet or compare with those in other areas?

Sources of information that might be helpful in starting such research might be:

1. 1973 Manpower Study for Waimanalo (by the State)
2. Tract 113, Statistics on Welfare, 1974
3. 1970 Census (Demographic Composition)
3. 1968 "H-Cap." Report on Thirteen Selected Areas



STATE OF HAWAII

DEPARTMENT OF SOCIAL SERVICES AND HOUSING

HAWAII HOUSING AUTHORITY

P. O. BOX 17907

HONOLULU, HAWAII 96817

GEORGE R. ARIYOSHI
GOVERNOR

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

IN REPLY REFER

December 19, 1975

to: 0-158.1/3793
(Woo x 117)

Environmental Center
University of Hawaii at Manoa
Maile Building 10, 254 Maile Way
Honolulu, Hawaii 96822

Attention: Doak C. Cox, Director

Gentlemen:

Re: E. L. S. for Waimanalo Village

Thank you for your comments in your letter of October 23, 1975 to the Office of Environmental Quality Control. Our responses are offered below and are listed in the order of occurrence in your October 23 letter.

1. Exhibit "A" has been revised to show the access to Waimanalo School. The 24-foot roads shown comply with the Subdivision Rules and Regulations. The 32-foot roads are "sub-standard" with regard to width because of their excessive lengths. The proposal to impose one-side-parking only restrictions should alleviate problems encountered by service and emergency vehicles.
2. Mortgage applications are now being processed, and we do not know exactly who will be renters and who will be purchasers. The figures thus far indicate the majority to be purchasers. Rental and mortgage payments will be higher than the \$50 per month rent the households are now paying. The people are aware of this and have passed a corporate resolution stating that they are expected to pay 25% of their gross income for housing.

3. The utility companies do not have comparative cost figures on maintenance expenditures for overhead and underground utilities. A meeting with Hawaiian Electric Company officials indicated that they anticipate tree-trimming for overhead utilities about once every five years, and that the installation and maintenance costs of overhead utilities would be much cheaper on the long haul, than the installation costs of underground utilities.

The aesthetic advantages of underground utilities are obvious. To minimize the visual impact of an overhead system the utility poles will have no crossarms, with three wires strung from pole to pole. This is possible because the distribution system will feed only the "local" area.

4. A new section (Section IV. J) on archaeological and historical sites has been added.
5. Bicycle safety is a topic that the corporation is confronting, from the point of view of having to educate youngsters and adults (as parents and drivers) to exercise caution at all times. The narrow dead-end streets will tend to reduce speed and limit volume to local traffic. Your suggestion to encourage usage of sidewalk areas for bicycles is being considered.
6. The walkways along the both sides of Kalaniana'ole Highway fronting the Village are paved, and no sidewalk vendors stop here; therefore, we are not aware of any congestion problem. The existing situation, where the units adjacent to the highway have their only access from the highway, is being changed. All units in the Village will have their primary access from some street other than Kalaniana'ole Highway.
7. Bus service is provided by the City and County (M. T. L., Inc.) from Kalaniana'ole Highway at Moole Street. Buses to and from Kailua and Honolulu depart every 20 minutes during morning and afternoon peak periods and every 40 minutes during the rest of the day. Commuting time to Kailua is approximately 20 minutes; to Honolulu, approximately 45 minutes. Elementary and intermediate schools are within walking distance from the project. High school students must travel to Kailua High School by car or municipal bus.
8. The State Airports Division has contracted with a consultant to conduct a site selection study for general aviation airfields on Oahu.

Environmental Center
December 19, 1975
Page Three

Section IX of the "revised E. I. S. " has been amended to reflect this information.

A noise study conducted in February 1972 by Dr. Iwao Miyake for the Airports Division states that:

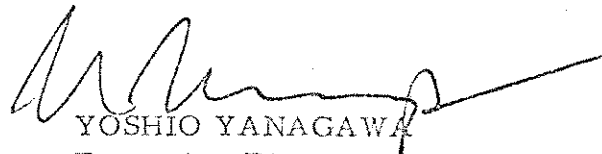
"The study shows that Bellows Airfield may be used as an airport for single and twin piston engine aircraft with negligible adverse effect upon the sound levels in the nearby community provided that takeoffs are conducted in a seaward direction and are restricted to the daylight hours between 7 a.m. and 7 p.m."

It is proposed that the project not be held up pending final resolution of the selection of a general aviation airfield site. Waimanalo Village will continue to exist, old or new, and the need for new housing is acute. The site selection study for general aviation airfields will evaluate each potential site in relation to the surrounding communities and environment. The "surrounding communities and environment" for Bellows Field should include Waimanalo Village.

We appreciate your input to the E. I. S. and hope that the points made above respond adequately to your comments. A copy of the "revised E. I. S. " is attached.

We realize that solving the housing need is only the beginning towards providing the people with the kind of total environment that eliminates the socio-psychological strains that exist in Waimanalo today. Because the housing project actively involves all the people, a strong base has been developed from which continued interaction between the people and government planners can take place. Public facilities and services need improvement; better employment opportunities need to be provided. These problems are now "more solvable" than before.

Sincerely yours,


YOSHIO YANAGAWA
Executive Director

Enclosure



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Division of Ecological Services
821 Mililani Street
Honolulu, Hawaii 96813

Reference: ES

October 24, 1975

Interim Director
Environmental Quality Commission
550 Halekauwila Street, Rm. 301
Honolulu, Hawaii 96813

Dear Sir:

We have reviewed the environmental impact statement for the proposed Waimanalo Village and have no additional comments to make.

We are returning the statement as requested.

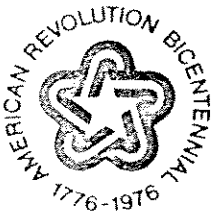
Thank you for the opportunity to review the proposal.

Sincerely yours,

Maurice H. Taylor
Area Supervisor

Encl.

cc: RD (ES), Portland





DEPARTMENT OF THE ARMY
HEADQUARTERS UNITED STATES ARMY SUPPORT COMMAND, HAWAII
APO SAN FRANCISCO 96558

AFZV-SG-EC

24 OCT 1975

Richard E. Marland, PhD
Director
Office of Environmental Quality Commission
Room 301, 550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Dr. Marland:

The Environmental Impact Statement for the Proposed "Waimanalo Village" was reviewed by this office. The following comments are offered:

Page 24, F. Noise. Comments in this section are poor. More information is needed to do justice to this section.

What is the existing noise level produced from the traffic?

Noise attenuation from vegetation is not effective unless there is at least 100 feet of dense vegetation between the noise source and receiver. Comments on paragraph 3 should be revised.

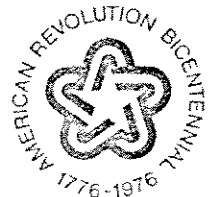
Many times nuisance noise may cause individuals to respond legally. Nuisance noise definitely may affect the mental and social well-being of an individual.

Thank you for the opportunity to comment on this statement.

Sincerely,

LEE C. HERWIG, JR.
Colonel, MSC
Environmental Consultant to Commander,
U.S. Army Support Command, Hawaii

CF:
HHA





GEORGE R. ARIYOSHI
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

IN REPLY REFER

December 19, 1975

TO: 0-158.1/3794
(Woo x 117)

Department of the Army
Headquarters, U.S. Army Support Command,
Hawaii
APO San Francisco, 96558

Attention: Lee C. Herwig, Jr., Col., MSC
Environmental Consultant to Commander

Gentlemen:

Re: E. I. S. for Waimanalo Village

Thank you for your comments in your October 24, 1975 letter to the Office of Environmental Quality Control regarding the subject E. I. S.

The section on noise (Section IV. F.) has been expanded to include a more quantitative analysis on the subject. A copy of the "revised E. I. S." is attached.

Sincerely yours,



YOSHIO YANAGAWA
Executive Director

Enclosure

DIRECTORATE OF FACILITIES ENGINEERING

AFZV-FE-EE

24 OCT 1975

SUBJECT: Environmental Impact Statement

Hawaii Housing Authority
State of Hawaii
1002 N. School Street
Honolulu, Hawaii 96817

Gentlemen:

Reference is made to the subject Environmental Impact Statement for the Proposed "Waimanalo Village", September 1975.

We have reviewed the Environmental Impact Statement and have no comments to offer.

Thank you for the opportunity to review this document.

Sincerely yours,

CHARLES S. VARNUM
Colonel, CE
Director of Facilities Engineering

CF:
OEQC

COPY FURNISHED: OFFICE OF THE ENVIRONMENTAL QUALITY CONTROL



November 3, 1975

State of Hawaii
Office of Environmental Quality Control
550 Halekauwila St.
Honolulu, Hawaii 96813

Gentlemen:

We recently learned that your office was processing an Environmental Impact Statement for "WAIMANALO VILLAGE", an H.H.A. project. We understand the site lies under the approach path to Bellows Field Runway-06. Further, we understand that the "UN-RESOLVED ISSUES" part of this EIS contains words to the effect that the issue of Bellows Field is not likely to be settled in the near future.

Our Council questions the accuracy of the above underlined statement. We believe the Bellows Field issue will be settled by the next legislature. Supported by the entire aviation industry, we are in the process of introducing a bill designed to activate Bellows Field as a general aviation airport (aircraft 12,500#, or less). As of today, Mr. Owen Miyamoto stated that the Department of Transportation is conducting a study of various sites and that Bellows Field merits prime consideration.

Our Council suggests that the WAIMANALO VILLAGE E.I.S. may not be complete unless it considers the impact of Bellows Field as an operating facility. We do not know whether a serious conflict would exist. Insurance companies do not consider airports a safety problem. A State noise study (Airports Division - 1972) shows noise at Bellows would equate to not more than the truck and motorcycle noise on Kam. Highway.

A point we wish to make is that the skimpy handling of the Bellows Field issue in this E.I.S. follows a typical case history well known to all aviation people. Land developers historically sell off, first, those lands near the ends of runways. The ensuing troubles could all be avoided if these lands were used for agriculture, parks, golf courses or light industrial areas. It is much easier to find a site for a housing area than it is for an airport.

Enclosed is a mailer which details the reasons why our Council feels use of Bellows Field is essential to the greater public interest.

Respectfully,

E. Al Eckert
E. Al Eckert
President

cc:

Mr. Owen Miyamoto

Ph: 262-9757
466 Paumakua Pl.
Kailua, HI 96734



GEORGE R. ARIYOSHI
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

IN REPLY REFER

December 19, 1975

TO: 0-158.1/3795
(Woo x 117)

General Aviation Council of Hawaii
c/o Mr. E. Al Eckert
466 Paumakua Place
Kailua, Hawaii 96734

Gentlemen:

Re: E.I.S. For Waimanalo Village

This letter is in response to your comments in your November 3, 1975 letter to the Office of Environmental Quality Control regarding the subject E.I.S.

Correspondence received from the State Division of Airports indicates that the State has contracted with a consultant to conduct a site selection study for general aviation airfields on Oahu. Some 35 sites, including Bellows Field, will be considered. The site selection is expected to be made by the end of 1976.

The Waimanalo Village E.I.S. did not go into great depth regarding the Bellows Field issue for several reasons. We do not know whether a serious conflict would result, since we do not know the kind and extent of airfield operations proposed for Bellows. Secondly, the question of compatibility involves the greater Waimanalo community and as such, should be addressed within that context in the site selection study.

Waimanalo Village, old or new, will continue to exist. Any evaluation of Bellows for general aviation usage should include a measure of its suitability with its surrounding community, and not what changes need to be made in the surrounding community in order that the airfield become suitable.

Sincerely yours,

YOSHIO YANAGAWA
Executive Director

GEORGE R. ARIYOSHI
GOVERNOR



STATE OF HAWAII

DEPARTMENT OF TRANSPORTATION

AIRPORTS DIVISION

HONOLULU INTERNATIONAL AIRPORT • HONOLULU, HAWAII 96819

E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS

WALLACE AOKI
RYOKICHI HIGASHIONNA
DOUGLAS S. SAKAMOTO
CHARLES O. SWANSON

IN REPLY REFER TO:

AIR-EP
2723

November 4, 1975

Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Gentlemen:

Subject: EIS for Waimanalo Village

We have reviewed the subject EIS and wish to clarify some of the points made in the Statement and also present the current status of the plans for Bellows Field.

Our Consultant, Kentron Hawaii, Ltd., has started the site selection study for general aviation airfields on Oahu. This study will consider some 35 sites, including Bellows Field, to determine the best site(s) both for the users of the airfield and the surrounding communities and environment. The site selection is expected to be made by the end of 1976.

Prior appropriations are available for the development of a general aviation airfield. This development can be initiated as soon as the master plan for the facility is approved.

In February 1972, a noise study was conducted by Dr. Iwao Miyake to determine the potential aircraft noise impact using the Bellows South runway by single and twin piston engine aircraft. The report titled "Noise Study for a Windward Oahu General Aviation Airport" is available. In brief, the Summary of the study says, "The study shows that Bellows Airfield may be used as an airport for single and twin piston engine aircraft with negligible adverse effect upon the sound levels in the nearby community provided that takeoffs are conducted in a seaward direction and are restricted to the daylight hours between 7 a.m. and 7 p.m."

Office of Environmental Quality Control
Page 2
November 4, 1975

AIR-EP 2723

In summary, we wish to state that a site selection study is in progress, appropriations to develop a general aviation airfield are available, and most probably the issue of using Bellows Field as a general aviation airfield is expected to be resolved in the near future.

We apologize for our late response. Due to circulation problem, this office did not receive the September 23, 1975 EQC Bulletin nor any subsequent Bulletins. In any case, we will appreciate your consideration of our comments.

Very truly yours,



OWEN MIYAMOTO
Chief, Airports Division



STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817

GEORGE R. ARIYOSHI
GOVERNOR

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

IN REPLY REFER

December 19, 1975

TO: 0-158.1/3796
(Woo x 117)

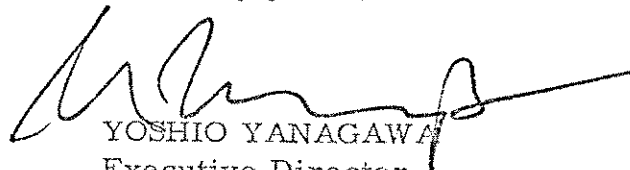
Mr. Owen Miyamoto
Chief, Airports Division
Department of Transportation
Honolulu International Airport
Honolulu, Hawaii 96819

Dear Mr. Miyamoto:

Re: E.I.S. For Waimanalo Village
(AIR-EP 2723)

Thank you for your comments in your letter of November 4, 1975 to the Office of Environmental Quality Control. We appreciate the information regarding the status of Bellows Field as a possible general aviation airfield and have included this in the "Revised E.I.S." (Sections IV. I. 2 and IX. A.)

Sincerely yours,


YOSHIO YANAGAWA
Executive Director

Enclosure

File - FIS Section
X - 191A

Office Of Environmental Quality Control
Office Of The Governor
280 Hahaione Street
Tani Office Building, Third Floor
Honolulu, Hawaii 96813

November 11, 1975

MEMORANDUM

TO: Yoshi Yanagawa, Executive Director
Hawaii Housing Authority'

FROM: Richard E. Farland, Director

SUBJECT: Environmental Impact Statement for Waimanalo
Village, Waimanalo Oahu, Hawaii

As of this date, this Office has received eighteen comments on the above subject. An attached sheet lists the responding agencies.

In our evaluation of the environmental impact statement, we have found several areas in which the discussion should be expanded. We offer the following comments:

1. The EIS should include the amount of public funding involved in terms of construction, materials, and etc.? In addition, will funding also come from private sources?
2. Although the EIS gives an adequate description of the proposed 140 units, how many of them will be rentals and/or fee simple? What is the range of cost per unit?
3. On page 15, the EIS indicates that inundation of areas between Malanianaole Highway and Hihimanu Street have occurred. Yet, the EIS further states that the project site is on high ground and outside the flood hazard district. However, the document does not clarify if flooding has ever occurred in the project site. Thus, this Office recommends a discussion.
4. In the event that Bellows Airfield is converted to commercial use, this Office recommends consideration of safety for the houses built near the runway. If additional units are needed, will

expansion occur toward Bellows Airfield? A discussion is warranted.

5. Are there any historical sites located on the site? Are there any endangered species?
6. Were any alternative sites considered? A discussion should be given.
7. The EIS is confusing as to whether any new residents will move into the, development or will only existing residents move into Waimanalo Village?
8. We recommend that all phases of the project be discussed as a whole and not focus on the immediate implementation of phase I. When will phase II occur? What is phase II? Are there any other phases for this project?

RECOMMENDATIONS

For brevity and fairness, this Office did not attempt to summarize other comments. Instead, we strongly recommend that each reviewer be given careful consideration.

In addition, as prescribed in the EIS Regulations, responses should be (1) "a point by point discussion of the validity, significance, and relevance of comments; and (2) discussion as to how each comment was evaluated and considered in planning the proposed action." These responses should be sent directly to the reviewers and a copy should be furnished to CEQC. Also, the responses should be appended to the revised EIS.

The EIS Regulations allow the discretion of accepting responses after the fourteen day response period to the accepting authority. This Office will accept responses to comments after the fourteen day period.

We trust that these comments are helpful to you. We thank you for the opportunity to comment on this EIS. We look forward to the "revised EIS."

Attachments

LIST OF RESPONDING AGENCIES

FEDERAL

| | |
|---|------------------|
| *Soil Conservation Service | October 22, 1975 |
| *Corps of Engineers | October 22, 1975 |
| *Department of the Air Force | October 14, 1975 |
| *U.S. Fish and Wildlife Service | October 24, 1975 |
| *Department of the Army | October 24, 1975 |
| *Department of the Army (Directorate of Facilities Engineering) | October 24, 1975 |

STATE

| | |
|---|------------------|
| *Department of Defense | October 2, 1975 |
| *Department of Health | October 6, 1975 |
| *Department of Transportation | October 21, 1975 |
| *Department of Planning and Economic Development | October 23, 1975 |
| *Department of Land and Natural Resources | October 23, 1975 |
| Department of Transportation (Airports Division) | November 4, 1975 |

CITY AND COUNTY OF HONOLULU

| | |
|---------------------------------|-----------------|
| *Department of Land Utilization | October 7, 1975 |
| *Board of Water Supply | October 6, 1975 |

UNIVERSITY OF HAWAII

| | |
|----------------------------------|------------------|
| *Water Resources Research Center | October 2, 1975 |
| *Environmental Center | October 23, 1975 |

PRIVATE

| | |
|---|------------------|
| Waimanalo Council of Community Organizations | October 20, 1975 |
| *General Aviation Council of Hawaii | November 3, 1975 |

*copies sent to Royce Fukunaga



STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 17307
HONOLULU, HAWAII 96817

GEORGE R. ABIYOSHI
GOVERNOR

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

December 19, 1975

IN REPLY REFER

TO: 0-158.1/3797
(Woo x117)

Office of Environmental Quality Control
550 Halekauwila Street, Room #301
Honolulu, Hawaii 96813

Gentlemen:

RE: E.I.S. For Waimanalo Village

Thank you for your comments on the subject E. I. S. in your letter of November 11, 1975. Our responses are offered below and are numbered so as to match the corresponding comment in your November 11 letter.

1. The amount of public funding has been incorporated in Section I. H. 2. Other than the monthly mortgage payments or rentals to be paid by the individual dwelling occupants, no private funding sources are involved.
2. All lots will be leased from the State. At this time, it is not known how many units will be rented from WRHDC or owned by the individual occupants. Those who qualify for the long-term mortgage financing will be owners. The estimated cost per unit of \$33,000 is stated in Section I. F. 3.
3. Inundation of the low areas between Kalaniana'ole Highway and Hihimanu Street has occurred in the past. The project site is not within these low areas and not subject to flooding (See Exhibit "D").
4. No additional units will be built closer to Bellows Air-field than are currently proposed. Should Bellows Air-field be converted to commercial use in the future, the closest units would be approximately 500 feet from the south runway, and no part of the project would lie in the final approach path of this runway, as may other developed properties on the Kailua side of the Village.

Office of Environmental Quality Control
Page Two
December 19, 1975

5. No known historical sites or endangered species are located on the site. A new section on archaeological and historical sites has been added (Section IV. J.). Flora and fauna are covered in Section IV. G.
6. No alternative sites were considered. The Villagers resisted the initial eviction attempt because they did not want to be relocated to an alien lifestyle. The offer of land by the State was for this specific area, and the site was one with which the people could certainly identify and one that would support their lifestyle.
7. The project consists of 140 units, which will accommodate the existing residents of Waimanalo Village. Another 48 units to house outsiders could be added in the future in the perimeter open spaces. However, these additional 48 units would be a separate project and subject to feasibility analysis and evaluation if and when such an expansion is proposed. The current development proposed is to take care of the existing residents and no commitment for additional units is implied or suggested.
8. As stated in Section I. J., the 140 units will be constructed in four successive phases, all to be completed within a time period of about 18 months. The purpose here is to minimize the need for families to relocate outside the Village during construction.

We trust that the above responses have adequately addressed the concerns you have raised. The revised E.I.S. is attached.

Sincerely yours,



YOSHIO YANAGAWA
Executive Director

Enc.

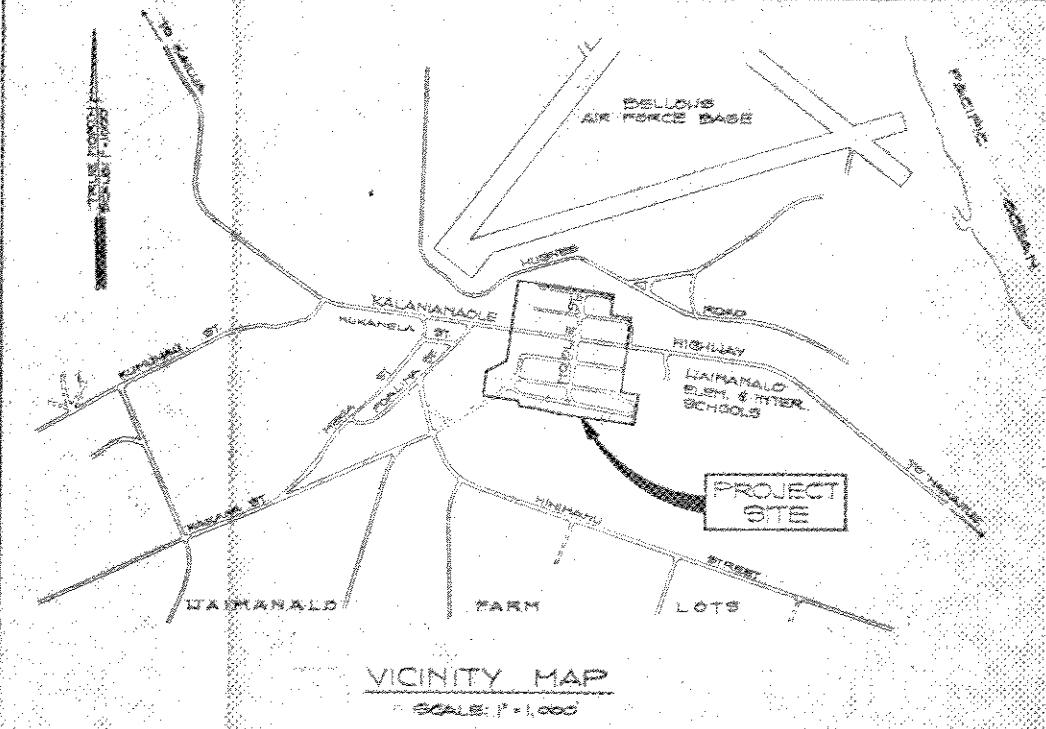
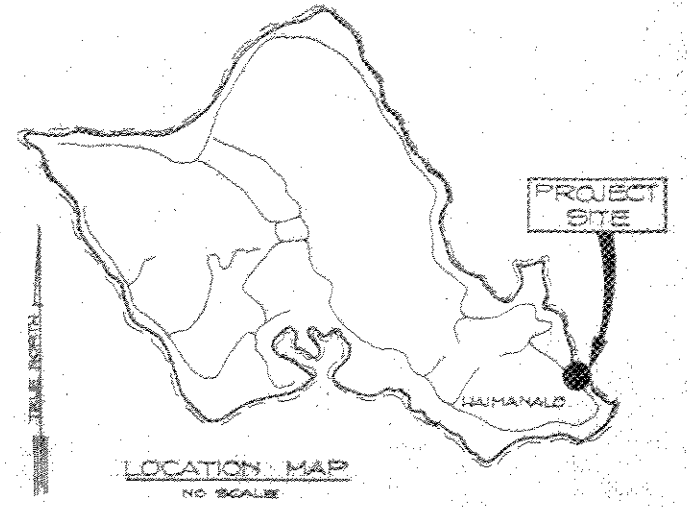
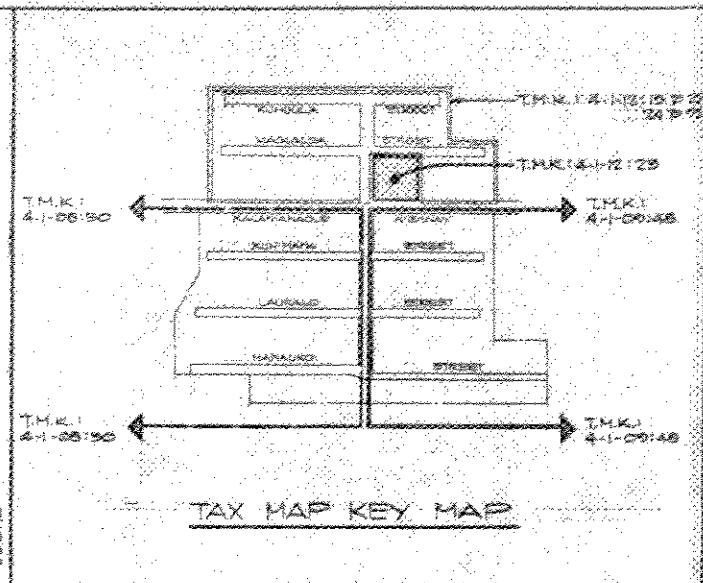
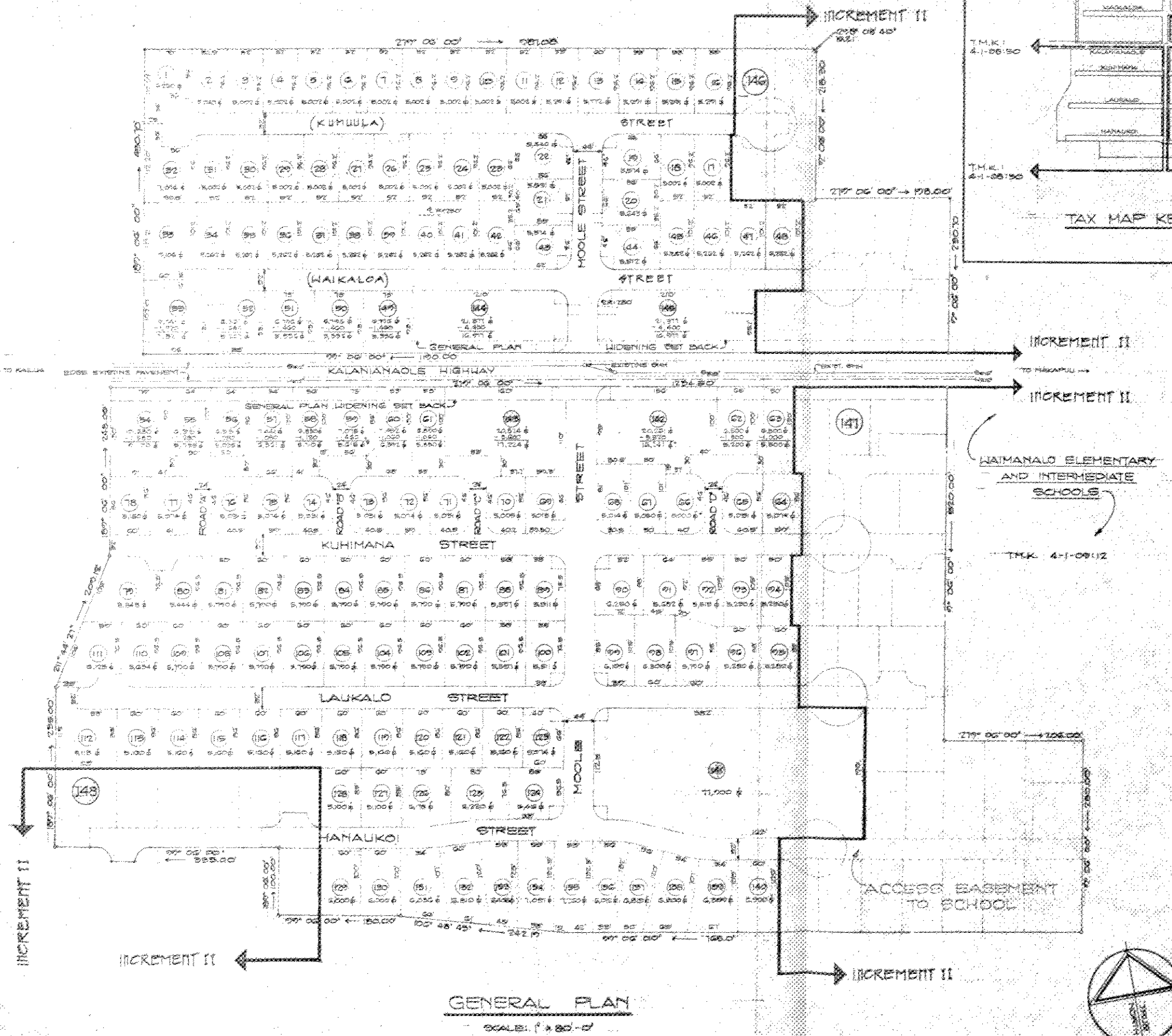
LIST OF REFERENCES

1. U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the University of Hawaii Agricultural Experiment Station, "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii," August 1972.
2. City and County of Honolulu, Board of Water Supply "2020 Plan," February 1971.
3. City and County of Honolulu, Board of Water Supply, "Oahu Water Plan," 1962.
4. State of Hawaii, Department of Land and Natural Resources, "Design Criteria for Waimanalo Sewage Treatment Plant."
5. City and County of Honolulu, Department of Public Works, Sewers Division, "Operational Data for Waimanalo Sewage Treatment Plant."
6. City and County of Honolulu, Department of General Planning, "Planning for Oahu--Proposed Objectives and Policies," March 1974.
7. State of Hawaii, Department of Planning and Economic Development, "Growth Policies Plan, 1974-1984," 1974.
8. State of Hawaii, Department of Planning and Economic Development, "Status Report of the CIP," December 31, 1974.
9. Marc Fried, "Grieving For A Lost Home," The Urban Condition, Simon & Schuster, New York, 1963, pp. 151-171.
10. Oscar Newman, Defensible Space--Crime Prevention Through Urban Design, Macmillan Co. 1962.
11. Department of Transportation, Federal Highway Administration, Report No. DOT-TSC-FWHA-72-2, "Manual For Highway Noise Prediction (Short Version)," March 1972.
12. State of Hawaii, Department of Land and Natural Resources, "The Hawaii Register of Historic Places, Volume II, Hawaii Interim Preservation Plan," 1974.

- LEGEND:**
- (146) RESIDENTIAL LOTS
 - (148) NON-RESIDENTIAL LOTS

NOTES:

1. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.
2. ALL PROPERTY LINE CORNER RADII = 70 FEET.



PRELIMINARY MAP OF WAIMANALO VILLAGE - INCREMENT I

OWNER — STATE OF HAWAII
 (WAIMANALO RESIDENTS' HOUSING DEVELOPMENT COMMISSION)
 ADDRESS — P.O. BOX 564, WAIMANALO, HAWAII
 ENGINEERS — MIKUNAGA AND ASSOCIATES, INC.
 ZONING — R-G RESIDENTIAL / GENERAL PLAN RESIDENTIAL
 TOTAL LOTS — INCREMENT I: 140 EACH RESIDENTIAL LOTS
 8 NON-RESIDENTIAL LOTS
 132 EACH

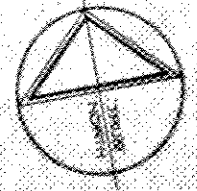
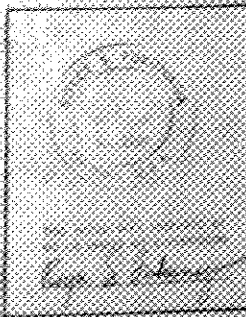
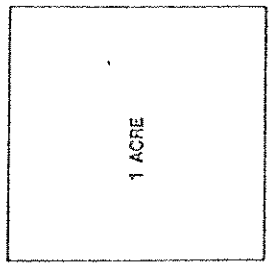


EXHIBIT A



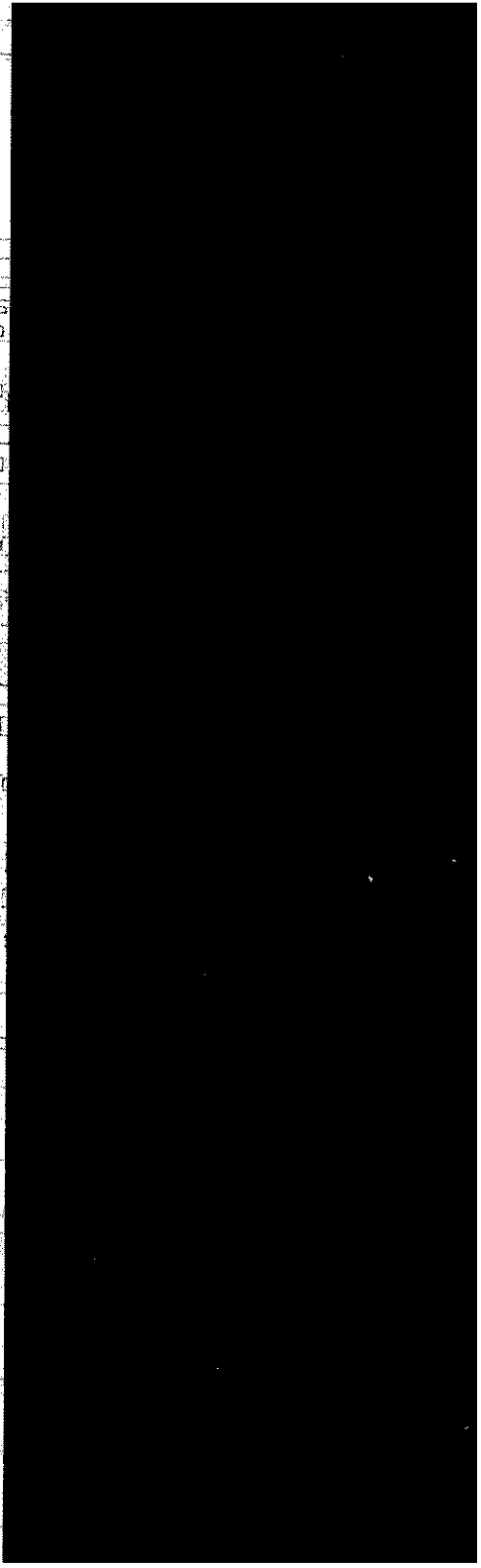
STUDY FOR WRHDC

INVENTORY
GRAPHIC SCALE
0 30 60 90 120 150



- SYMBOLS**
- ADULTS
 - CHILDREN
 - DOING
 - ANIMAL
 - ▭ MAMOK
 - ▨ CHICKENS
 - ▧ VEGETABLES
 - ▩ CARDS
 - ⊗ AUTOMOBILE
 - ADAPPOINED
 - OVERCROWDED
 - SPOLES
 - COMMUNITY

EXHIBIT "B"



KALANIANA'OLE

HIGHWAY

MOOLE STREET

WAIMANALO VILLAGE
AREA IV



(49)

POALIMA STREET

BANYAN TREE
PHASE I-A

BUFFER (OPEN) AREA
(10' BUFFER TO HIGHWAY)

PROPOSED EXTENT
OF DEVELOPED AREA
(SEE EXHIBIT 'A')

BANYAN TREE
PHASE I-C

BANYAN TREE
PHASE I BOUNDARY

NOTE: ADDITIONAL 16500 SQUARE
FEET TO BE ADDED TO PHASE I
BOUNDARY. EXACT LOCATION
TO BE DETERMINED BY
BANYAN TREE HOMEOWNERS
ASSN.

BUFFER (OPEN) AREA
(10' BUFFER TO HIGHWAY)

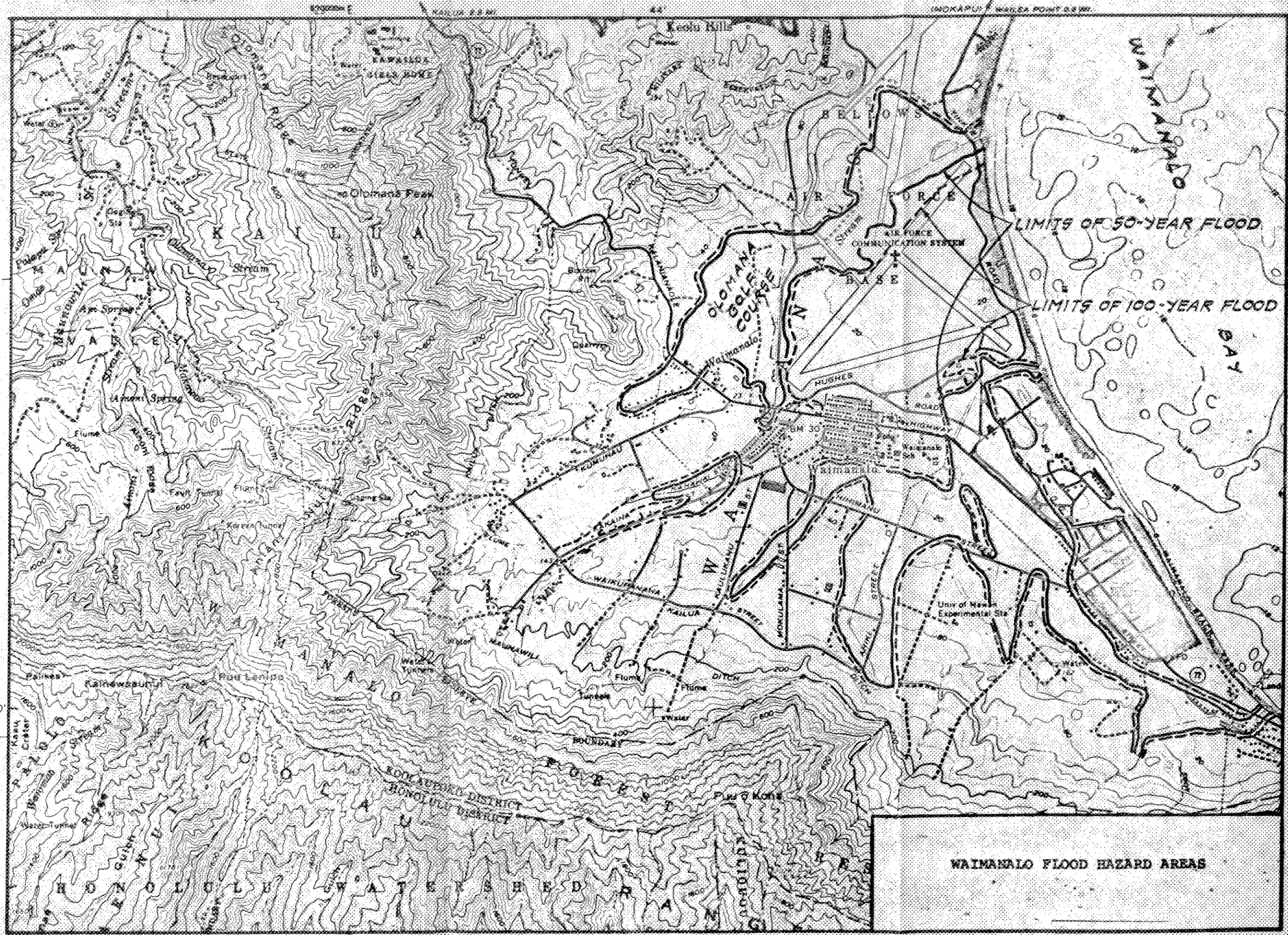
ORIGINAL BANYAN TREE (PDH
ORD. 13019) BOUNDARY

BANYAN TREE
PHASE I-B

HIIHIAU

KAKAIBA STREET

STREET



WAIMANALO FLOOD HAZARD AREAS