

CEQC LIBRARY

FEB 15 1999

**FINAL
ENVIRONMENTAL IMPACT STATEMENT**

**Proposed Residences at:
47-395 Ahaolelo Road
Kahaluu, Oahu**

Submitted by: A.R. and Raymond Nylan

July 1984

OA

331

NOTICE

ALL reference material borrowed from this library will be on a 30-day loan period, limited to ONE RENEWAL ONLY.

If borrowed material is not returned when DUE, is DAMAGED, or LOST, there will be a REPRODUCTION CHARGE OF 25¢ PER PAGE.

OEQC LIBRARY - PHONE 548-6915
550 HALEKAUWILA STREET ROOM 301

ENVIRONMENTAL IMPACT STATEMENT

IN SUPPORT OF PETITION TO
AMMEND THE LAND USE DISTRICT
BOUNDARIES OF CERTAIN LANDS AT
KAHALUU, KOOLAUPOKO, OAHU
STATE OF HAWAII

Submitted pursuant to:
Chapter 343 HRS
and
State Land Use Commission Order,
Docket No. A83-550

PREPARED FOR:

A. R. NYLEN and RAYMOND H. NYLEN
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

Raymond H. Nylan 7/5/84
Raymond H. Nylan Date

Prepared by:

Wil Chee - Planning
Suite 620, 820 Mililani St.
Honolulu, Hawaii 96813

MAY, 1984

TABLE OF CONTENTS

	<u>Page</u>
SUMMARY	1 - 3
I. PROJECT DESCRIPTION	I-1
A. Description	I-1
B. Objectives	I-1
C. Technical, Economic and Social Characteristics	I-2
D. Use of Public Funds or Lands	I-2
E. Phasing and Timing	I-2
F. Historical Perspective	I-2
II. AFFECTED ENVIRONMENT	II-1
A. The Site and Adjacent Uses	II-1
B. Climate	II-1
C. Soils/Topography	II-1
D. Flood Zone	II-2
E. Flora/Fauna	II-2
F. Historic Features	II-2
G. Infrastructure	II-2
H. Circulation/Traffic	II-3
I. Noise	II-3
J. Air Quality	II-3
K. Hydrology/Drainage	II-3
III. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE SEA	III-1
A. Applicable Land Use Controls	III-1
IV. POTENTIAL ENVIRONMENT IMPACTS	IV-1
A. Short-Term Impacts	IV-1
1. Traffic	IV-1
2. Noise	IV-1
3. Air Quality	IV-2
4. Socio-Economic Impacts	IV-3
B. Long-Term Impacts	IV-3
1. Traffic	IV-3
2. Noise	IV-3
3. Air Quality	IV-3
4. Physical and Visual Environment	IV-3
5. Socio-Economic Impacts	IV-4
6. Infrastructure	IV-4
7. Sewerage	IV-4
8. Other Public Services	IV-5

V. UNAVOIDABLE ADVERSE EFFECTS	V-1
VI. ALTERNATIVES TO THE PROPOSED ACTION	VI-1
VII. SHORT-TERM USES VS. LONG-TERM PRODUCTIVITY	VII-1
VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES . .	VIII-1
IX. OFFSETTING GOVERNMENT POLICIES	IX-1
X. AGENCIES CONTACTED OR CONSULTED	X-1
XI. UNRESOLVED ISSUES	XI-1
XII. LIST OF NECESSARY APPROVALS	XII-1

APPENDIX A: COMMENTS AND RESPONSES

SUMMARY

Project Description

A. R. Nylén and Raymond H. Nylén propose to construct a total of seven (7) single family residences on property they own in Kahaluu, Oahu. The property is currently split zoned with both Urban and Conservative state land use designations, and agricultural (Ag-1) and preservation (P-1) zoning.

As proposed, 5 homes would eventually be built on what is currently 19 acres in the Conservative District. Two (2) homes would be built in the presently urban portion at the property (7 acres).

Affected Environment

The property is located in lush vegetation typical of Kahaluu. Situated at the back of a small fan valley of the Koolau Mountains, the property is a valley with ridgelines along the north and south boundaries. Access to the property from Kahekili Highway is via Ahaolelo Road.

Environmental characteristics of the site include annual estimated rainfall of 75 inches, mean average temperature of 74 degrees with predominantly northeasterly tradewinds.

The general character of the neighborhood is rural with neighboring residences generally distant from the project site. There are no flood hazards. No endangered species of flora and fauna are believed to exist on the site.

An 8-inch water line under Ahaolelo Road serves the property. The upper portions of the property are above the 165 foot water service limit of the BWS. Sewerage for the property is discharged in cesspools on-site. Telephones, electricity and other municipal services are available.

Ambient noise levels and air quality of the property are normally free of undesirable influences.

The site is not considered an important water recharge area by the BWS. Drainage throughout the site is natural. No streams or intermittent waterways exist on the site although some upwelling of water has been observed at a low point of the property during extremely rainy periods.

Relationship to Land Use Plans and Controls for the Area

Applicable land use plans and controls include State Land Use District Regulations, Oahu General Plan, Koolaupoko Development Plan, Comprehensive Zoning Code for Honolulu.

Potential Environmental Impacts

No significant permanent, long-term or indirect impacts associated with noise, air quality, water quality or flora and fauna are expected to result from construction of the 7 homes as proposed.

Short-Term Impacts

Short-term impacts were identified as those resulting from construction activities.

Traffic

Traffic impacts are identified as potential inconveniences and disruptions of smooth flow along Ahaolelo Road. This potential impact is not expected to be significant and only temporary.

Noise

Noise is expected to be minimal and on a temporary basis due to equipment and other construction-related activity.

Air Quality

Air quality impacts in the short-term are expected to be dust and exhaust emissions; and are expected to be insignificant.

Socio-Economic Impacts

Socio-economic impacts in the short-term are those positive effects of providing jobs and materials sales to the local industry.

Long-Term Impacts

No significant adverse long-term impacts are anticipated from the action as proposed. Long-term impacts identified would be those resultant from normal use and maintenance of residences constructed.

Traffic

An insignificant increase in autos on Ahaolelo Road is expected from residents and guests of the homes constructed.

Noise and Air Quality

Normal domestic activity is expected to create some impact on the ambient noise and air environments. While minimal in its effects, these impacts should be further lessened by the distance to neighbors and the thick foliage of the area.

Physical and Visual Environment

No significant long-term impacts to the physical and visual environment are anticipated. Houses proposed will only be visible from neighboring ridges.

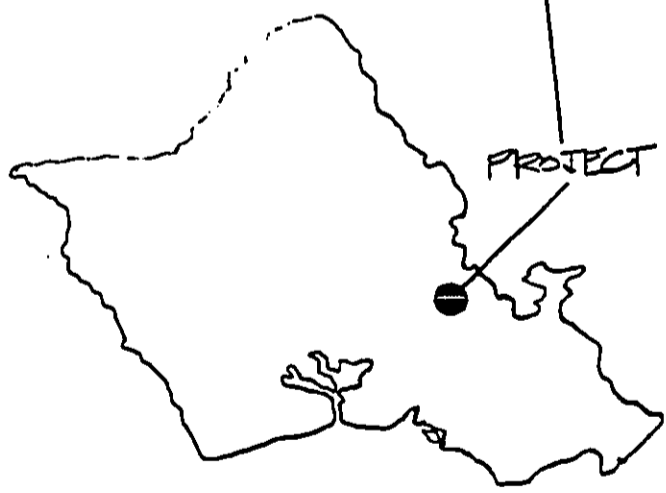
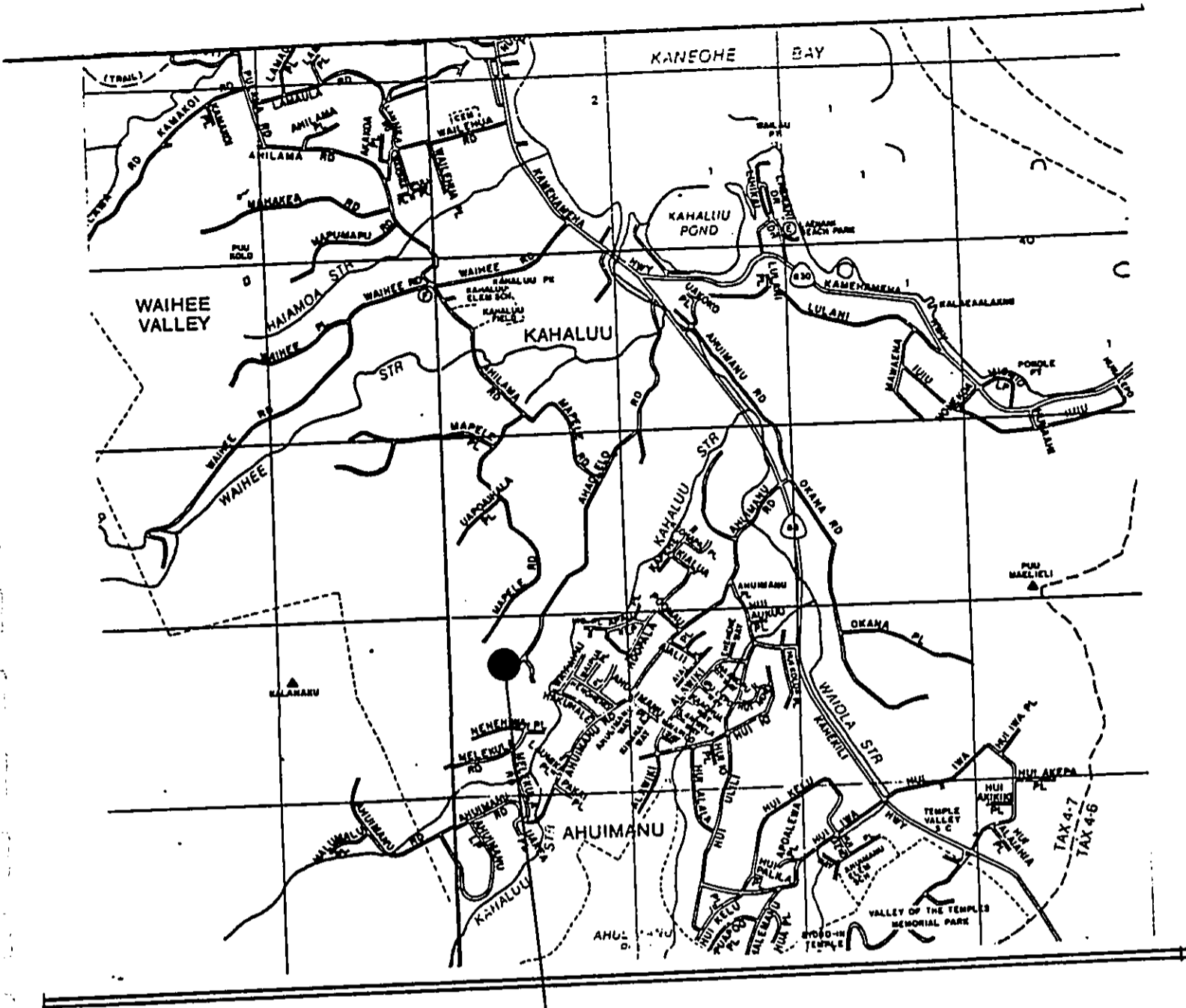
Socio-Economic Impacts

Long-term socio-economic impacts are identified as those benefits to the owners, their children and grandchildren in being able to use the land in the fashion for which it was purchased 36 years ago.

Infrastructure

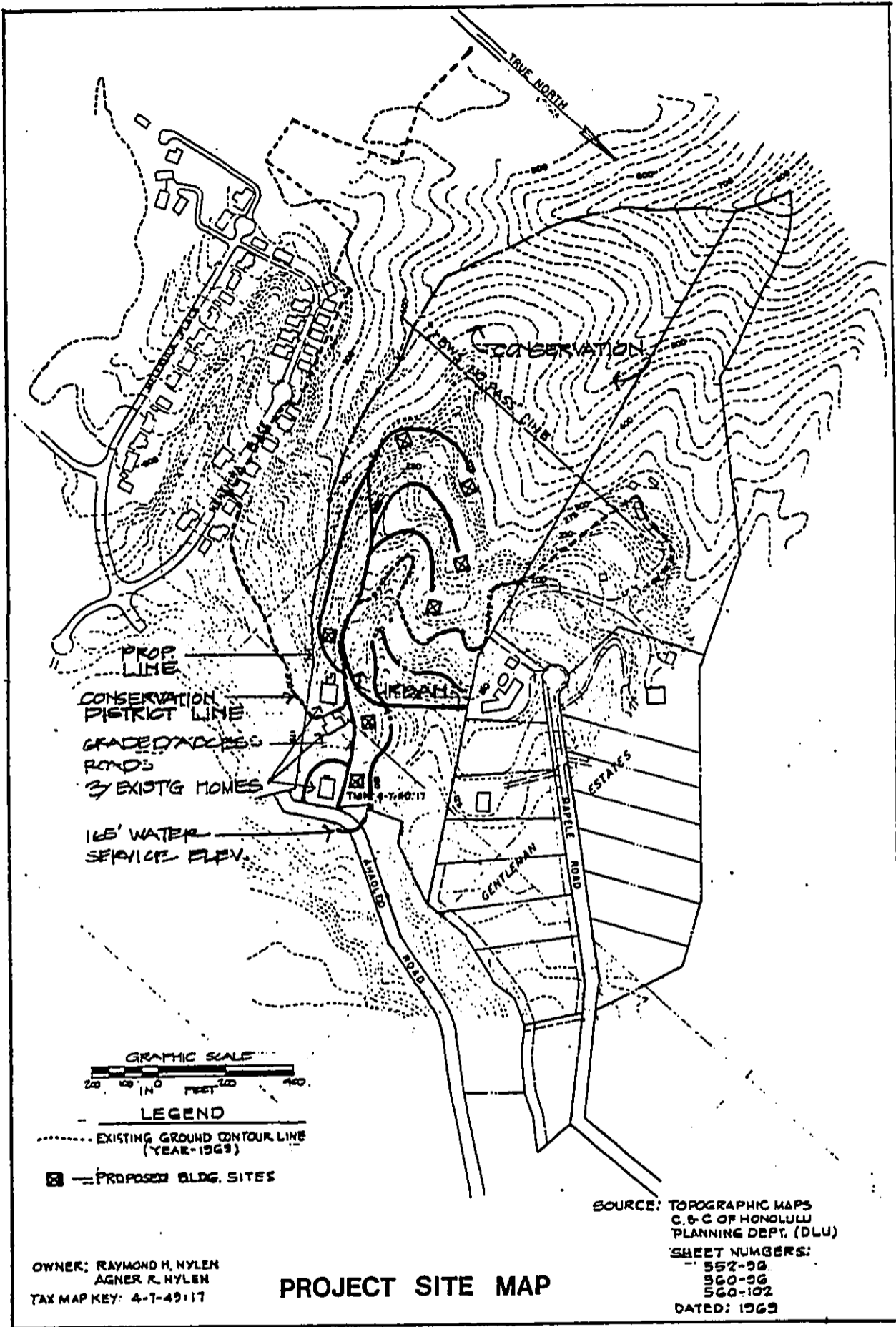
Consumption of water and electricity will increase on the site. No significant increases are expected for other public services.

A portion of the project site is above the 165-foot water service elevation. The Department of Health has indicated some reservations to the installation of additional cesspools on the property.



PROJECT LOCATION: 47-395 AHAOLELO ROAD
 TMK: 4-7-45:17

LOCATION MAP



I. PROJECT DESCRIPTION

A. DESCRIPTION

A. R. Nylen and Raymond H. Nylen, owners of property located at 47-395 Ahaolelo Road in Kahaluu, Koolaupoko, Oahu, have requested a change of State of Hawaii land use classification for a portion of their property from Conservative to Urban. The change would enable the Nylens to initiate construction of one of the seven (7) homes they envision to ultimately build on the property. No further grading of the homesites are expected as grading for roads and house pads were completed in 1959-1962.

The subject property consists of a total of 26 acres and is identified as TMK 4-7-49:17. Approximately 7 acres of this total are within the State Land Use Urban District. The remaining 19 acres are within the State Land Use Conservation District.

The Nylens have petitioned the Land Use Commission to reclassify the 19 acres to the Urban District solely to pursue planned construction of residences. The seven (7) new homes are planned by the Nylens both for their children (and grandchildren) and rental income.

A total of three residences now exist on the property. Two (2) residences exist on the 7 acres currently within the Urban District. The third residence is located within the Conservation District.

B. OBJECTIVES

It has been the position of the Nylens that the objectives of the proposed action are to:

- 1) Provide a legacy for Raymond Nylen's children (A. R. Nylen's grandchildren), and
- 2) Provide a means by which the proposed construction could be financed and maintained (rentals).

A permission to begin construction of homes on the property would be the fulfillment of the goal to regain a land use potential with which the land was purchased.

In 1948, when A. R. Nylen purchased the property a "rural protective" zoning allowed a one unit per acre density. An original plan for 26 house sites on the 26 acre parcel has since evolved to the present plan of 3 existing residences and 7 to be constructed over an indefinite period, corresponding with their offsprings' needs for homes of their own.

C. TECHNICAL, ECONOMIC AND SOCIAL CHARACTERISTICS

All seven (7) houses are planned to be single-family units. Conventional construction techniques are anticipated and no new or innovative methods of construction are proposed at this time. Rough grading of roadways and house pads for all 7 sites has been completed since 1962. No new site work, except incidental excavation for foundations, cesspools, and other minor items will occur.

The Nylens have estimated a \$30,000 per unit cost for their proposal. A gross estimate of \$250,000 has been cited, inclusive of driveway paving and utility development. This is subject to change when more definitive plans can be prepared. At this point, costs for the provision of infrastructure improvements and their provision are indeterminate.

Households to populate the first new houses on the property will primarily be those of the Nylen family. Ultimately, several of the houses will be populated by rental occupants.

D. USE OF PUBLIC FUNDS OR LANDS

No public funds or lands are to be used for the action.

E. PHASING AND TIMING

It is anticipated that the 7 houses would be constructed over an extended period. As such the first one or two houses would begin soon after all land use controls have been properly cleared.

F. HISTORICAL PERSPECTIVE

Land purchase - 1948
Grading of 7 house lots - 1962

II. AFFECTED ENVIRONMENT

A. THE SITE AND ADJACENT USES

The 26 acre site is typical of Kahaluu environments. The Nylen property is located at the end of Ahaolelo Road and is the back of one of the many small fan valleys at the base of the Koolau Range. Access to the property from Kahekili Highway is via Ahaolelo Road, approximately one mile from the Kahekili-Kamehameha Highway intersection.

The site is generally a valley with ridgelines along the north and south boundaries. The three existing residences are located along the south side of a drive leading to the last residence in the Conservation District. Beyond the last residence, a dirt road leads to other roads and the home sites previously graded.

Residential development occurs at the neighboring ridges and in some instances at elevations which exceed those proposed by the Nylens. The predominant atmosphere of the neighborhood is rural. Some neighboring agricultural uses occur along Ahaolelo Road, where truck crops are cultivated.

B. CLIMATE

Climate at the site is typical of Kahaluu with annual precipitation approximated at 75 inches annually.

Temperatures at the site varies between 68 and 80 degrees fahrenheit for the coolest and warmest months respectively. The mean average temperature is 74 degees.

Winds are predominantly northeasterly trades although localized wind patterns are somewhat affected by the Koolaus and the topography of the area.

C. SOILS/TOPOGRAPHY

Soils on the site are classified by the U. S. Soil Conservation Service as Lolekaa silty clay (LoF) and Waikane sily clay (WoF). Both soil types are characterized by rapid runoff and severe erosion constraints.

Topography of the site is typical of the numerous fan areas of the Koolau Mountain Range. Gradients on the site range from flat areas created by past grading and those naturally occurring (5-10 percent) to extremely steep ridges where slopes exceed 100 percent.

Several dirt roads negotiate the natural tonography throughout the site. In many areas, the natural contour has been altered by oast

grading activities for roadway and house pad purposes. Such alterations to the topography have been revegetated and appears to be stable since grading occurred over 20 years ago.

D. FLOOD ZONE

The project is not classified by flood insurance maps on file at the City and County of Honolulu's Department of Land Utilization. No restrictions on construction are believed posed by any flood hazard.

E. FLORA/FAUNA

No endangered species of flora or fauna are believed to exist on the site. The project site is presently covered by a variety of shrubs, grasses and trees. Vegetation observed on the site is common to areas throughout the Windward Oahu region, and to residential areas throughout the island.

Some representative trees observed on the site include monkeypod (Samanea saman), mango (Mangifera indica), hala (Pandanus adoratifissimus), java plum (Eugenia cumini), coconut (Cocos nucifera), banana (Musa nana), hala (Hibiscus tiliaceus), guava (Psidium cattleianum), Brassia (B. actinophylla), Christmasherry (Schinus terebinthifolius), and breadfruit (Artocarpus incisus).

Some ornamental plantings observed on the site include alamanda (A. cathartica), croton (Codiaeum variegatum) and ti (Cordyline terminalis).

Although no unusual fauna were observed on the site, it is reasonable to assume the existence of birds and mammals common to wooded or vegetated areas of Oahu. Such birds would include mynah (Acridotheres tristis), sparrow (Passer domesticus), cardinal (Cardinalis cardinalis), and barred dove (Geopelia striata striata). Mammals would include the mongoose (Herpestes auropunctatus), rat (Rattus rattus), and mouse (Mus musculus).

F. HISTORIC FEATURES

No historic sites or features are known to exist on the site.

G. INFRASTRUCTURE

1. Water: An 8-inch water line exists under Ahaolelo Road which services the site. The Board of Water Supply maintains a service limit at the 155-foot elevation.

2. Sewer: Sewerage for the property is handled through cesspools on-site.
3. Telephone/Electricity: Telephone and electrical services are present at the site.
4. Other Municipal Services: Garbage collection at the site is accomplished by City and County refuse collection crews.

H. CIRCULATION/TRAFFIC

Little or no traffic other than that generated by the three residences on the property exists at Ahaolelo Road as it fronts the site.

The site is at the end of Ahaolelo Road, a 15-20 feet wide asphalt roadway that terminates just beyond the Nylén's entrydrive. In poor condition Ahaolelo Road serves as the sole access route for all property along its length.

I. NOISE

Existing noise levels are primarily attributable to residential activity and natural causes such as wind. Ambient noise of an objectionable nature is virtually non-existent.

J. AIR QUALITY

No air quality analyses have been performed in the immediate site area. It is reasonable to assume that ambient air quality at the site is pristine.

K. HYDROLOGY/DRAINAGE

The site is not considered to be an important water recharge area. The Board of Water Supply has indicated that the area has numerous and closely spaced dikes which decrease the potential for development of appreciable amounts of groundwater.

Drainage throughout the site is natural, following natural courses and ways. There are no streams on the site although some upwelling of water has been observed at the lowest elevation of the property during extremely rainy periods.

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

A. APPLICABLE LAND USE CONTROLS

The project site is subject to the following land use controls:

- ° State Land use District
- ° Oahu General Plan/Development Plan
- ° Comprehensive Zoning Code (CZC)

1. State Land Use District: The State Land Use District designation for the site is urban at the lower portion of the site and conservation at the upper portion. Urban districts permit any and all uses permitted by the City and County, either by ordinances or regulations.

Uses in conservation lands which constitute the upper portion of the site are controlled by Conservation District Standards of Section 2-2(3) of the Land Use Commission's Rules and Regulations; Section 205-2, HRS; and Regulation No. 4 of the State Department of Land and Natural Resources.

2. Oahu General Plan/Development Plan: The existing Oahu General Plan sets forth policy for the long-range comprehensive physical development of the City and County of Honolulu. As such, all development must conform to the General Plan or must amend it. The General Plan presents broad policies which guide the preparation of the Development Plans. The General Plan indicates a rural orientation for the project area.

The General Plan's population distribution guidelines estimates the population capacity of Koolauapoko at 124,734 persons, 13.6 percent of the projected year 2000 population for Oahu. The Department of General Planning has indicated that use of the property for residences would exceed these guidelines.

The Development Plan for Koolauapoko indicates Agricultural land use for the site. This designation must be changed to Residential to allow the residential uses proposed. The Development Plan determines zoning controls for the site.

3. Comprehensive Zoning Code: The Comprehensive Zoning Code (CZC) for Honolulu indicates both agricultural (Ag-1) and preservation (P-1) zoning for the site. The current zoning for the parcel must be changed to allow the residential uses as proposed.

Jurisdiction of the CZC is primarily applicable only to the 7 acres of land (Ag-1 zone) presently in the State Land Use Urban District. In the Conservation District, State Land Use controls are the primary jurisdiction.

4. Other Controls:

Other controls which will become applicable to the proposed action in later phases of project development include:

- ° Board of Water Supply - service elevation
- ° Department of Health - cess pools

a. Board of Water Supply: The BWS has indicated that any new residences as proposed would be above the water service elevation limit of 165 feet above sea level. As such, no servicing of new residences can be provided unless an elevation agreement of some form can be agreed upon.

A BWS "no pass" line for water reserve purposes also exists on the site, at an elevation higher than the proposed house sites.

b. Department of Health: The DOH has indicated a concern over the percolation ability of the subsoil conditions found in the area. As such, progression of the project will require resolution of DOH concerns and controls on this subject.

5. Reconciliation

As noted, the proposed project will require amendments and changes to land use controls cited. Until such time when procedural considerations allow proper requesting of such changes and amendments, the applicant has chosen to proceed with his course of action. Presently notwithstanding the absence of full reconciliation with existing land use plans, policies and controls, he chooses to proceed due to the needs of his family, apparent little adverse effects of his proposal and longstanding residential potential of the site.

IV. POTENTIAL ENVIRONMENTAL IMPACTS

The identification of impacts as they relate to the proposal for construction of seven (7) homes is distinguishable in the short-term as primarily construction related, and in the long-term as those which relate to the utilization and maintenance of those homes.

No significant permanent, long-term or indirect impacts associated with noise, air quality, water quality, or flora and fauna are expected to result from construction of the 7 homes.

A. SHORT TERM IMPACTS

Potential short-term impacts are those which will result from construction activities at the project site. Construction is anticipated to involve site clearance, site work and the erection of the 7 residences.

1. Traffic: Potential impacts to traffic generated by the project include the introduction of slower moving trucks and other equipment, and temporary blockage of Ahaolelo Road due to activities and movements to or from the site. Impacts to traffic are generally expected to be those of inconvenience and temporary obstruction of smooth flow. This potential impact is not expected to be significant due to the low level of traffic on Ahaolelo Road.
2. Noise: Noise is expected to be generated during all phases of construction by equipment and project-related truck traffic. Equipment noise are normally expected to be the most pronounced during the early stages of construction; site clearance and excavation. Conventional construction equipment is expected to be used and noises which could be generated are defined in Table 1.

TABLE 1. CONSTRUCTION NOISE

	NOISE LEVEL (dBA) AT 50 FT				
	60	70	80	90	100 110
BACKHOES			██████████		
PAVERS			██		
TRUCKS			██████████		
CONCRETE MIXERS			██████████		
CONCRETE PUMPS			██		
PUMPS		██			
GENERATORS			██████████		
COMPRESSORS			██████████		
PNEUMATIC WRENCHES			██		
JACK HAMMERS AND ROCK DRILLS			██████████		
VIBRATOR		██████████			
SAWS			██████████		

Source: Noise From Construction Equipment and Operations, Building Equipment, and Home Appliances, EPA, 1971.

Construction work is noisy but because it occurs in distinct phases, site preparation or finish carpentry for example, it varies by phase and equipment used. The most prevalent source of noise will be the internal combustion engines that power equipment. As indicated in Table 1, variations in noise level can be expected for different pieces of equipment within a particular construction phase. In residential construction a large portion of heavy equipment usage occurs at the site preparation and grading phases.

As previously indicated, all rough grading for roadways and house sites has been completed for over 20 years. Only fine grading will be necessary for house sites (foundations, pads, etc.), consequently with significantly less noise and effort required in comparison to that expected for comparable construction. Additionally, neighboring residences are sufficiently distant to render most or all noises generated at the house sites imperceptible.

Noises from trucks hauling men and material, cement mixers, and ancillary equipment during the building phase can be expected. These noises could range up to 98 dB(A) over the projected construction period. In addition to obtrusive traffic noises, construction work will increase the frequency of when the surrounding area is affected by noises and will intermittently introduce higher noise levels. This could generate significantly adverse effects due to the present low level of noise in the area.

In general, construction noise can be expected to create temporary nuisances to residents in the immediate area. Primary mitigation of noise will be the limitation of construction activities to normal working hours and the maintenance of equipment in good working order.

All activities are to be conducted subject to compliance with Public Health Regulations, Title II, Administration Rules Chapter 42, Vehicular Noise Control for Oahu, and Chapter 43, Community Noise Control for Oahu. A noise permit may also be required by the Department of Health.

3. Air Quality: Impacts on air quality during the construction phase are expected to be the release of dust and exhaust emissions from equipment engines.

As with noise, impacts on air quality which are construction related are normally expected to be most apparent during early stages of site clearance and grading. Also as with noise, these impacts generated are also expected to be minimal due to the completion of rough site grading.

It is inevitable that some airborne dust and exhaust will be created during the construction period. However, due to the great distances to neighboring residences, it is anticipated that unless winds are abnormally strong, airborne dust and emissions from the site will settle and dissipate before affecting them.

Regular wetting of the site during fine grading will mitigate the release of any dust into the immediately surrounding area. Emissions from engines would also be minimized when equipment is kept in good working order, and when appropriate emission devices used.

4. Socio-Economic Impacts: The short term socio-economic impacts of the project are anticipated to be the positive effects of providing jobs and materials sales to the local industry.

Projected construction costs for the project have been estimated by the owner at over \$250,000, through the term of the project. No recent estimate of costs is available pending preparation of final plans, but this cost figure can be expected to increase, especially over the term expected for construction of all 7 houses. The majority of this amount will be spent on local labor, materials, equipment and supplies.

B. LONG-TERM IMPACTS

No significantly adverse long-term impacts are anticipated through the action as proposed. As the action consists of construction of 7 houses, any long-term impacts will be those resultant from the utilization and maintenance of the houses.

1. Traffic: In the long-term, an increase in traffic along Ahaolelo Road can be expected. However, the effect of such an increase from 7 houses on Ahaolelo Road will be insignificant.
2. Noise: Noise on a long-term basis is expected with normal use of the houses. While the impact of such noises themselves are already not significant, any potential impact is further reduced by distance and lush vegetation between the site and its neighbors.
3. Air Quality: Normal use of houses do not cause significantly adverse degradation of air quality. As with noise, the possibility of adverse impact is further reduced by the distance to neighbors and the lushness of vegetation.
4. Physical and Visual Environment: No significant impacts to the physical and visual environment are anticipated. The house sites are sufficiently distant in the valley and are not visible either from Ahaolelo Road or Kamehameha Highway.

The houses will be visible from homesites on an adjacent ridge. Any visual impact of the new homes will be substantially mitigated by the existing lushness of vegetation and proliferation of large trees.

5. Socio-Economic Impact: Long-term socio-economic impacts to be derived from the action are primarily those associated with benefits to the Nysten family.

As a legacy, the owners will be able to provide homesites to their children (and grandchildren) which in today's economic environment, remains an unaffordable commodity to all but a fortunate few.

The action will also culminate a plan which for over twenty (20) years has been the purpose of the owners in purchasing the land.

No significant effect on population is anticipated with the provision of 7 homes on the site. The introduction of 7 families will not appreciably alter the proportion of population designated for Koolaupoko by the City General Plan.

6. Infrastructure: Long-term impacts on the existing infrastructure due to the action are identified as increased demands on water and electrical services.

- a. Water: Domestic consumption is estimated by the Board of Water Supply at 500 gallons/unit/day for single family residences. As such, the ultimate projected construction of 7 new units can be expected to increase the daily consumption rate on the property by 3,500 gallons. The present system servicing the property is an 8-inch main at Ahaolelo Road.

The Board of Water Supply's current service elevation is 165 feet above sea level. At this height, any water service to the proposed new houses would require boosting through a private pump system. Such a system will require the further review and approval of the BWS.

Additionally, the BWS has indicated that water service can be available up the 375 foot elevation if water mains from Melekula Road and Ahaolelo Road are connected. A road and utility easement for such purposes already exists.

- b. Electricity: As a long-term impact, electrical power to the site will be increased. Although no estimate of the additional amount which may be required is given, it is anticipated that such a requirement will not be different from those of typical residences.

Additionally, it is conceivable that in the islandwide perspective, the action would not affect power usage as the increased usage of electricity to the property is merely a transfer of existing usage (and residents) from another location.

7. Sewerage: No municipal sewers exist to service the property and no new ones are planned by the City and County. As such all new houses proposed will require cesspools or alternative disposal systems.

The Department of Health, State of Hawaii has expressed some concern over the poor percolation qualities of the subsoil formation at the project area. The poor percolation, it is felt, could result in lateral seepage of discharge which could appear at lower elevations.

Mitigating measures of such a potential impact would include further research by a soils engineer to determine if there are locations where different soil conditions on-site would reduce the potential problems. Or, as a secondary measure, the owner could with approval of the DOH provide an alternative treatment system for its sewerage.

A soils engineer would identify through a study, those locations or depths where porous material sufficient for sewage discharging would exist; and those systems or combinations of systems that would be required to safely accomplish sewage disposal. Costs and feasibility would also be assessed at this stage.

8. Other Public Services: The action will increase the amount of garbage to be collected by City and County crews. It is anticipated that existing refuse collection crews will need to spend more time at the property to load the added garbage generated by the new houses.

Other municipal services such as police, fire and ambulance may also be required at times of emergency. However, no increases significant enough to warrant additional levels of these services are expected to be caused by the action.

V. UNAVOIDABLE ADVERSE EFFECTS

There are no significant and unavoidable adverse effects anticipated.

The action has few adverse physical effects in its proposed form. Questions raised by the Board of Water Supply regarding serviceability above the 165 foot elevation, and the concern of the Department of Health for the proper functioning of cesspools are resolvable. The potentially adverse effects of these concerns are avoidable and/or can be satisfactorily mitigated with conventional alternatives.

VI. ALTERNATIVES TO THE PROPOSED ACTION

One alternative to the proposed action has been considered over the course of 36 years since the property was purchased for residential development. This alternative was maximum development of the land; 26 units which was permitted at the time.

1948: A. R. Nylén purchases land with plans for construction of 26 residences.

1958 - Present: Plan to build residences for the family, grading approved and completed.

At present, no alternative to the intentions developed in 1958 have been considered; other than the null alternative...that use of the land for residential purposes may be prohibited.

VII. SHORT TERM USES VS. LONG TERM PRODUCTIVITY

In the short term, no significant losses due to degradation of the environment are anticipated. As such, the trade off of any losses to long-term productivity and benefits of the project environment is non-existent. Quite to the contrary, the action may from a perspective be viewed as an enhancement of the productivity in the long-term.

The long-term beneficial use of the property is its intrinsic values of openness and naturalness. As it appears that the 7 homes proposed will not significantly degrade the 19+ acres involved, it is anticipated that the benefits of the property can be further enjoyed as an added benefit in its inclusion of home sites.

No foreclosure of future options for the site due to environmental disturbance is anticipated.

VIII. IRREVERSIBLE AND IRRETRIEVBLE COMMITMENTS OF RESOURCES

The commitment of labor, fuel and materials to the construction of the project will be permanent. They will be irretrievable once used to build the proposed houses.

The ground space upon which the houses will stand can be considered to be a retrievable resource as demolition of the structures built could make it once again available for another use.

IX. OFFSETTING GOVERNMENT POLICIES

There are no government policies thought to offset environmental effects of the proposed action.

Government policy as delineated by the CZC of the City and County of Honolulu can be construed to indicate agricultural uses as a preferred activity on the property. Agricultural use would have greater effects on the physical environment than the low intensity residential use proposed in that clearing of trees and grading for plantings conceivable could occur.

X. AGENCIES CONTACTED OR CONSULTED

The following agencies, their Divisions and/or staff have contributed to the preparation of this EIS.

Federal Government

- ° Soil Conservation Service
- ° Fish and Wildlife Service
- ° U.S. Coast Guard
- ° Naval Base Pearl Harbor, Department of Defense
- ° Department of the Air Force
- ° Department of Agriculture
- ° U.S. Geological Survey
- ° Department of the Army

State of Hawaii

- ° Department of Land and Natural Resources
- ° Department of Health
- ° Land Use Commission, Department of Planning and Economic Development
- ° Department of Planning and Economic Development
- ° Department of Defense
- ° Department of Public Works
- ° Water Resources Research Center, University of Hawaii
- ° Department of Transportation
- ° Department of Accounting and General Services
- ° Environmental Center, University of Hawaii
- ° Department of Agriculture
- ° Office of Environmental Quality Control

City and County of Honolulu

- Board of Water Supply
- Department of Public Works
- Department of General Planning
- Department of Land Utilization
- Police Department
- Building Department
- Department of Parks and Recreation
- Department of Transportation Services
- Department of Housing and Community Development
- Fire Department

Organizations

- Kahaluu Neighborhood Board #29
- Hawaiian Electric Co.

Appendix A contains comments received from the above. Comments by the Neighborhood Board have been expressed at Land Use Commission hearings. Board meeting minutes are enclosed in Appendix A.

XI. UNRESOLVED ISSUES

The issues of water service and cesspool feasibility remain to be resolved at the time of writing of this EIS. It is expected that these issues will be resolved when necessary reviews and approvals are applied for in later stages of processing.

The possible poor percolation qualities of the subsoil will be explored by a soils engineer at a later phase of the project. Due to the expense of preparing soils studies and their accompanying testing, the resolution of this issue and those of soils and foundation engineering have been relegated to a time when other approvals have been applied for.

XII. LIST OF NECESSARY APPROVALS

The following reviews and approvals are required before construction of any homes may begin.

1. State Land Use District Boundary Review
2. Development Plan Change (City and County)
3. Zone Change (City and County)
4. Department of Health Review (cesspools)
5. Water Service - Board of Water Supply
6. Building Permit - Department of Public Works
7. Drainage Report - Department of Public Works, Drainage Division

APPENDIX A:

COMMENTS AND RESPONSES

Wil Chee-Planning

P.O. Box 50004
Honolulu, Hawaii
96850

Soil
Conservation
Service

United States
Department of
Agriculture



January 9, 1984

Mr. Raymond H. Nysten and
Mr. A.R. Nysten
47-395 Ahaolelo Road
Kaneohe, HI 96744

Gentlemen:

Subject: EIS Preparation Notice for a State Land Use District Boundary Amendment - Location: Kahaluu, Koolisupoko, Hawaii (26 acres)

The above-mentioned material has been reviewed as requested. The following comments are offered for your consideration:

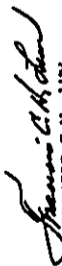
The Lolekaa and Waikane soils in the proposed area have some severe problems that affect their use as houselots. Both of these soil types have steep slopes and a high erosion hazard. In addition, they both have severe slope limitations for septic systems. The Lolekaa soils are also subject to sliding.

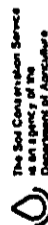
We also noted an area of Hanalei soil that may or may not be on the proposed area. Hanalei soils have a high water table and are boggy on the surface in some areas.

We would recommend that an engineering-soils consultant provide input into any environmental impact statement that is prepared.

Thank you for the opportunity to review this notice.

Sincerely,


FRANCIS C.H. LUM
State Conservationist



The Soil Conservation Service
is an agency of the
Department of Agriculture

HAISEGAWA HONULULU BUILDING SUITE 820 • 820 MARKET STREET • HONOLULU HAWAII 96813 • TEL. 533 6410

May 21, 1984

Mr. Francis C. H. Lum
State Conservationist
Soil Conservation Service
P. O. Box 50004
Honolulu, Hawaii 96850

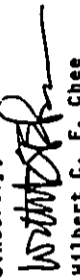
Dear Mr. Lum:

Subject: Your January 9, 1984 comments to Mr. Raymond Nysten regarding his EIS Preparation Notice

Your comments regarding the Lolekaa, Waikane and Hanalei Soils at the project site are acknowledged. While grading at the site has already occurred (1962), attention to the limitations you cite will be given at the EIS and later design stages of the project.

Thank you for your comments.

Sincerely,



Wilbert C. F. Chee

WCFC:ba

Will Chee-Planning

May 21, 1984

United States Department of the Interior

FISH AND WILDLIFE SERVICE
100 ALA MOANA BOULEVARD
P O BOX 10187
HONOLULU, HAWAII 96810



RECEIVED
ES
Room 6307
DEC 22 1983

R. B. and A. E. Mylen
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

Re: EIS preparation, Boundary
Amendment at Kahaluu, Koolau-poko,
Oahu

Dear Sirs:

Due to current manpower and budget restrictions, the Office of Environmental Services cannot devote the time necessary to conduct a thorough review of fish and wildlife concerns associated with the referenced action at this time. We strongly recommend that you consult directly with the State of Hawaii, Department of Land and Natural Resources, Division of Aquatic Resources and consider their recommendations in your project planning.

Sincerely yours,

William R. Kramer
William R. Kramer
Acting Project Leader
Office of Environmental Services

cc: NMFS-WFPO
EDF&W
HDMR
EPA, San Francisco

Mr. William Kramer
Acting Project Leader
Office of Environmental Services
Fish and Wildlife Service
U.S. Department of the Interior
300 Ala Moana Blvd.
Honolulu, Hawaii 96850

Dear Mr. Kramer:

Subject: Your December 22, 1983 comments to
Mr. Raymond Mylen regarding his
EIS Preparation Notice

Thank you for your comments. The Department of Land and Natural Resources, State of Hawaii, was consulted.

Sincerely,
Wilbert C. F. Chee
Wilbert C. F. Chee

WCFC:ba



Save Energy and You Serve America!

SUPPLEMENTARY CHIEF, CHAIRMAN
 BOARD OF LAND & NATURAL RESOURCES
 EDGAR A. NYLEN
 DEPARTMENT OF LAND & NATURAL RESOURCES
 DIVISION OF LAND & NATURAL RESOURCES
 P. O. BOX 511
 HONOLULU, HAWAII 96809



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 P. O. BOX 511
 HONOLULU, HAWAII 96809

REF. NO.: CPO-1158

DEC 2 1983

GEORGE B. ARYPORE
 SECRETARY OF LAND

SUPPLEMENTARY CHIEF, CHAIRMAN
 BOARD OF LAND & NATURAL RESOURCES
 EDGAR A. NYLEN
 DEPARTMENT OF LAND & NATURAL RESOURCES
 DIVISION OF LAND & NATURAL RESOURCES
 P. O. BOX 511
 HONOLULU, HAWAII 96809



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 P. O. BOX 511
 HONOLULU, HAWAII 96809

NOV 28 1983

Mr. Raymond Nylan
 47-395 Ahaolelo Road
 Kaneohe, HI 96744

Dear Mr. Nylan:

SUBJECT: A83-550, S.L.U.D. BOUNDARY AMENDMENT PETITION
 CONSERVATION TO URBAN
 KAHALUU, OAHU, TMK 4-7-49:17

Thank you for your telephone call of November 17, 1983, regarding the proposed undertaking.

A review of our records indicates that this project does not occur on historic properties that are listed on the Hawaii Register or the National Register of Historic Places, or that have been determined eligible for inclusion on the National Register of Historic Places.

Based on the information you have provided our office, it is our understanding that the project area never contained any historic sites. It is also our understanding that the entire project area has already been cleared, graded, and prepared for residential development. Consequently, there no longer seems to be a need for archaeological study or historic preservation measures at the project site. We have no reservations for the project to proceed as planned.

Due to the lack of archaeological surveys in the vicinity, we are not aware that significant resources exist in the project area; however, this does not confirm the absence of historical, cultural, architectural and/or archaeological resources on the property. In the event that any previously unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls are encountered, please direct the applicant to stop work and contact our office at 548-7460 immediately.

Sincerely yours,

Susumu Ono

Susumu Ono
 Chairperson and
 State Historic Preservation
 Officer

Mr. A. R. Nylan
 Mr. Raymond H. Nylan
 47-395 Ahaolelo Road
 Kaneohe, Hawaii 96744

Gentlemen:

Thank you for your letter of December 14, 1983, regarding the preparation of your environmental impact statement to be submitted to the State Land Use Commission with your petition to reclassify 19 acres in the Koolaupoko District from Conservation to Urban (TMK: 4-7-49: 17). We have reviewed the site plan and the copy of a preparation notice for the environmental impact statement you have provided and offer the following comment.

Detailed information on existing site conditions, the proposed development for which you seek the boundary amendment, and the anticipated impacts, should be provided in an environmental impact statement (EIS).

We have provided a copy of the Environmental Quality Commission's handbook, "Environmental Impact Statement Regulations", which we feel will be most useful in preparing your EIS.

In particular, we suggest you closely follow the format and content noted under Section 1:42, on pages 14-17. We further note specific concerns listed in Identification and Summary of Major Impacts, Section F, page 7 of the preparation notice that you provided. In preparing the EIS, these concerns should be thoroughly addressed.

Further guidance on EIS content and adequacy as well as examples of other EIS can be provided by the Office of Environmental Quality Control, located at 550 Halekauwila Street, Room 301, Honolulu, Hawaii 96813. Their telephone number is 548-6915.

Will Chee-Planning

Messrs A.R. Nylen & R. Nylen DDC 22 MU CPO-1158
Page 2

We will be reviewing the draft EIS following its submission to the Land Use Commission. Should you have further questions on the Conservation District zoning, please feel free to contact our Planning Office staff at 548-7837.

Very truly yours,


SUSUMU ONO, Chairperson
Board of Land and Natural Resources

May 21, 1984

Mr. Susumu Ono, Chairperson
Board of Land and Natural Resources
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, HI 96809

Dear Mr. Ono:

Subject: Your Comments of December 22, 1983 (CPO-1158)
to Mr. Raymond Nylen regarding his
EIS Preparation Notice

Detailed information as you suggest will be included in the EIS. The "Environmental Impact Statement Regulations" handbook has been consulted, especially pages 14-17.

Thank you also for a previous letter (November 28, 1983) to Mr. Nylen regarding the lack of historic sites on the property. We will be including the information on Mr. Nylen's EIS.

Sincerely,



Wilbert C. F. Chee

WCFC:ba



STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3075
HONOLULU, HAWAII 96744

GEORGE R. JANTONIS
DIRECTOR OF HEALTH

GEORGE R. JANTONIS
DIRECTOR OF HEALTH

JOHN J. CHALMERS, M.D.
DEPUTY DIRECTOR OF HEALTH

HEBERT R. THOMPSON, M.A.
DEPUTY DIRECTOR OF HEALTH

WELVIN R. SOLOMON
DEPUTY DIRECTOR OF HEALTH

ARLENE MALIND SWART, M.A., J.D.
DEPUTY DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO:
FILE # 47-49:17

May 13, 1983

Mr. Raymond H. Nylan
47-395 Ahaoieho Road
Kaneohe, Hawaii 96744

Mr. R. H. Nylan
Mr. A. R. Nylan
47-395 Ahaoieho Road
Kaneohe, Hawaii 96744

Dear Mr. Nylan:

SUBJECT: Proposed Residential Development
Tax Map Key: 4-7-49: 17
Kahaluu, Oahu, Hawaii

Reference is made to your request for the Department of Health's approval to install individual wastewater disposal system to service the proposed dwellings under consideration for development.

We have no objections to your proposed plans provided all the disposal systems are located in the "Pass Zone." Also, prior to construction, construction plans detailing the location of each disposal system should be submitted for our approval.

Sincerely,

Tsutomu Kubota

TSUTOMU KUBOTA
Chief, Sanitation Branch
Environmental Protection and Health
Services Division

TK:es



STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3075
HONOLULU, HAWAII 96744

Charles G. Clark
DIRECTOR OF HEALTH

Mona Bongars M.D.
DEPUTY DIRECTOR OF HEALTH

Leslie Hattubara
DEPUTY DIRECTOR OF HEALTH

WELVIN R. SOLOMON
DEPUTY DIRECTOR OF HEALTH

ARLENE MALIND SWART, M.A., J.D.
DEPUTY DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO:
FILE # 47-49:17

December 23, 1983

Sirs:

We are submitting the following comments for consideration. It is our understanding that the intent of this application is for construction of new homes for family members and for rental purposes. Our concerns are:

1. The general contour of this parcel appears to be extremely steep and irregular. As such, the construction of individual wastewater systems will be extremely difficult. We are skeptical as to whether any type of heavy equipment to install these systems could negotiate the turns and the slopes.
2. Based on our observation from cesspool constructed in the adjacent areas, the types of subsoil formation found here have poor percolation qualities to percolate sewage. In general, silty clay formation appears to be the predominant quality.
3. Assuming that individual wastewater systems are permitted, we question as to whether these systems could satisfactorily discharge domestic sewage. There will be a great tendency for lateral seepage to appear on the road below or into the nearby wet streams or intermittent stream beds. This will certainly cause degradation of the stream waters and finally of the Kaneohe Bay waters.

Sincerely,

Tsutomu Kubota

TSUTOMU KUBOTA
Chief, Sanitation Branch
Environmental Protection & Health
Services Division

TK:kk

WII Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

May 21, 1984

Mr. Tsutomu Kubota
Chief, Sanitation Branch
Environmental Protection and
Health Services Division
Department of Health
State of Hawaii
P. O. Box 3378
Honolulu, HI 96801

Dear Mr. Kubota:

Subject: Your December 23, 1983 letter to
Mr. Raymond Mylen regarding his
EIS Preparation Notice

1. Your concern for the ability of heavy equipment to negotiate the terrain is resolved in that grading for roadways and houselots have been completed since 1962.
- 2 & 3. We acknowledge your concern about the potential effects of any new cesspools, and their ability to function properly without degradation of the environment. As plans and the project progress, the Mylens will be expected to discuss with your Division, any potential sites within their property which may be more satisfactory for cesspool use. If no such sites can be identified, then alternative disposal system would have to be discussed.

Your concerns will be noted in the EIS.

Thank you for your comments.

Sincerely,



Wilbert C. F. Chee

WCFC:ba

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA
HONOLULU, HAWAII 96813

EILEEN R. ANDERSON Mayor
YOSHIE H. FUJIMAKA Chairman
MILTON J. AGADER
MICHAEL J. CHUN
WALTER A. DOOS JR., Vice-Chair.
ERNEST A. KATARI
WAYNE J. YAMASAKI
KAZU HAYASHIDA
Manager and Chief Engineer

Wil Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

May 21, 1984

December 29, 1983

Messrs. Raymond H. Nylan
and Agner R. Nylan
47-395 Ahaolele Road
Kaneohe, Hawaii 96744

Mr. Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania St.
Honolulu, HI 96813

Dear Mr. Hayashida:

Subject: Your Letter of December 14, 1983, on the
Preparation of an Environmental Impact Statement
for Proposed Boundary Amendment

Subject: Your December 29, 1983 comments to
Mr. Raymond Nylan regarding his
EIS Preparation Notice

We consider areas receiving 50 inches or more of rainfall annually as prime groundwater recharge areas. Although your property is in an area receiving about 75 inches of rain annually, the area has numerous, closely spaced dikes which decreases its potential for development of appreciable amounts of groundwater.

Thank you for your information. We are also aware that a portion of the project site is above the existing service limit and will acknowledge this in the EIS.

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,

K. Hayashida
KAZU HAYASHIDA
Manager and Chief Engineer

Sincerely,

Wilbert C. F. Chee

Wilbert C. F. Chee

WCFC:ba

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
HONOLULU MUNICIPAL BUILDING
1515 KALANIANA'OLANI STREET
HONOLULU, HAWAII 96813



SILEEN R. ANDERSON
WASER

ROY H. TANJJI
DIRECTOR AND BUILDING SUPERINTENDENT
WILLIAM F. REAGAN
DEPUTY DIRECTOR

PB 83-1036

December 19, 1983

Mr. Raymond H. Nylan
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

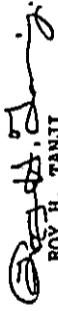
Dear Mr. Nylan:

Subject: Environmental Impact Statement
Preparation Notice
THK: 4-7-49:17 (Por.)
Kahaluu, Koolauloko, Oahu

We have no comments on the subject Environmental Impact Statement Preparation Notice except that we expect the new structures to be constructed in compliance with the Uniform Building Code.

Thank you for the opportunity to review the notice.

Very truly yours,


ROY H. TANJJI
Director and Building Superintendent

cc: J. Harada

WIL CHEE-PLANNING

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

May 21, 1984

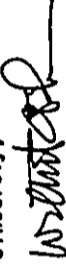
Mr. Roy H. Tanjji
Director and Building Superintendent
Building Department
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Tanjji:

Subject: Your letter of December 19, 1983
(PB 83-1036) to Mr. Raymond Nylan
regarding his EIS Preparation Notice

All building plans will conform to the Uniform Building Code and will be submitted to your department for permit review.

Sincerely,



Wilbert C. F. Chee

WCFC:ba

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
450 SOUTH KING STREET
HONOLULU, HAWAII 96813

Will Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

EILEEN R. ANDERSON
MAIL ROOM



MICHAEL J. CHUN, Ph.D.
DIRECTOR AND CHIEF ENGINEER

MAURICE W. NAYLOR
DEPUTY DIRECTOR

301-14-0915

May 21, 1984

December 30, 1983

Messrs. Raymond H. and
A. R. Nylén
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

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

Dear Mr. Chun:

Subject: Your December 30, 1983 letter
(301-14-0915) to Mr. Raymond Nylén
regarding his EIS Preparation Notice

Subject: Your Letter of December 14, 1983, relating
to a Request for Comments for a Boundary
Amendment, TMK: 4-7-49: For. 17

We have reviewed your proposed plans for development of this
area and have the following comments to assist you in your
preparation of an Environmental Impact Statement:

1. Proposed site development must conform with our Grading
Ordinance and other related regulations. Appropriate
plans shall be submitted for our review and approval,
and a grading permit must be obtained before work can
begin.
2. There are no municipal sewers in the area, and we have
no plans to sewer the area in the future.

Me ke aloha pumehana,

Michael J. Chun

MICHAEL J. CHUN
Director and Chief Engineer

cc: Division of Wastewater Management
Environmental Engineer

Thank you for your comments. Rough grading for the site has been
completed since 1962. However, fine grading may still be
necessary and your department would be consulted for appropriate
permit requirements.

Your comments regarding sewers in the area are acknowledged.

Sincerely,

Wilbert C. F. Chee

Wilbert C. F. Chee

MCFC:ba

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
610 SOUTH KING STREET
HONOLULU, HAWAII 96813



SILKEM ANDERSON
MAIL

WILLARD T. CHOW
CHIEF PLANNING OFFICER
BALPH PORTNORRE
DEPT. OF GENERAL PLANNING OFFICER
DOP12/83-9758

Wai Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

May 21, 1984

January 12, 1984

Mr. Agner R. Nylan
Mr. Raymond H. Nylan
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

Mr. Keith Kurahashi, Planner
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Kurahashi:

Gentlemen:

This is in response to your letter dated December 14, 1983, requesting comments on your preparation of an Environmental Impact Statement for a State Land Use District Boundary Amendment for TMK 4-7-49: por. 17 in Kahaluu.

The areas of potential impact (hydrology and drainage, aesthetics and scenic views, archaeological sites, environmental impacts, and water sources) as identified in the EIS preparation notice need to be fully discussed.

The department has no further comments at this time. The concerns presented in our letter, dated December 7, 1983, rejecting your amendment for inclusion in the FY 1983-84 Annual Review for the Koolauopoko Development Plan (83/KP-32[29]) still apply.

Sincerely,

Keith Kurahashi
KEITH KURAHASHI
Planner

APPROVED:

Willard T. Chow
WILLARD T. CHOW

Subject: Your comments of January 12, 1984
(DGP 12/83-9758) to Mr. Raymond Nylan
regarding his EIS Preparation Notice

Thank you for your comments. Hydrology, drainage, aesthetics, archaeological sites, environmental impacts and water services are to be discussed in the EIS.

Your concern for population increases posed by the project is included in the EIS.

Sincerely,

Wilbert C. F. Chee
Wilbert C. F. Chee

WCFC:ba

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
640 SOUTH KING STREET
HONOLULU, HAWAII 96819



EILEEN R. ANDERSON
MAYOR

MICHAEL M. McELROY
DIRECTOR

ROBERT D. JONES
DEPUTY DIRECTOR

LU12/83-7220 (JDK)
83/Int. AG-4

December 28, 1983

Raymond H. Nysten & Agner R. Nysten
Page 2

Raymond H. Nysten & Agner R. Nysten
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

Dear Messrs. Nysten & Nysten:

Environmental Impact Statement (EIS) Preparation Notice
For a Land Use District Boundary Amendment
Ahaolelo Road, Kahaui; Tax Map Key 4-7-49: 17

This is in response to your request for comments regarding preparation of an EIS for the above referenced action. We have the following suggestions for preparing the EIS:

1. The Environmental Quality Commission (EQC) Environmental Impact Statement Regulations should be followed since they provide the guidelines and legal requirements for EIS preparation. The Regulations are available from the State EQC office at 550 Halekauwila Street, Room 301, Honolulu, Hawaii 96813; Phone 548-6915.
2. The EIS should specifically address all of the concerns raised in Sections F & H of the EISPH.
3. Appropriate support studies, e.g., archaeological reconnaissance survey, should be conducted and included in the EIS.
4. Applicable government agencies should be consulted regarding specific aspects of the proposal. For example: the State Historic Preservation Office on historic and archaeological resources; the State Department of Health on sewage disposal; the City Department of Transportation Services on roadways and traffic impacts; and the City Board of Water Supply on availability of water service.

5. The following land use controls apply to the subject property: the State Land Use Classification is Conservation District above the 200 foot contour line and Urban District below; the corresponding City and County zoning is P-1 Preservation District and AG-1 Restricted Agricultural District; and, the Development Plan designations are Preservation and Agriculture respectively. In addition to the State Land Use District Boundary amendment, a Development Plan amendment and zone change will be required to develop dwellings within the P-1 zoning district. Also, approval under the Agricultural Interim Development Control District Ordinance No. 77-84, as amended, is required for development within the AG-1 zoning district.

If you have any questions or comments, please contact John Makagawa of our staff at 527-5038.

Very truly yours,

Robert D. Jones
MICHAEL M. McELROY
Director of Land Utilization

MMH:sl

Wil Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

May 21, 1984

Mr. Michael M. McElroy
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. McElroy:

Subject: Your comments of December 28, 1983
(LU 12/83-7220, JMW: 83/Int. AG-4)
to Mr. Raymond Mylen regarding his
EIS Preparation Notice

Thank you for your comments.

- 1 & 2) EQC regulations will be followed in the preparation of the EIS.
- 3) The DLNR has indicated that no historic sites exist on the site.
- 4) The agencies you cite have been consulted.
- 5) We acknowledge the land use controls you cite and they will be noted in the EIS and at appropriate stages of processing of the project.

Sincerely,



Wilbert C. F. Chee

MCFC:ba

requires the approval of the Public Utilities Commission and special equipment. The targeted date for implementation is 1986. In addition, a National Network Access Charge will be phased in beginning next month. It will be an access charge into the local system - \$1.00 for residential phones and \$5.00 for business phones. At the same time, consumers will begin to notice that as long distance rates drop they will no longer be able to subsidize local rates which will, therefore, rise.

Discussion followed. Members thanked Rodrigues for his presentation.

Board member Jan-Peter Freis arrived at 9:26 p.m.

Members consented to deferring the order of business by proceeding to OLD BUSINESS, Item A.

OLD BUSINESS: Land Reclassification & Boundary Amendment - Land Use Commission Public Hearing December 1, 1983 - Wylan Property - A.R. Wylan and Raymond Wylan were present to discuss their request to reclassify approximately 19 acres from the Conservation District to the Urban District at Kahalu'u, Ko'olaupoko, O'ahu for a housing development.

Stevens reviewed the site on the map. At the present time, the Wylens have 26 acres of which 19 are classified conservation and zoned preservation, and 7 classified urban and zoned agriculture. They currently have 3 dwellings on the site and can not, under present zoning, build any additional units. Present zoning allows one house per two acres of land.

A.R. Wylan reviewed the history of the property informing the Board that he and a friend originally bought 52 acres when the community had rural protective zoning which entitled persons to 1 house per 1 acre of land. Raymond Wylan informed the Board that he previously graded under permits #169(7/21/59) & #169 Renewal (2/16/61) issued prior to the establishment of the Conservation District Boundary. He assured the Board that he did not cut into the ridge line although his grading permits did not specify any limitation regarding an elevation contour.

Their immediate need encompasses the building of two dwellings to house family members. Ideally, they are seeking the addition of seven units for a total of ten units on the property.

Discussion followed. Members expressed concern that an adjustment of the Conservation District Boundary might set a precedent causing others to seek the same. Other members felt that some adjustment of the line seemed rational, however, there was concern about moving the Conservation District Boundary above the 100' elevation contour.

Board member Roja left the meeting at 9:16 p.m.

Hales moved and Nakata seconded that the Board be authorized to act as a witness and to testify on December 1, 1983 before the State Land Use Commission regarding Docket Number ABJ-550 & Petitioners A.R. Wylan's and Raymond Wylan's request to reclassify approximately 19 acres of land from the Conservation District to the Urban District at Kahalu'u, Ko'olaupoko, O'ahu. The motion passed unanimously. 10-0-0.



United States Department of the Interior

FISH AND WILDLIFE SERVICE

100 ALA MOANA BOULEVARD
P. O. BOX 50121
HONOLULU, HAWAII 96810

GEORGE S. HANCOCK
DIRECTOR

RECEIVED
25
Room 6307
MAY 30 1984



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL

200 BUILDING FIELD ROAD HONOLULU, HAWAII 96819

29 MAY 1984

Mr. Gordon Furutani
Executive Officer, Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

HIENG

SUBJECT: Draft EIS for a State Land Use District Boundary

Re: Draft EIS for a State Land
Use District Boundary Amendment,
Kahaluu, Oahu

Dear Mr. Furutani:

Due to current manpower and budget restrictions, the Office of Environmental Services cannot devote the time necessary to conduct a thorough review of fish and wildlife concerns associated with the referenced action at this time. We strongly recommend that you consult directly with the State of Hawaii, Department of Land and Natural Resources, Division of Forestry and Wildlife and consider their recommendations in your project planning.

Please be advised that this notification does not abrogate your responsibilities to comply with the requirements of the Fish and Wildlife Coordination Act, nor does it represent Service approval of, or support for, the proposed activity. The Service may review future actions related to this proposal should administrative constraints be alleviated or if adverse impacts to significant fish and wildlife resources are identified. Please continue to keep this office apprised of the project's status.

Sincerely yours,

Original signed by

Ernest Kosaka
Project Leader
Office of Environmental Services

cc: MFPB-HFPO
RDFAN
EPA, San Francisco
A. R. & R. H. Nylan
Will Chee - Planning ✓

1 Incl
25

cc: A.R. & Raymond H. Nylan
/Will Chee-Planning

SIGNED

JERRY M. MATSUDA
Major, HANG
Contr & Engr Officer

1. Thank you for providing us the opportunity to review your proposed project (inclosed).

2. We have completed our review and have no comments to offer at this time.

FOR THE ADJUTANT GENERAL:

ALVIN T. LUM
Major General
Adjutant General
Daniel E. C. Au
Colonel
Adjutant General



HEADQUARTERS
NAVAL BASE PEARL HARBOR
BOX 110
PEARL HARBOR, HAWAII 96810



Commander (dpl.)
Fourteenth Coast Guard District

Prince Kahanui
Federal Building
300 Ala Moana Blvd
Honolulu, Hawaii 96801
Phone: (808) 546-2861

IN REPLY REFER TO:
002B:WKL:Jam
Ser. 920
31 MAY 1984

11888
Serial No. 4/892
29 May 1984

Mr. Gordan Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Mr. Gordan Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street, Honolulu, HI. 96813

Dear Mr. Furutani:

Draft Environmental Impact Statement
for a State Land Use District Boundary

Dear Mr. Furutani:

The Draft EIS for a State Land Use District Boundary has been reviewed and the Navy has no comments to offer. As this command has no further use for the Draft EIS, the EIS is being returned to the Office of Environmental Quality Control, by copy of this letter.

The Fourteenth Coast Guard District has reviewed the Draft EIS for the State Land Use District Boundary and has no objection or constructive comments to offer at the present time.

Thank you for the opportunity to review the Draft EIS.

Sincerely,

Sincerely,

M. M. DALLAM
CAPTAIN, CEC, U. S. NAVY
FACILITIES ENGINEER
BY DIRECTION OF THE COMMANDER

J. E. SCHWARTZ
Commander, U. S. Coast Guard
District Planning Officer
By direction of Commander,
Fourteenth Coast Guard District

Enclosure

Copy to:
A.R. & Raymond H. Nylan
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

✓ Mill Chee-Planning
Suite 620, 820 Hiliiani Street
Honolulu, Hawaii 96813

Office of Environmental Quality Control

cc: A. R. & Raymond H. Nylan
✓ Mill Chee-Planning

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1105 SOUTH BERTLAND STREET
HONOLULU HAWAII 96813-3111



SILVIA M. ANDERSON
MAYOR

DOUGLAS G. GIBB
CHIEF
WILLIAM FERRELLA
DEPUTY CHIEF

JUN 04 1984

(P) 1259.4

OUR REFERENCE EFS-JS

June 4, 1984

Mr. Gordon Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

We have reviewed the draft EIS for a state land use district boundary amendment in Kahaluu, and find nothing in it that requires comment by this department.

Sincerely,

DOUGLAS G. GIBB
Chief of Police

By *Edwin Ross*
EDWIN ROSS
Assistant Chief of Police
Administrative Bureau

cc: Will Chee Planning
Suite 620, 802 Milliani Street
Honolulu, Hawaii 96813

A. R. & Raymond H. Nylan
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

Mr. Gordon Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft EIS for a State Land Use
District Boundary Amendment

We have reviewed the subject document and have no comments to offer.

Very truly yours,

Rikio Nishiova
RIKIO NISHIOVA
State Public Works Engineer

/lm
cc: A.R. & Raymond H. Nylan
✓ Will Chee-Planning



DEPARTMENT OF THE AIR FORCE
 THE QUARTERS 1524H AIR BASE WING (PACAF)
 HICKAM AIR FORCE BASE, HAWAII 96813

5 JUN 1984

REPLY TO: DEEV (Mr Fujimoto, 449-1831)
 ATTENTION:

SUBJECT: Environmental Impact Statement for the Proposed Residences at
 47-395 Ahaolelo Road, Kahului, Oahu

TO: Ms Letitia M. Uyehara, Director
 Office of Environmental Quality Control
 550 Halekauwila Street, Room 301
 Honolulu, HI 96813

PB 84-389

June 5, 1984

1. This office has reviewed the subject EIS and has no comment relative to the proposed project.

2. We greatly appreciate your cooperative efforts in keeping the Air Force apprised of your project and thank you for the opportunity to review the document. The EIS is returned for your file.

Mr. Gordon Furutani, Executive Officer
 Land Use Commission
 Old Federal Building, Room 104
 335 Merchant Street
 Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft Environmental Impact Statement
 THK: 4-7-49,17 (Por)
Kahului, Koolauptoko, Oahu

We have no comments on the subject Draft EIS for a State Land Use District Boundary Amendment.

Thank you for the opportunity to review the statement.

Very truly yours,

Roy H. Tanji

ROY H. TANJI
 Director and Building Superintendent

1 Atch
 EIS

ROBERT M. OKAZAKI
 Chief, Engrg & Envtl Plng Div
 Directorate of Civil Engineering

cc: Mr Gordon Furutani w/o Atch
 Land Use Commission
 Old Federal Building, Rm 104
 335 Merchant Street
 Honolulu, Hawaii 96813

A.R. & Raymond H. Nylene w/o Atch
 47-395 Ahaolelo Road
 Kaneohe, Hawaii 96744

Wil Chee-Planning w/o Atch
 Suite 620, 820 Milliani Street
 Honolulu, Hawaii 96813

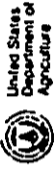
AF:jd
 cc: J. Harada
 A.R. and Raymond H. Nylene
 Wil Chee - Planning

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
610 SOUTH KING STREET
HONOLULU, HAWAII 96813

EILEEN W. ANDERSON
MAILER



EMIKO I. KUDO
DIRECTOR
SAM L. CARL
DEPUTY DIRECTOR
OSCAR S. ABAMBA
EXECUTIVE ASSISTANT



Soil
Conservation
Service

P.O. Box 50004
Honolulu, Hawaii
96850

June 25, 1984

June 7, 1984

Mr. Gordan Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street,
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft EIS - State Land Use District Boundary Amendment
Kahalaui, Koolauapoko, Oahu, TRK: 4-7-49: 17

We have no objection to the request for a State Land Use District Boundary Amendment from Conservation to Urban District on lands situated in Kahalaui.

The size of the proposed project will have minimal impact on our public park facilities in the subject area.

Thank you for allowing our Department to comment on the Draft EIS.

Sincerely yours,

(Mrs.) EMIKO I. KUDO, Director

EIK:vc

cc: A. R. & Raymond H. Nylan
Will Chee-Planning

Mr. Gordan Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant St.
Honolulu, HI 96813

Dear Mr. Furutani:

Subject: Draft EIS for a State Land Use District Boundary Amendment, Kahalaui, Oahu (Ahaolelo Road)

Thank you for the opportunity to review subject document.

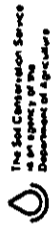
We have no comments to make.

Sincerely,

Francis C. H. Loh
FRANCIS C. H. LOH
State Conservationist

cc: A.R. & Raymond H. Nylan
47-395 Ahaolelo Road
Kaneohe, HI 96744

Will Chee-Planning
Suite 620, 820 Miliilani St.
Honolulu, HI 96813





United States Department of the Interior

CHARTERED SURVEY
Water Resources Division
P.O. Box 50166
Honolulu, Hawaii 96850

June 12, 1984

DATE



Department of Transportation Services
City and County of Honolulu

TESS/84-2105

June 20, 1984

PL 3025-84

Mr. Gordon Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 101-
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft EIS for a State Land Use District
Boundary Amendment

The staff of the U.S. Geological Survey, Water Resources Division,
Hawaii District Office, has reviewed the above report and has no
comments to make at this time.

We appreciate the opportunity to review the document and we are
returning it for your future use.

Sincerely,

Stanley F. Kapu'ia
Stanley F. Kapu'ia
District Chief

Enclosure

cc A.R. & Raymond H. Nyles, Kaneohe, Hawaii
Bill Chee-Planning, Honolulu, Hawaii

Mr. Gordon Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft Environmental Impact Statement for Proposed
Residences at 47-335 Aholele Road, Kalaheo, Oahu

We have no comments on the draft environmental impact statement.

We thank you for providing us this opportunity to review and comment
on the project.

Sincerely,

William A. Bonnet

WILLIAM A. BONNET
Director

cc: A. R. & Raymond H. Nyles
v Mr. Will Chee
mcc (K. Hirata)

HAWAIIAN ELECTRIC COMPANY, INC.

Box 2750 / Honolulu, Hawaii 96840

June 15, 1984

ENV 2-1
HV/G

[Handwritten initials]

GEORGE ANTOSCH
DIRECTOR

WAYNE J. YAMASAKI
DIRECTOR

DEPUTY DIRECTORS
JOHN HANAUER SHIMADA Ph.D.
WALTER M. HO
CHRISTOPHER D. SOON
ADAM D. VICENT

IN REPLY REFER TO
STP 8.9972



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

100 HONOLULU STREET
HONOLULU, HAWAII 96813

June 14, 1984

MEMORANDUM

TO: Mr. Gordon Furutani, Executive Officer
Land Use Commission

FROM: Director of Transportation

SUBJECT: DRAFT EIS FOR PROPOSED RESIDENCES AT
47-395 MAOLELO ROAD, KAHALUU, OAHU

We do not anticipate any significant impact upon our transportation system from the construction of seven (7) single family residences on the property identified by TMK: 4-7-49: 17.

[Handwritten signature]

Wayne J. Yamasaki

✓cc: Wil Chee-Planning

Mr. Gordon Furutani
Executive Director
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft EIS for a State Land Use District
Boundary Amendment, Hulen, A.R. & Raymond

We have reviewed the subject Environmental Impact Statement and find the project will have no significant effect on existing or planned company facilities.

Thank you for the opportunity to comment on this document.

Sincerely,

[Handwritten signature]
Ralph H. Moltzau, Jr.
Acting Manager
Environmental Department

JMP,Jr.:cal

cc: A.R. Hulen

Wil Chee-Planning ✓

SENGE B. ANDRICH
Architect



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96810

MOLO PUBLISHING
COMPANIES
MAIL IN ENCLAVE
SERVICES DIVISION

LETTER NO. (P)1259, 4

DATE: 5/11/81

RECEIVED
SERVICES DIVISION
MAY 11 1981

Mr. Gordon Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft EIS for a State Land Use
District Boundary Amendment

We have reviewed the subject document and have no comments
to offer.

Very truly yours,

RIKIO NISHIOKA
State Public Works Engineer

/lm

DRAFT EIS COMMENTS
AND RESPONSES

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
630 SOUTH KING STREET
HONOLULU, HAWAII 96813



EILEEN R. ANDERSON
MAYOR

MICHAEL J. CHUN, Ph.D.
DIRECTOR AND CHIEF ENGINEER
MAURICE M. BATA
DEPUTY DIRECTOR

June 8, 1984

ENV 84-164

Mr. Gordan Furutani
Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Re: Draft EIS, State Land Use District
Boundary Amendment, Kahaluu, Oahu,
Hawaii (TMK: 4-7-49: 17)

We have reviewed the subject Draft EIS and have the following comments.

1. There are no plans to provide municipal sewers at the project area in the near future.
2. A drainage report should be submitted to the Drainage Section, Division of Engineering, for approval. The report should establish drainage ways and show location of house pads. House pads should be located outside of the drainage ways.

Me ke aloha pumehana,

MICHAEL J. CHUN
Director and Chief Engineer

cc: A. R. & Raymond H. Nylan
Wil Chee-Planning
Division of Engineering
Division of Wastewater Management

Wil Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

July 5, 1984

Mr. Michael J. Chun
Director and Chief Engineer
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Subject: Your June 8 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Mr. Chun:

The following are our responses to your comments:

- 1) We acknowledge that there are no future sewers planned for the area.
- 2) It is our understanding in discussing this comment with your Drainage Division, that a drainage report will be necessary at stages when the City approval processes are requested. These would occur at the Development Plan or Zone Change stages, and a drainage report would be requested and produced at that time for proper assessment of the project.

This item has been added to the EIS (page XII-1), LIST OF NECESSARY APPROVALS).

Sincerely,

Wilbert C. F. Chee
WCFC:ing

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU,
510 SOUTH KING STREET
HONOLULU, HAWAII 96813



WILLARD T. CHOW
CHIEF PLANNING OFFICER
RALPH KAWAMOTO
DISTRICT CHIEF PLANNING OFFICER

SULEEN ANDERSON
SECRETARY

June 25, 1984
DGP5/84-1867

Mr. Gordan Furutani
Page 2

the existing topography, would the proposed housing sites be subject to landslide, rolling rocks and other hazards under adverse weather conditions during and after construction?

The Soil Conservation Service (SCS) soil survey report indicates that soils of the Loleka series are susceptible to sliding where slopes are high. The draft EIS does not provide a map showing slopes on the site. The soils of the Waikane series have similar characteristics. (See also SCS letter, January 9, 1984, Appendix A.)

3. The Board of Water Supply service limit of 165 feet is given (p. (111-2)). The draft EIS fails to indicate how many of the proposed homes will be above the elevation.

4. How is access to the homesites to be provided? The draft EIS (p. 11-1) talks of several dirt roads throughout the site, but these are not evident on the Project Site Map (before p. 11-1). Access is important in terms of public health and safety services such as fire and police protection and refuse collection.

Sincerely,
Ralph Kawamoto
RALPH KAWAMOTO
Planner

APPROVED:
Will Chow
WILLARD T. CHOW

cc: A.R. & Raymond H. Nylan
Will Chee-Planning

Mr. Gordan Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Draft EIS for a State Land Use
District Boundary Amendment at Kahala

Our comments are as follows:

1. The proposed project calls for the commitment of conservation lands to an urban use.

The applicant's statement should recognize and discuss the City and County's efforts in preserving Oahu's natural resources at designated locations. These City views are expressed in adopted land use policies. EIS discussions, therefore, need to be expanded to include how this proposed project in a conservation area conforms to or conflicts with City objectives and policies and specific development standards and controls as defined in the General Plan, Development Plans, Comprehensive Zoning Code, for example.

Where conflicts or inconsistencies exist, the EIS may need to provide reasons why the applicant is deciding to proceed, notwithstanding the absence of compliance with adopted City land use plans.

2. The report provides soil data without adequately describing the possible interaction between the soil types and the proposed project. For example, given the slope, shrink-swell potential, erosion hazard and other soil characteristics of the general area and in view of

Wil Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

July 5, 1984

Mr. Williard T. Chow
Director, Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: Your June 25 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolele Road, TMK 4-7-49:17

Dear Mr. Chow:

Thank you for your comments. Our responses are as follows:

- 1) The City and County's efforts in preserving natural resources are indisputable. The proposed project threatens neither the natural resource quality of the area nor the broad objectives and policies of the General Plan. The applicant proposes a project entirely rural in character as the General Plan indicates.

Although there appears to be a conflict with the General Plans population distribution guidelines, we understand that these population guidelines for Koolaupoko are currently being reassessed by your Department.

The proposed project does conflict with Development Plan and CZC controls. Changes to these respective designations must be requested at appropriate procedural stages of this project and the City's review process.

The applicant has chosen to proceed with the project notwithstanding the project's present noncompliance with adopted land use plans on the basis of need and relatively insignificant scale of his proposal. As noted in the EIS, the parcel is 26 acres in size and any adverse effects of his seven (?) homes are minimized when weighed against the needs of his family and the long standing potential of the site. This item will be discussed in the EIS.
- 2) Several observations indicate the feasibility of construction of the proposed residences. Neighboring residential structures at higher and steeper elevations with similar soil and subsurface conditions have existed for a number of years. The feasibility and design parameters of construction for on-site soils will be defined by a soils engineer at a later phase of the project.

Mr. Williard T. Chow
Director, Department of General Planning
July 5, 1984
Page Two

Construction will not occur where slopes are high due to the realities of construction difficulty and higher costs.

Slopes on the site vary from relatively flat to those which exceed 100 percent. Construction will occur at relatively flat areas. The large parcel size does not lend itself to a conveniently sized and readable, therefore usable slope map.

- 3) The 165-foot water service limit has been added to the map. Five (5) of the new residences would be above the present service limit.
- 4) Access roads already existing to the proposed homesites have been added to the map.

Sincerely,



Wilbert C. F. Chee

WCFC:hg

RECEIVED AS FOLLOWS

Wili Chee-Planning

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

GEORGE R. ANDERSON, Director, Department of Planning and Economic Development, Kamamalu Building, P.O. Box 2339, Honolulu, Hawaii 96804

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

COPY

July 25, 1984

Mr. Gordon Y. Paganani, Executive Officer, Land Use Commission

Mr. Keith

Subject: M-15 on Aiea, Hulen and Kaysoni H. Nylene Petition to the Land Use Commission (LUC Packet AS3-55-84)

We have reviewed the subject draft environmental impact statement (EIS) and have comments on the following sections of the EIS:

Section III. Relationship of the Proposed Action to Land Use Plans, Policies, and Controls for the Affecting Area.

This section should include an assessment of the extent to which the proposed residential use complies with the various existing district statements of Section 2-2(3) of the Land Use Commission's Part 2 Regulations; Section 205-2, Hawaii Revised Statutes; Regulation 4 of the State Department of Land and Natural Resources; and 41 the rules of State Plan. Additionally, it should be specifically stated if the proposed residential use does not comply with the City's Koolau-poko Inventory Plan and zoning of the site. Amendments to the development plan and zoning will be required to permit the proposed residential use.

Section VI. Alternatives to the Proposed Action

Since the subject site is currently classified Conservation, an alternative to the land use district boundary amendment is the filing of a Conservation District Use Application with the State Board of Land and Natural Resources. This alternative should be discussed.

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

Wili Chee - Planning

July 6, 1984

Mr. Kent Keith, Director, Department of Planning and Economic Development, Kamamalu Building, P.O. Box 2339, Honolulu, Hawaii 96804

Subject: Your June 25 Comments to the Draft EIS For a Land Use District Boundary Amendment 47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Mr. Keith:

Thank you for your comments. Our responses to your comments are as follows:

Section III. The proposed residential uses of the parcel would not comply to both the Conservation District Standards of Section 2-2(3) of the Land Use Commission's Rules and Regulations, and Section 205-2, HRS (Districting and Classification of Lands) you cite. The nature of the Boundary Amendment is to change the Conservation District. Likewise Regulation 4 refers to uses within the Conservation District, and as such, the proposal would not be seeking to comply to the regulation if the district designation is changed. Their current applicability to the parcel will be included in the EIS.

The Hawaii State Plan is significantly broader in its scope and a level of specificity for application to the proposed uses are more appropriately those of the County level.

Amendments to the Koolau-poko Development Plan and the parcel's zoning will be needed. This will be noted in the EIS.

Section VI. Alternatives to the Proposed Action

The Conservation District Use Application (CDUA) process of the State Board of Land and Natural Resources does not allow use of conservation land in the fashion proposed. That is, no more than one (1) residence would be allowed on the conservation portion of the parcel. As such, it is not an alternative to the needs and purposes for which the Boundary Amendment is being proposed.

Sincerely, Wilbert C. F. Chee

WCFC/ing

Wii Chee-Planning



Letitia N. Uyehara
DIRECTOR
TELEPHONE NO
348-8111

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
550 HALEKUAHILA STREET
ROOM 301
HONOLULU, HAWAII 96813

June 13, 1984

Wii Chee-Planning
820 Millilani Street, Suite 620
Honolulu, Hawaii 96813

Dear Mr. Chee:

Subject: Draft EIS for a State Land Use District Boundary Amendment by A.R. and Raymond Nylén

We have reviewed this Draft EIS and have the following comments to offer:

1. A number of reviewers of your preparation notice have commented that the steep slope of the area and the poor percolation qualities of the soil are not conducive to the installation of an individual wastewater system. We feel these comments have not been adequately addressed and a workable course of action not identified.
2. Questions regarding the high propensity for erosion of the Lolekaa and Waikane soils in the area have not been adequately addressed. We realize that the lot has been graded with three homes already in existence. The construction of 7 additional homes will increase the amount of surface run-off in an area known for its high rainfall. The EIS should address the long-term effects of the project on soil erosion.

Sincerely,

Letitia N. Uyehara
Director

cc. Gordan Furutani, LUC
A.R. & Raymond Nylén

July 5, 1984

Ms. Letitia N. Uyehara
Director, Office of Environmental Quality Control
550 HalekuaHila Street, Room 301
Honolulu, Hawaii 96813

Subject: Your June 13 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Ms. Uyehara:

The following are our responses to your comments:

- 1) The possible poor percolation qualities of the soil are indeed a concern. A soils engineer has been contacted and the issue has been discussed. The Owner has expressed the willingness to retain a soils engineer to properly design foundations of proposed structures, to define the exact constraints of the subsurface condition, and to recommend solutions that would be appropriate to the conditions, cost effective and satisfactory to the reviewing agencies.
- Although a workable course of action in all probability exists due to the existence of cesspools in surrounding residences and subdivisions at higher elevations, the identification of a specific proposed system is not available at this time.
- To properly identify and design the right system for the site a soils study with bore sampling would be necessary. Percolation testing and the detailing of the subsurface soil profile would follow to locate areas where porous material with satisfactory leaching qualities exist. The results of these tests would be analyzed with due consideration to other variables such as the size of the site, depth of materials and cost effectiveness to derive a best solution. Consequently, due to these circumstances, a single course of action has not been identified, and we must still consider this an unresolved issue.

A workable course of action as you suggest will probably be identified and proposed to the satisfaction of the appropriate agencies prior to any Development Plan or Zoning changes. In any case, such a system would be resolved before any building permits are granted.

This issue will be expanded with revisions to the EIS.

Ms. Letitia N. Uyehara
Director, Office of Environmental Quality Control
July 5, 1984
Page Two

- 2) Portions of the parcel planned to receive the homes have been graded since 1961. No new mass grading is anticipated. While surface run off due to the paving of roadways, parking areas and roofs of structures will increase, the volume of this increase will be insignificant relative to the 19 acres of area for which the homes are proposed.

This issue will also be expanded with revisions to the EIS.

Thank you for your comments.

Sincerely,



Gilbert C. F. Chee

WCFC:ing



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FT SHAFTER, HAWAII 96938

June 6, 1984

ATTENTION OF

Mr. Gordon Furutani
Land Use Commission
Old Federal Building, Rm. 104
335 Merchant St.
Honolulu, HI 96813

Dear Mr. Furutani:

Thank you for the opportunity to review and comment on the draft EIS for a State Land Use District Boundary Amendment, Kahaluu, Oahu. The following comments are offered:

- a. The Department of the Army permit requirements are not applicable.
- b. Reference Sec. II.D. "Flood Zone" on page II-2 of the EIS document. The project site is designated Zone D, or area of undetermined but possible flood hazards, according to the Flood Insurance Rate Map for the Kahaluu area, prepared as part of the Flood Insurance Study for Oahu by the Federal Insurance Administration (FIA), (Encl 1). Under the FIA flood study, unstudied areas are classified Zone D. Utilizing floodproofing measures for proposed structures in Zone D areas is optional. Floodproofing is only mandatory for proposed development in regulatory flood plain areas (A-numbered or V-numbered zones).

Sincerely,

Kisuk Cheung
Chief, Engineering Division

Enclosure

Copy Furnished:

✓ W11 Chee Planning
820 Milliani St., Suite 620
Honolulu, HI 96813

DATE OF THE FLOOD INSURANCE RATE MAP EFFECTIVE
SEPTEMBER 2, 1980

DATE OF THE FLOOD INSURANCE RATE MAP EFFECTIVE
SEPTEMBER 2, 1980

DATE OF THE FLOOD INSURANCE RATE MAP EFFECTIVE
SEPTEMBER 2, 1980

DATE OF THE FLOOD INSURANCE RATE MAP EFFECTIVE
SEPTEMBER 2, 1980

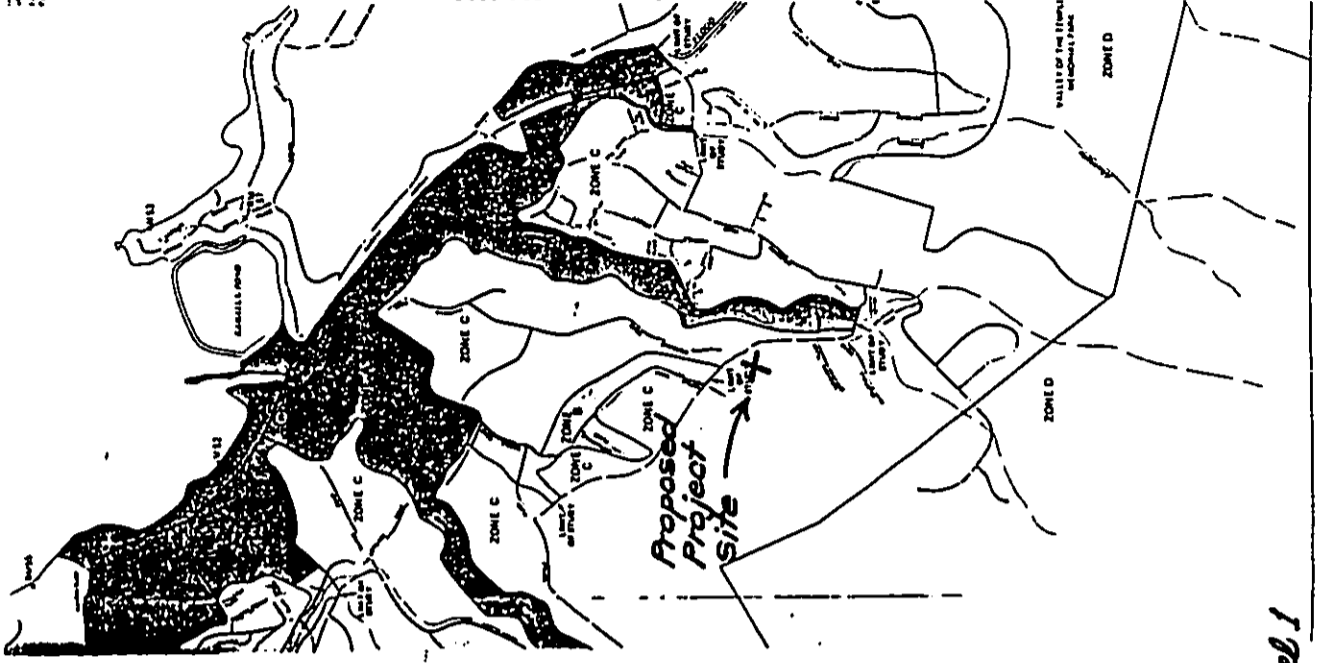
DATE OF THE FLOOD INSURANCE RATE MAP EFFECTIVE
SEPTEMBER 2, 1980

DATE OF THE FLOOD INSURANCE RATE MAP EFFECTIVE
SEPTEMBER 2, 1980



APPROXIMATE SCALE

1:50,000



FIRM
FLOOD INSURANCE RATE MAP

CITY AND COUNTY OF
HONOLULU, HAWAII

PANEL 55 OF 135

COMMUNITY PANEL NUMBER
150001 8055 A

EFFECTIVE DATE:
SEPTEMBER 2, 1980

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

Encl 1

Wil Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

July 5, 1984

Mr. Kisuk Cheung
Chief, Engineering Division
Department of the Army
Pacific Ocean Division, Corps of Engineers
Fort Shafter, Hawaii 96858

Subject: Your June 6 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Mr. Cheung:

Thank you for your information and comments.

Sincerely,



Wilbert C. F. Chee

WCFC:hg

Wil Chee-Planning

JACK K. SUMA
CHAIRMAN, BOARD OF AGRICULTURE
SUZANNE D. PETERSON
DEPUTY TO THE CHAIRMAN



GEORGE R. ANIYOSHI
GOVERNOR

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822

July 5, 1984

Mr. Jack Suwa
Chairman, Board of Agriculture
Department of Agriculture
1428 South King Street
Honolulu, Hawaii 96814

Subject: Your May 31 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Mr. Suwa:

Thank you for your comments. The existence of several truck crop operations makai of the site along Ahaolelo Road has been included in the EIS. Few, if any impacts to these activities are expected due to the relatively great distance from the site.

Sincerely,

Wilbert C. F. Chee

WCFC:ing

MEMORANDUM

TO: Mr. Gordon Furutani, Executive Officer
Land Use Commission

SUBJECT: Draft Environmental Impact Statement (EIS) for
A State Land Use District Boundary Amendment
A83-550 (A.R. and Raymond H. Nylene)
Conservation to Urban
TMK: 4-7-49: 17 Kahaluu, Oahu
Acres: 26

The Department of Agriculture has reviewed the subject document and offers the following comments.

According to our information, there are several agricultural operations makai of the site and along Ahaolelo Road. Any impacts that the proposed boundary amendment and residential development might have on these agricultural activities should be addressed in the EIS.

Thank you for the opportunity to comment.

JACK K. SUMA
Chairman, Board of Agriculture

cc: A.R. and Raymond H. Nylene
Wil Chee-Planning
DEQC

"Support Hawaiian Agricultural Products"

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
 650 SOUTH KING STREET
 HONOLULU, HAWAII 96813 • PHONE 533-4432



EILEEN B. ANDERSON
 MAIER

MICHAEL H. McCLROY
 DIRECTOR
 ROBERT B. JONES
 SENIOR DIRECTOR

June 22, 1984

LU5/31-2552 (RF)

Mr. Gordon Furutani, Executive Officer
 Land Use Commission
 Old Federal Building, Room 104
 335 Merchant Street
 Honolulu, Hawaii 96813

Dear Mr. Furutani:

Draft Environmental Impact Statement (EIS)
 For a Land Use District Boundary Amendment
Ahaole In Road, Kahalaui; Tax Map Key 4-7-49: 17

This is in response to the request for comments on the subject draft EIS. We offer the following comments:

1. In our letter of December 29, 1983, commenting on the EIS Preparation Notice, we recommended consulting the City Department of Transportation Services (DTS) regarding roadways and traffic impacts. The list of agencies contacted (p. X-1) does not include the DTS. Has the DTS been contacted? Does the DTS have any comments on this project?
2. The draft EIS does not indicate whether there are agricultural uses in the affected area. If there are agricultural uses, how would they be affected by the proposed project?
3. How does the applicant propose to attain fire protection for the proposed new residences? Has the Fire Department been contacted for comments?
1. The site map does not indicate the location of the access road(s) to the proposed new dwellings. How will access roads be sited and what will be the range in grades on these roads?

If you have any questions or comments, please contact Mr. Robin Foster of our staff at 527-5027.

Very truly yours,

Michael H. McClroy
 MICHAEL H. McCLROY
 Director of Land Utilization

MBR:sj

cc: A. R. & Raymond H. Kylene
 Hill-Chee Planning

Wai Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

July 5, 1984

Mr. Michael M. McElroy
 Director, Department of Land Utilization
 City and County of Honolulu
 650 South King Street
 Honolulu, Hawaii 96813

Attention: Mr. Robin Foster

Subject: Your June 22 Comments to the Draft EIS
 For a Land Use District Boundary Amendment
 47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Mr. McElroy:

Thank you for your comments. We offer the following responses:

- 1) The City Department of Transportation Services has received a copy of the Draft EIS. They have no comments to offer. (See DOTS letter in this Appendix).
- 2) There are no agricultural uses on the project site. Cultivation of truck crops does occur along Ahaolelo Road although quite distant from the proposed project. These areas are not expected to be affected by the project.
- 3) Fire protection service will be provided by the Fire Department. As noted on pages II-2 and IV-4, water supply is currently limited to the 165-foot elevation. A satisfactory transmission system will need to be negotiated with the BWS to provide both domestic service and adequate fire flow to the interior of the site.
- 4) Access roads to the proposed dwellings already exist and their locations have been added to the site map. Grades on these roads currently range from 5-20 percent.

Sincerely,

Wilbert C. F. Chee

Wilbert C. F. Chee

WCFC:mg



University of Hawaii at Manoa

Zaritsky Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 949-7581



June 21, 1984
RE:0403

Mr. Gordon Furutani
Executive Director
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Draft Environmental Impact Statement
Amend the Land Use District Boundary of Certain Land at Kahaluu
(Proposed Residences at 47-395 Ahaolele Road)
Kahaluu, Koolauapoko, Oahu

The Environmental Center review has been prepared with the assistance of
Paul Ekern, Agronomy and Soils; Bion Griffin, Anthropology; Jacquelin Miller and Pamela
Bahusen, Environmental Center.

We share the concerns expressed by the U.S. Department of Agriculture and Department
of Health with regard to potential erosion hazard and poor percolation qualities for cesspool
drainage on this property. Adequate building controls and sewerage system design requirements
will need to be required to mitigate these potentially significant problems.

We would also suggest that, if any new areas are to be graded for either house sites
or roads, those areas be examined by an archaeologist prior to grading. Only a very small
percentage of the archaeological sites in Hawaii have actually been surveyed and listed
on the Hawaii Register or National Register of Historic Places. Therefore lack of such
designation as indicated in the DEIS does not assure that significant sites do not exist.
It would be helpful if the Bishop Museum or other competent archaeologists could corroborate
the assumption of no significant archaeological material on the site.

We appreciate the opportunity to comment.

Yours truly,

Doak C. Cox
Director

cc: OEQC
A.R. & Raymond H. Nylene
Wil Chee-Planning
Jacquelin Miller
Pamela Bahusen AN EQUAL OPPORTUNITY EMPLOYER

Wil Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

July 5, 1984

Mr. Doak C. Cox
Director, Environmental Center
Crawford 317
2550 Campus Road
Honolulu, Hawaii 96822

Subject: Your June 21 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolele Road, TMC 4-7-49:17

Dear Mr. Cox:

Thank you for your comments.

We also share concern for the erosion and percolation characteristics of the soil on
the project site. The Nylens have expressed their intentions to retain a soils
engineer to properly design building foundations, and locate wastewater systems on
the site. The Department of Health has suggested that this occur before
construction commences. This will be accomplished prior to submissions and
application for building permit.

The majority of the site has apparently been cleared or graded and revegetated at
some point throughout the course of ownership by the Nylens. While no
archaeological sites have been found or suspected, the retention of an archaeologist
has been suggested to the Nylens if evidence of archaeological remains are observed.

Sincerely,

Wilbert C. F. Chee

WCFC:thg

GEORGE A. ANDERSON
DIRECTOR OF HEALTH



STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3113
HONOLULU, HAWAII 96813

CHARLES S. CLARK
DIRECTOR OF WATER

IN REPLY, PLEASE REFER TO:
EW-12-88

June 14, 1984

Mr. Gordon Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant St.
Honolulu, Hawaii 96813

Dear Mr. Furutani:

SUBJECT: Request for Comments on Proposed Environmental Impact Statement
(EIS) for State Land Use District Boundary Amendment, Kahalaui, Oahu

Thank you for allowing us to review and comment on the subject proposed EIS.
Please be informed that we have the following comments:

Noise

1. On page IV-2, paragraph 5, reference is made to Public Health Regulations Chapters 44-A and 44-B. These regulations have been revised and are now called Title II, Administrative Rules Chapter 42, Vehicular Noise Control for Oahu, and Chapter 43, Community Noise Control for Oahu.
2. Construction activities must comply with the provisions of Title II, Administrative Rules Chapter 43, Community Noise Control for Oahu:
 - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the regulations.
 - b. Construction equipment and on-site vehicles or devices requiring an exhaust of gas or air must be equipped with mufflers.
 - c. The contractor must comply with the conditional use of the permit as specified in the regulations and conditions issued with the permit.

Sanitation


From our field experiences, subsoil strata in this area are relatively poor for percolating sewage into the ground. We suggest that studies be conducted by soils engineers to determine the best site for placing individual wastewater systems, if at all possible, before construction of the proposed dwellings commences. This is to prevent

Mr. Gordon Furutani
June 14, 1984
Page 2

public health problems which may occur through sewage overflows or by horizontal sewage seepage into the nearby streams.

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,


MELVIN K. KOIZUMI
Deputy Director for
Environmental Health

cc: A. R. & Raymond H. Nylén
Wil Chee-Planning ✓

Wil Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

July 5, 1984

Mr. Melvin K. Koizumi
Deputy Director for Environmental Health
State of Hawaii
P. O. Box 3378
Honolulu, Hawaii 96801

Dear Mr. Koizumi:

Subject: Your June 14 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Mr. Koizumi:

Thank you for your comments. Our responses are as follows:

Noise

- 1) The revisions you cite have been incorporated into our EIS.
- 2) Title 11 provisions will be a compliance responsibility of any contractor on the project.

Sanitation

The Owner has expressed his intention to retain a soils engineer to design foundations and wastewater systems which would be satisfactory to your Department. This will be done as a prerequisite to filing for a building permit.

Sincerely,



Wilbert C. F. Chee

WCFC:hg



COPY

Wil Chee-Planning

June 13, 1984

Mr. Gordan Furutani
Executive Officer
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft EIS for a State Land Use District Boundary Amendment at Kahaluu, Oahu, THK: 4-7-49:17

We appreciate the opportunity to review the draft environmental document and have the following comments:

1. We confirm that our water service limit is at the 165-foot elevation.
2. The statement on page III-2, that water service for the proposed residences above the 165-foot elevation can be obtained, is in error. Our water service agreement applies only to the construction of one single-family dwelling on an existing vacant lot.
3. A private booster pump system is allowed only under an elevation agreement.
4. Sewage disposal will not be permitted in the "No Pass zone."

If you have any questions, please contact Laurence Whang at 527-6138.

Very truly yours,
Herbert C. Minakami
For KAZU HAYASHIDA
Manager and Chief Engineer

cc: A. R. & Raymond H. Nylan
Mill Choc - Planning

July 5, 1984

Mr. Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Attention: Mr. Herbert Minakami

Subject: Your June 13 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, THK 4-7-49:17

Dear Mr. Hayashida:

Thank you for your comments. Your comments Nos. 2 and 3 are acknowledged and the EIS will be revised to reflect your correction. Regarding comment No. 4, the proposed locations of residences do not extend beyond the "No Pass Zone" elevation. As such, no sewage disposal is proposed in that area.

Sincerely,

Wilbert C. F. Chee

Wilbert C. F. Chee

WCFC:ing

KAHALUU NEIGHBORHOOD BOARD NO. 29
THE KAHALUU COMMUNITY CENTER
41233 WAHIELE ROAD
KANEIHE HAWAII 96741
KANEIHE DISTRICT OFFICE
KANEIHE DISTRICT OFFICE



"Let us not ever have
an unhappy municipality"

December 1, 1983

William W.L. Yuen, Chairman
State Land Use Commission
Old Federal Building, Room #104
335 Merchant Street
Honolulu, Hawaii 96813

Land Use Commission Public Hearing - December 1, 1983
Docket Number & Petitioner: A83-550-Nylen
Request to Reclassify Approximately 19 Acres
at Kahalu'u, Ko'olaupoko, O'ahu, Hawaii

Chairman Yuen & fellow Commissioners:

I'm Ed Stevens, Member and Secretary of the Kahalu'u Neighborhood Board No. 29 which represents the Kualoa to He'eia Community.

A thorough discussion of the Nylen request for a boundary amendment and land reclassification was held at our Board's regular meeting of November 9th. Petitioners A.R. Nylen and Raymond H. Nylen were present at this meeting and participated in the discussion.

Subsequently, the Board passed a motion declaring that it "...agrees to an adjustment in the Conservation District Boundary that would generally limit land reclassification to areas previously graded under grading permits #169(7/21/59) and #169 Renewal (3/16/61) issued prior to the establishment of the Conservation District Boundary, but that any such boundary adjustment shall not exceed the 300' elevation contour."

Thank you for this opportunity to testify as a witness.

THE KAHALUU NEIGHBORHOOD BOARD NO. 29
EDWIN B. STEVENS, SECRETARY
CHESTER T. KOGA, CHAIR

- Copies: State Land Use Commission (15)
Representative Robert Nakata
Councilmember David Kahana
Department of General Planning, Willard T. Chow, Chief Planning Officer
Kahalu'u H.B. #29 - Chair (Koga)
- Zoning & Controls (Preis)
- Development Plan (Stevens)
- Planning Districts (Murakami)
Kahalu'u Community Resource Center
Neighborhood Commission

KAHALUU NEIGHBORHOOD BOARD NO. 29
THE KAHALUU COMMUNITY CENTER
41233 WAHIELE ROAD
KANEIHE HAWAII 96741
KANEIHE DISTRICT OFFICE
KANEIHE DISTRICT OFFICE



"Let us not ever have
an unhappy municipality"

June 15, 1984

Gordan Furutani, Executive Officer
State Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, HI 96813

Comments on Draft Environmental Impact Statement Docket Number
and Petitioner: A83-550-Nylen Request for Boundary Amendment and
Land Reclassification THK 4-7-49:17 at Kahalu'u, Ko'olaupoko, O'ahu,
Hawaii

Dear Mr. Furutani:

This letter is our response to your request for written comments relating to the Draft Environmental Impact Statement for the Nylen request for a boundary amendment and land reclassification at Kahalu'u.

The Kahalu'u Neighborhood Board position remains that which was put forward as testimony at the State Land Use Commission public hearing held on December 1, 1983. A copy of that testimony is attached and shall be considered an integral part of this response.

Very truly yours,
Chester T. Koga, Chairman
Kahalu'u Neighborhood Board No. 29

Attachment

- cc: A.R. & Raymond H. Nylen
Will Chee
Representative Robert Nakata
Councilmember David Kahana
Willard T. Chow, Chief Planning Officer
Department of General Planning
Kahalu'u Neighborhood Board
Kahalu'u Community Resource Center
Neighborhood Commission

W11 Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

July 5, 1984

Mr. Chester T. Koga
Chairman, Kahalaui Neighborhood Board No. 29
c/o Kahalaui Community Center
47-232 Waihee Road
Kaneohe, Hawaii 96744


Dear Mr. Koga:

Subject: Your June 15 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, TMK 4-7-49:17

Dear Mr. Koga:

Thank you for your comments. The comments of Kahalaui Neighborhood Board No. 29 will assist Mr. Nylen in his Boundary Amendment Application.

Sincerely,



Wilbert C. F. Chee

WCFC:hg

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET
HONOLULU, HAWAII 96813
PHONE 533-3151



EILEEN ANDERSON
MAIL

JOSEPA A. COMANT
DEPUTY

CHARLES P. FOMBOE
DEPUTY DIRECTOR

Mr. Gordon Furutani
June 13, 1984
Page 2

June 13, 1984

Mr. Gordon Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft E15 for a State Land Use District Boundary Amendment

Project: Kahaolu, Oahu

THK: 4-7-49: 17

Area: 26 Acres

Proposal: To construct seven single family units; 3
single-family units presently exists on subject
site.

Request: To amend State Land Use Boundary from Conservation
to Urban District.

The proposed development of residential units in the conservation district of the State Land Use Map has been reviewed by the Department of Housing and Community Development. The Department is mandated to provide housing for the low- and moderate-income families on Oahu. We note that a percent of the proposed housing units will be available for rental, but the price range of these units are not indicated in the report. Our concerns are:

1. The Lolekaa and Waikane silty clay soils may pose severe problems for use as houselots. The general contour of this parcel appears to be extremely steep and irregular; high erosion hazard; severe slope limitations for septic systems and subject to sliding.
We recommend that a soil engineer assess the feasibility of the proposed development.
2. For your information, besides the amendment to the State Land Use District Map, the applicant will need to amend the City and County's Development Plan and Zoning Map.

3. The existing Zoning Map shows this parcel as Agriculture and Preservation. The provisions of the adopted Development Plans for the Koolauoko District defines Preservation as follows:

- a. Lands necessary for protecting watersheds, water resources and water supplies;
- b. Lands with general slope of 20 percent or more which provide for open space amenities and for scenic values; and
- c. Lands susceptible to floods and soil erosions . . . lands undergoing major erosion damages and . . . landslides.

If the majority of the units will be developed in the preservation district and if public health and safety are involved, the proposal should be denied.

Sincerely,

GORDON A. FURUTANI

cc: A.R. & Raymond H. Nylén
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

✓ Wil Chee-Planning
Suite 620, 820 Milliani Street
Honolulu, Hawaii 96813

PLANNING • LAND USE • ENVIRONMENTAL IMPACT

W11 Chee-Planning

July 5, 1984

Mr. Joseph K. Conant
Director, Department of Housing and
Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: Your June 13 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road, TMK A-7-49;17

Dear Mr. Conant:

The following are our responses to your comments:

Although some of the proposed units will be available for rental, the number and timetable for their construction is as yet undetermined.

- 1) We are also concerned about the possible erosion and percolation constraints of the subsoil. The Owner has expressed a willingness to retain a soils engineer to properly design foundations and sewage disposal systems for the project. This will be done prior to any filing for building permits.
- 2) The Owner/Applicant is aware of the need to amend the Development Plan and Zoning Map.
- 3) The Land Use District Boundary Amendment seeks to change the Conservation designation to Urban, which would be the first in a series of steps to change current land use designations which prohibit residential uses on the property as you cite.

There is a firm commitment that if public health and safety is endangered by the project, it would not be pursued. The contention and belief is that it is not.

Sincerely,



Wilbert C. F. Chee

WCFC:hg



University of Hawaii at Manoa

Water Resources Research Center
Holmes Hall 253 - 2540 Dole Street
Honolulu, Hawaii 96822

8 June 1984

Mr. Gordon Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft Environmental Impact Statement, Proposed Residences at:
47-395 Ahaolelo Road, Kahului, Oahu, May 1984

We have reviewed the subject DEIS and offer the following comment. As stated by the Department of Health and the USDA Soil Conservation Service, there is concern about the installation and usage of septic tanks for sewage treatment and disposal. Other methods of treatment may be very costly to install and operate. The recommendation that an engineering-soils consultant provide input into this EIS has not been followed and the problem still remains to be resolved.

Thank you for the opportunity to comment. This material was reviewed by WRRRC personnel.

Sincerely,
Edwin T. Murabayashi
Edwin T. Murabayashi
EIS Coordinator

ETH:jm

cc: A.R. & R.H. Nylén
Willi Chee - Planning

AN EQUAL OPPORTUNITY EMPLOYER

Willi Chee-Planning

PLANNING • LAND USE • ENVIRONMENTAL QUALITY

July 5, 1984

Mr. Edwin T. Murabayashi
EIS Coordinator
Water Resources Research Center
Holmes Hall 283
2540 Dole Street
Honolulu, Hawaii 96822

Subject: Your June 8 Comments to the Draft EIS
For a Land Use District Boundary Amendment
47-395 Ahaolelo Road; TMK 4-7-49:17

Dear Mr. Murabayashi:

We are very much concerned about the subsoil condition on the project site. There are a number of alternative systems and construction methods yet to be explored, some of which as you correctly note, can be expensive.

A soils engineer has been consulted relative to the requirements for identifying the specific ground conditions, and the designing and exploration of feasible solutions to these identified conditions. More accurately, we acknowledge that thorough percolation testing, soil borings and soil profiles will need to be established. Satisfactory porous material with leaching qualities acceptable to the DOH will need to be found on-site and their feasibility for use assessed against other variables such as the large size of the site, depth of material, and of course cost.

The issue has not been ignored, although the large costs to be borne for subsurface investigation has been projected for a later time when the long process of land use designation changes has been somewhat resolved. Consequently, a definite course of action or alternative system acceptable to all agencies cannot be presented at this time. We expect any approvals to be contingent upon satisfactory resolution of these concerns. It is acknowledged that the problem is yet unresolved, as we so note in the UNRESOLVED ISSUES Section (Page XI-1) of the Draft EIS.

Thank you for your comments.

Sincerely,
Wilbert C. F. Chee
Wilbert C. F. Chee

WCFC:ing

1455 KANELOA DRIVE, BUREAU OF PLANNING, HONOLULU, HAWAII 96813 • TEL. 533-6810

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 S. BERKELEY STREET, ROOM 303
HONOLULU HAWAII 96814



EILEEN R. ANDERSON
MAIL ROOM

HELVIN M. MONAKA
FIRE CHIEF
THOMAS C. BLOOMING
1455 BERKELEY STREET

June 12, 1984

Mr. Gordon Furutani, Executive Officer
Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Furutani:

Subject: Draft EIS for a State Land Use District
Boundary Amendment
A. R. and Raymond H. Nylan
47-395 Ahaolele Road
Kaneohe, HI 96744
TMK NO.: 4-7-49: 17

We have reviewed the draft EIS for the subject project and have no objections provided adequate water supply for fire protection is available and the construction plans be reviewed and cleared by the the Fire Prevention Bureau prior to construction.

Very truly yours,

HELVIN M. MONAKA,
Fire Chief

HON:ct/NSKV
Enclosure (EIS)

cc: A.R. & Raymond H. Nylan
and
Will Chee-Planning