

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



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

KALI WATSON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION  
JOBIE M. K. M. YAMAGUCHI  
DEPUTY TO THE CHAIRMAN

RECEIVED

95 NOV 24 P1:41

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

November 20, 1995

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Gill:

SUBJECT: NEGATIVE DECLARATION FOR WAIMANALO RESIDENCE LOTS, UNIT 9  
Tax Map Key: 4-1-08:3 & Por 8; 4-1-10:32; 4-1-37:68 & 69

The State Department of Hawaiian Home Lands has reviewed the comments received during the 30 day public comment period which began on July 8, 1995. The agency has determined that this project will not have significant environment effect and has issued a negative declaration. Please publish this notice in the December 8, 1995 OEQC bulletin.

We have enclosed a completed OEQC bulletin, publication form and four copies of the final EA.

If you have any questions on the above, please call Mike Crozier, our Land Development Division Administrator, at 586-3816/17.

Warmest aloha,

Handwritten signature of Kali Watson in cursive.

Kali Watson, Chairman  
Hawaiian Homes Commission

Fred Hirayama  
586-3815

166

1995-12-08-0A-FEA - Waimanalo Residence Lots, Unit 9  
DEC 8 1995

**FILE COPY**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
HONOLULU, HAWAII

**FINAL**

**ENVIRONMENTAL ASSESSMENT**

**FOR**

**WAIMANALO RESIDENCE LOTS, UNIT 9**

**WAIMANALO, KOOLAUPOKO, OAHU**

**TAX MAP KEY: 4-1-083 & POR 79; 4-1-10:32; 4-1-37: 68 & 69**

**JUNE 1995**

**PROPOSING AGENCY:**

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
335 MERCHANT STREET  
HONOLULU, HAWAII 96813

**RESPONSIBLE OFFICIAL:**

  
KALI WATSON, DIRECTOR

**JUN 08 1995**

Date

**PREPARED BY:**

AKINAKA & ASSOCIATES, LTD.  
CONSULTING ENGINEERS  
250 NORTH BERETANIA STREET, SUITE 300  
HONOLULU, HAWAII 96817

Ph: 536-7721

THIS ENVIRONMENTAL DOCUMENT IS SUBMITTED PURSUANT TO CHAPTER 343, HRS

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## SECTION 1. PROJECT DESCRIPTION

### 1.1 INTRODUCTION

The following statement has been prepared to determine the environmental impact which will be generated by the proposed Waimanalo Residence Lots, Unit 9. This document was prepared in accordance with Chapter 200 of Title 11, State of Hawaii Administrative Rules entitled "Environmental Impact Statement Rules".

The Hawaiian Homes Commission Act (Act of July 9, 1921, 42 Stat. 108, c 42) was enacted by the Congress of the United States establishing the Hawaiian Homes Commission to administer its provisions. The Act allows native Hawaiians (any descent of not less than one-half part of the blood of the races inhabiting the Hawaiian Islands previous to 1778), to become lessees of the Hawaiian Homes Commission.

The Constitution of the State of Hawaii, provides for the inclusion of the Hawaiian Homes Commission Act as a law of the State. Restrictions have been placed by Congress to control and dispose of Hawaiian Home Lands. The Department may not sell, lease, use or dispose of available lands except in the manner and for the purposes set out in the Act. The power and duties of the Governor and the Department of Land and Natural Resources do not extend to land having the status of Hawaiian Home Lands except as provided in the Act (SS 205 and 206, HHCA, 1920).

The project proposes to develop approximately 7 acres of land in Waimanalo, Oahu (Figure 1) for 53 single family houselots of minimum 5,000 square feet each (Figure 2).

## 1.2 OBJECTIVES AND NEEDS

The objective for the proposed development is to implement one of the purposes of the Hawaiian Homes Commission Act of 1920, as amended, which is to provide single family residential lots to the native Hawaiians. The proposed action is the construction of the 9th Unit of the Department of Hawaiian Home Lands Residence Lots. These incremental developments have proceeded in accordance with available State funding.

The Department of Hawaiian Home Lands estimates that as of December 31, 1988 approximately 4,612 residence lots are required for homestead lands on Oahu.

## 1.3 LOCATION

### 1.3.1 Site

The Waimanalo Residence Lots, Unit 9 is located in Waimanalo, Koolaupoko, Oahu, Hawaii (Figure 1). This subdivision is a part of the Master Plan for Waimanalo adopted by the Department of Hawaiian Home Lands. The Master Plans included infrastructure improvements such as roads, sidewalks, utilities (electricity, telephone, CATV, water, & sewer) and drainage systems.

Support facilities within close proximity include Blanche Pope Elementary School, Waimanalo Intermediate School, Waimanalo Beach Park, churches, and retail businesses.

## 1.4 DESCRIPTION OF PROJECT

### 1.4.1 Subdivision

Each of the 53 single family houselots within the proposed subdivided area will be 5,000 square feet minimum in size (Figure 3). General site development will include clearing and grubbing, excavation and embankment, utility installations, drainage system, and street improvements.

Access to the subdivision will be from Kalaniana'ole Highway via Nakini Street through Waimanalo Residence Lots, Unit 8.

Street systems will conform to the City and County of Honolulu Standards such that, upon completion of the project, conveyance of the roadways and utilities for maintenance will be acceptable by the City. The street improvements will include asphalt concrete pavement; concrete curbs, gutters and sidewalks; catch basins and underground drainage system; water and sewer mains, overhead electric and telephone systems, street lights and CATV lines.

Sewer lines will be installed and connected to the City and County's Waimanalo Sewage Treatment Plant collection lines. The design and construction of the sewer lines will be in conformance with the City's design standards. Inspection will include the City's technical involvement.

## 1.5 FUNDING

Design costs and construction funding will be budgeted by the Department of Hawaiian Home Lands as authorized by the Hawaiian Homes Commission. Preliminary construction estimate for the project is \$2.1 million.

## 1.6 PHASING AND TIMING

Construction of the subdivision is estimated to begin in the fall of 1995 subject to funding. The project will be constructed in a single phase. Duration of construction is estimated at twelve months.



## SECTION 2. DESCRIPTION OF THE EXISTING CONDITIONS

### 2.1 PROJECT SITE

#### 2.1.1 Land Form

The project site is located at the foot of the Koolau's and is bordered by the Waimanalo Drainage Channel to the southeast, the abandoned Grace Pacific Quarry to the west, the Koolau Mountains to the south and Kalaniana'ole Highway and Waimanalo Beach Park to the northeast.

The site was part of the *Grace Pacific quarry operations*. When the quarry operations were terminated in 1989, the area was restored to the general land slope of 3 to 5 percent.

#### 2.1.2 Soils and Physical Features

##### 2.1.2.1 Soils

The accumulated alluvial surface soils of the area are of a grayish-brown and brown silty-clay material. The silty clay material is highly expansive and medium-stiff to stiff. The thickness of the silty clay stratum varies in thickness ranging from 1.5 feet near the Nakini Street - Ala Koa Street intersection to 16 feet, approximately 600 feet south of the Nakini Street - Ala Koa Street intersection.

##### 2.1.2.2 Waimanalo Drainage Channel

The Waimanalo Drainage Channel flows along the south-easterly side of the project area, crosses Kalaniana'ole Highway and exits into the ocean through Waimanalo Beach Park. As typical where sandy shoreline exists, this

drainage channel has a sand bar completely blocking its mouth during dry weather periods. The Waimanalo Drainage Channel is a rectangular concrete channel from Kalaniana'ole Highway to 3,100 feet upstream and is in its natural state in the upper reaches. The channel was designed to carry flows generated from the proposed project. The concrete section of the channel is maintained by the City and County of Honolulu by agreement with the Owner (State DHHL).

### 2.1.3 VIEWS AND OTHER AESTHETICS

Scenic views are unobstructed and have remained basically unchanged over the past generations. The mountain vista maintains its rugged and wild character, with little evidence of urbanization. There are no high-rises along the Waimanalo Coast to obscure visual appreciation of the ocean.

### 2.1.4 BIOLOGICAL FACTORS

The biological factors associated with this project have been determined in previous environmental impact assessments (EIA) for this area.

Reference EIAs are as follows:

- a) Notice of Determination for Residential Subdivision Improvements, Waimanalo Residence Lots, Unit 7, dated February 1985;
- b) Notice of Determination for Residential Subdivision Improvements, Waimanalo Residence Lots, Unit 6, dated May 1977.

- c) Notice of Determination of Negative Declaration, Waimanalo Residence Lots, Unit 8 dated May 1989.

These references have shown that endangered flora or fauna do not exist within the Waimanalo Residence Lots area. Since the area proposed has been altered by previous construction projects and quarry operations the project will not have an adverse impact on the native biological system.

The proposed expansion of the residential area in this locality will not adversely affect our native fauna and flora. Endangered species requiring protection were not encountered.

#### 2.1.5 PRECIPITATION AND TEMPERATURES

Waimanalo is a coastal area with a mean annual rainfall of about 44 inches. The region experiences occasional heavy rainstorms which produce the bulk of the annual rainfall.

Average daily temperatures in January range from 64 to 77 degrees Fahrenheit (F), and in August from 73 to 84 degrees F. Generally, the Waimanalo area experiences an equable temperature regime throughout the year, given its windward coastal location and proximity to the sea.

#### 2.1.6 HISTORICAL AND ARCHAEOLOGICAL

A review of records at the Historic Preservation of the Department of Land and Natural Resources shows that there are no known historic sites at the project location. Activities associated with the abandoned quarry would have destroyed any

historic sites that might have been present. Because there are no historic sites at the project location, this project will have "no effect" on historic sites.

#### 2.1.7 LAND USE

This 7 acre tract of land falls under the jurisdiction of the Department of Hawaiian Home Lands. The designated property is reserved for residential uses of persons of Hawaiian ancestry, as specified by the Hawaiian Homes Commission Act of 1920.

The project site is zoned AG-1 and AG-2 Agricultural in the City and County of Honolulu's Land Use Ordinance. The City and County's Development Plan designates the project site for agricultural uses. State Land Use Commission identifies this project site for Urban and Agricultural uses. The land use regulations do not apply to Hawaiian Home Lands used for homesteads.

### 2.2 SURROUNDING AREAS

#### 2.2.1 Land Uses

The project site is vacant since the termination of quarry operations.

The surrounding areas are residential or vacant. These residential areas were mainly developed by the Department of Hawaiian Home Lands. The abandoned quarry constitutes the adjacent vacant lands. Businesses, parks, and schools are other uses of the surrounding areas.

#### 2.2.2 Support Facilities

##### 2.2.2.1 Water

Domestic water is conveyed to the surrounding areas by the

36" Makapuu transmission line in Kalaniana'ole Highway. The source is the Board of Water Supply's windward water system in the Punaluu/Kahaluu area. Adequacy of the source and storage will be confirmed by the Board of Water Supply.

#### 2.2.2.2 Sewage

The City and County Waimanalo Wastewater Treatment Plant (WWTP) located on Hihimanu Street northwest of the project area is completed and can accept sewage flow from the proposed project site. The WWTP was designed to accommodate an average daily flow of 1.1 million gallons per day (mgd). The present flow into the WWTP is less than capacity.

#### 2.2.2.3 Solid Waste

Solid waste collection and disposal for the area are services of the City and County Refuse Division. Collection is curb-type and provided on a regular basis. The waste is disposed at the Kapaa Landfill in Kailua. A convenience center operated by the City's Refuse Division is located in the Waimanalo agricultural area approximately four miles from the project site.

#### 2.2.2.4 Drainage

Storm drains, catch basins, curbs and gutters are located throughout the surrounding areas for drainage purposes. The surface run-off is collected and ultimately discharged into the Waimanalo Drainage Channel which empties into the ocean.

#### 2.2.2.5 Electric/Telephone Services

Present electric power is provided from systems in existing streets surrounding the development. Cables, transformers and switching equipment were furnished and installed by the Hawaiian Electric Company. The electrical and telephone cables and equipment are installed as overhead construction. All telephone cables and equipment were furnished and installed by the Hawaiian Telephone Company.

## SECTION 3. SOCIO-ECONOMIC CHARACTERISTICS

### 3.1 POPULATION

Waimanalo Valley, including the Waimanalo and Waimanalo Beach communities, is encompassed by Census Tract 113.

The total population of this census tract, according to the Census of the population compiled by the U.S. Department of Commerce, Bureau of the Census, was 9,132 people in 1980, and 9,127 people in 1985.

### 3.2 ECONOMIC FACTORS

Most working residents of the area's 2,137 households are employed in downtown Honolulu, or in other towns on Oahu outside of the Waimanalo areas. Except for agriculturally related activities, the economy of the area consists mainly of limited retail and outdoor recreational activities -- the latter including golf, stables, and rodeo events. In the southeast portion of the valley, near Makapuu Point, there is an ocean engineering facility and the research and recreational complex of Sea Life Park.

Of the 3,626 persons employed in 1980, 337 (9.3%) were in farming or fishing occupations, primarily the former. In 1981, the U.S. Soil Conservation Service estimated the gross income from crop production in the Waimanalo watershed area to be about \$7.1 million, produced on an estimated 600 acres which were used for truck crops, banana and nursery products. Total diversified agricultural production (fruits, vegetables and melons, and nursery products) on Oahu in 1981 was estimated to be

about \$19.8 million. Thus the Waimanalo area accounted for approximately 35 percent of the total Oahu diversified agricultural output.

In 1989, diversified agricultural production on Oahu was valued at \$32.2 million (The State of Hawaii, Data Book, 1990). Statistics are now maintained only on the County level. If the 1981 output percentage is constant, Waimanalo watershed production value rose to 11.3 million.



## SECTION 4. PROBABLE IMPACTS OF THE PROPOSED ACTION

### 4.1 SHORT TERM IMPACTS

#### 4.1.1 Employment

The proposed subdivision will provide temporary employment opportunity during its construction period.

Most of the new residents will probably commute to their present jobs, until such time that comparable employment is available in the Waimanalo area.

#### 4.1.2 Grading

This development envisions no adverse excavations, embankments, or scarring of the lands and hillsides. However, during the clearing, grubbing and grading sequences, it is unavoidable that the sites will become increasingly vulnerable to the natural elements and subsequent erosion. Every efforts will be expended to minimize and mitigate the adverse effects anticipated for the duration of the construction work.

#### 4.1.3 Traffic

During construction there will be an unavoidable increase in general traffic and the number of large construction vehicles on the roads to the work sites. This increase will be due to the necessary transport of construction equipment and materials, in addition to the commuting labor force and the normal business traffic associated with such projects.

#### 4.1.4 Solid Waste

Waste and excess material generated during the site preparation and construction phase of this project will be removed and disposed of off-site. The City will be informed of the location of the disposal site when the application for a grading permit is made. The disposal site will also fulfill the requirements of the City and County Grading Ordinance.

#### 4.1.5 Noise

A certain level of noise is to be expected during the development phase. The unavoidable noise produced by essential construction equipment and activities will be kept to a minimum, occurring only during the daylight hours. No work will be permitted at night.

### 4.2 LONG TERM IMPACTS

#### 4.2.1 Population

This development anticipates the influx of 53 new families to the region. On the basis of the Hawaiian Home Lands survey (Sutherland 1987), a factor of six persons per family is assumed to project the new population for this development. Accordingly, with 53 new single family residential lots, an increase in the population by approximately 318 people could be expected.

#### 4.2.2 Relocation

The subdivision site is presently undeveloped, nestled between other existing residential subdivisions and the Waimanalo Drainage Channel.

No relocation of any family, farm or institution is anticipated if the subdivision is implemented.

The Grace Pacific Quarry operation terminated upon expiration of Land License A-101. (June 30, 1988).

#### 4.2.3 Traffic

The proposed subdivision will result in increased traffic at the Kalaniana'ole Highway and Nakini Street intersection. Significant impacts are not anticipated due to the increase in traffic since a left turn lane was provided on Kalaniana'ole Highway (Kailua-bound) at the Nakini Street intersection with Waimanalo Residence Lots, Unit 8.

#### 4.2.4 Drainage

A marginal increase in total surface run-off from the completed subdivision site can be anticipated. Any potential adverse effects will be minimized or eliminated by providing adequate storm drains, catch basins, curbs and gutters and grassing and landscaping by home owners.

#### 4.2.5 Solid Waste

Solid waste produced by the residents of the proposed subdivisions will be removed on a regular basis by the City and County refuse collection and disposal crews.

The Waimanalo Convenience Center is also available for solid waste disposal by the residents of the area.

#### 4.2.6 Noise

The residents of the proposed subdivision and their normal activities are not expected to create excessive noise pollution on the surrounding environment. Probable noise sources include children at play, motor vehicles, power tools, lawnmowers, etc. These minor residential disturbances will be periodic and well within the limits of human tolerance.

#### 4.2.7 Terrestrial

The proposed project will not adversely affect the inventory of rare or endangered species of flora. No rare or endangered species of flora are known to inhabit the project or adjacent areas.

The proposed project will have no significant effects upon the animals which frequent the development site. The project site is a marginal area for animal habitats due to the proximity to human activities. No rare or endangered species of fauna are believed to exist in the region.

#### 4.2.7 Marine

There should not be a detrimental effect on the marine environment. Since no change is expected in the water quality and conditions due to the construction of the subdivision, no significant impacts are anticipated upon the biological life inhabiting these waters. This conclusion is based on the assumption that the health and proliferation of the biological components is dependent on surrounding water quality.

## SECTION 5. ALTERNATIVES TO THE PROPOSED ACTION

### 5.1 NO ACTION

The "No Action" alternative would deny a number of qualified native Hawaiian families of an opportunity to maintain a single family dwelling unit and lot. Also, this alternative will not help to reduce the housing shortage on Oahu. This course of action is unresponsive to the needs of the people.

### 5.2 PLANNED DEVELOPMENT AND HOUSING

This alternative to the conventional Hawaiian Homes Subdivision was considered in the early stages of planning. Per Section 207, "Leases to Hawaiians, Licenses" the department is authorized to develop and construct multi-family dwelling units. Administrative rules to use and occupy such units need to be developed by the Department prior to initiation of this program.

### 5.3 USE OF LAND FOR OTHER PURPOSES

The poor soil and the present lack of low-priced irrigation water, makes any intensive agricultural pursuit very difficult and expensive.

The high demand from Hawaiian Homes houselots in the Waimanalo area and the fact that the subject tract is both desirable and available for residential purposes, all but precludes consideration of other uses.

## SECTION 6. MITIGATING MEASURES TO MINIMIZE ADVERSE IMPACTS

### 6.1 GRADING

All regulations and requirements concerning cuts, fills, area to be opened, drainage and other relevant operations as specified by the City and County of Honolulu Grading Ordinance, No. 3968, will be complied with. Strict adherence to the Grading Ordinance will minimize the environmental distress incurred during the development phase, and prevent long-range irreversible impacts of adverse nature. Best Management Practices (BMPs) to mitigate pollutants will be included in the construction plans.

### 6.2 DRAINAGE

Storm drains, catch basins, curbs and gutters will be provided to accommodate drainage within the subdivision. Improvements in the vicinity of the Nakini Street/Kalaniana'ole Highway intersection will be provided to minimize the localized nuisance along Kalaniana'ole Highway.

### 6.3 WATER QUALITY

Surface waters impacts due to herbicides and pesticides may be mitigated by strict adherence to manufacturer's product recommendations. Silt and debris transported by drainage flows will be reduced when the area is fully developed.

Groundwater will be protected by preventing use of cesspools and requiring connection to the central sewer system. No home construction will be permitted until capacity is available at the Waimanalo Wastewater Treatment Plant.

### 6.4 AIR QUALITY

The subdivision development is not expected to have any significant impacts on air quality. The generation of a certain amount of dust and noise is to be expected

during construction operations. These temporary nuisances will be minimized by strict enforcement of the following:

1. Department of Health's Public Health Regulation, Chapter 60 Air Pollution Control, and Chapter 59, Ambient Air Quality Standard; as well as and Chapter 42, Vehicular Noise Control and Chapter 43 Community Noise Control for Oahu.
2. Department of Accounting and General Services Specifications, Section 1G - Environmental Protection, and Section 2C - Grass Planting.

The specific pollution control measures to be applied will depend upon the actual field conditions encountered and will be specified during the design and construction phases. These measures may include sprinkling water, curtailment of activities during strong wind conditions, restricting the area of operation and the use of dust palliatives.

#### 6.5 AGENCY PERMITS/APPROVALS

Activities associated with this project that may require permits and/or approvals were identified during the preliminary draft review period. The agency conditions of approval will direct the completion of the project. Identified permits/approvals are:

1. 3/7/95 Department of Business, Economic Development & Tourism: Project area is within State Land Use Urban District and/or State Land Use Agricultural District.
2. 3/20/95 Department of Health: A Section 401 Water Quality Certificate is required for any discharge into navigable waters. An NPDES permit

is required for discharge of storm water runoff associated with construction activities.

3. 3/20/95 Department of Wastewater Management: Submit "Sewer Connection Application" form for sewage capacity determination.
4. 3/28/95 Department of Education (DOE): DOE will request that DHHL make a fair share contribution to accommodate students from this development.
5. 4/10/95 Department of the Army (DA): A DA permit may be required for work done in the drainage canal.

#### 6.6 OTHER PERMITS/APPROVALS

##### A. CITY AND COUNTY OF HONOLULU

- 1) Department of Public Works
  - a. Construction plan approval
  - b. Work in County Roads Permit
  - c. Grading Permit
  - d. Construction Dewatering Permit
- 2) Department of Transportation Services - plan approval
- 3) Department of Wastewater Management
  - a. Plan approval
  - b. Connection to sewer system license
- 4) Department of Land Utilization
  - a. Construction Dewatering Permit (Temporary)



- b. Sewer Connection Permits
- c. Sewer Extension, Oversizing and Relief Sewer Requirements
- d. Sign Permit
- e. Street Usage Permit

**B. STATE OF HAWAII**

**1) Department of Health**

- a. Community Noise Control for Oahu, Title 11, Chapter 43
- b. Vehicular Noise Control for Oahu, Title 11, Chapter 42
- c. Air Pollution Control, Title 11, Chapter 11-60.1
- d. Construction Plan Approval

**2) Department of Transportation (Highways)**

- a. Kalaniana'ole Highway Improvement plans.

6.7 RESPONSE TO CONTACTS

| ORGANIZATION  | REPLIED BY | REPLY DATE | COMMENTS  |
|---|------------|------------|---|
| Dept. of Acct. & General Services   | Letter     | 3/16/95    | No comments, no objections to a Negative Declaration  |
| Dept. of Business, Economic Development & Tourism                         | Letter     | 3/7/95     | Project area within State Land Use Urban District and/or State Land Use Agricultural District     |
| Dept. of Education  | Letter     | 3/28/95    | Estimates 43 students from project will request DHHL contribution for school facilities           |
| Dept. of Land & Natural Resources<br>State Historic Preservation Division | Letter     | 5/1/95     | No historic sites at the project location. Project will have "no effect" on historic sites.       |
| Dept. of Health   | Letter     | 3/20/95    | Contact Corps of Engineers, NPDES permit required for activities with discharge into State waters |
| Dept. of Transportation   | Letter     | 4/17/95    | Submit calculations and assumptions to ascertain adequacy of existing improvements                |
| Office of Hawaiian Affairs  | Letter     | 3/14/95    | No concerns at this time  |
| University of Hawaii<br>Water Resources Research Center                   |            |            |   |
| University of Hawaii<br>Environmental Center                              |            |            |   |
| U.S. Army Corps of Engineers  | Letter     | 4/10/95    | Dept. of Army permit may be required for work in drainage canal                                   |
| American Lung Association   |            |            |   |
| C&C, Board of Water Supply  | Letter     | 3/28/95    | Existing water system adequate. Obtain water allocation from DLNR                                 |
| C&C, Building Department  | Letter     | 3/9/95     | No comments at this time  |
| C&C, Dept. of Land Utilization  |            |            | Exempt from SMA regulations   |
| C&C, Dept. of Public Works  | Letter     | 3/15/95    | Street improvements should be in accordance to City's standards and Disabilities Act guidelines   |
| C&C, Dept. of Transportation Services                                     | Letter     | 4/6/95     | No objections or comments   |
| C&C, Dept. of Wastewater Management                                       | Letter     | 3/22/95    | No objections submit "Sewer Connection Application"   |
| C&C, Police Department  |            |            | Traffic control needed; advise community of dust, noise, traffic conditions which may occur       |

## SECTION 7. RECOMMENDATION

Based on the above findings and determinations, it is recommended that the assessment be filed as a Negative Declaration with the Office of Environmental Quality Control since there are no significant impacts associated with the construction of the proposed residential subdivision.

Construction work is not expected to have any significant effects on endangered flora or fauna and archaeological or historical sites. Also, mitigative measures will be implemented to keep grading or noise disturbances to a minimum.

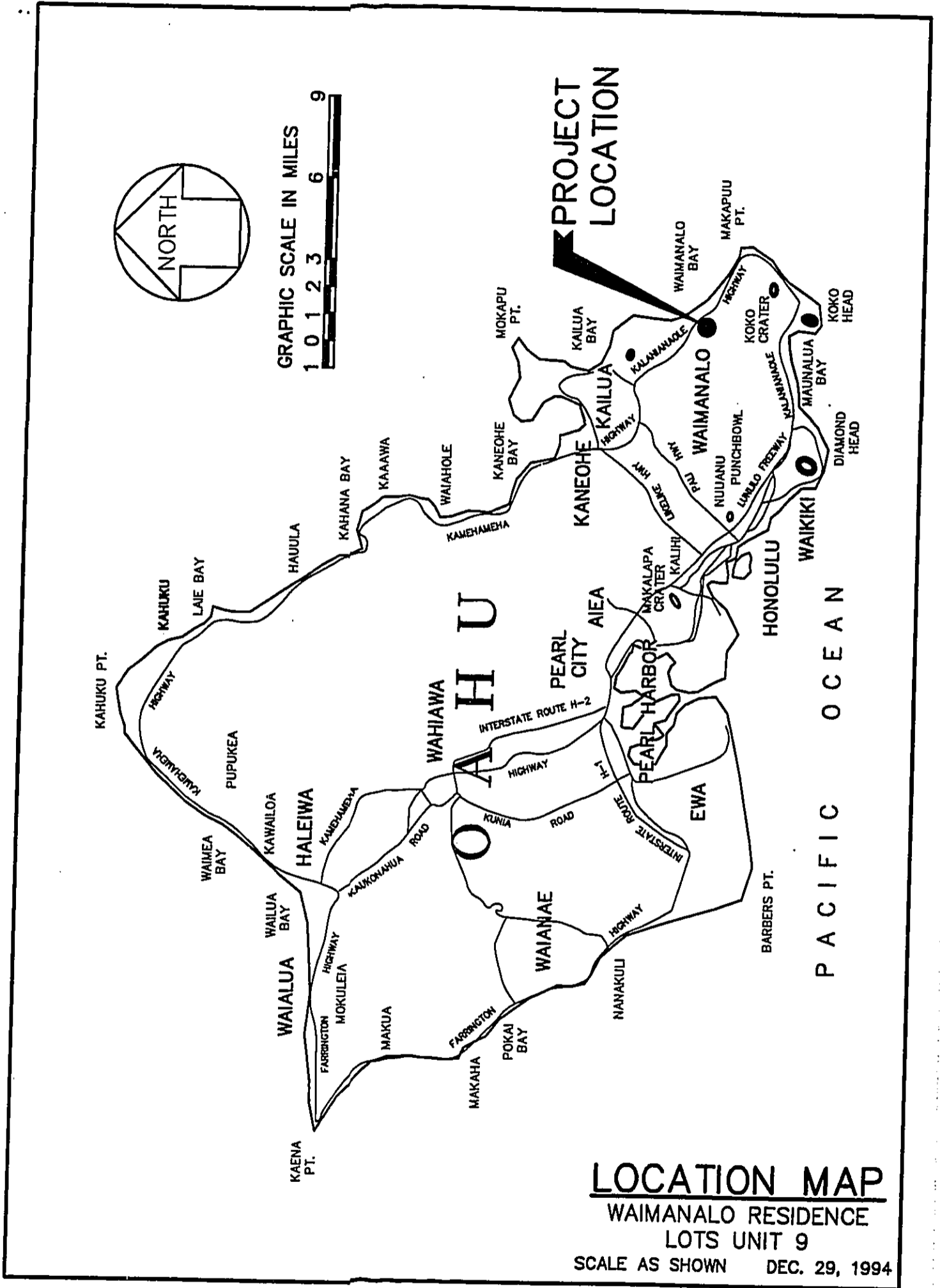


FIGURE 1

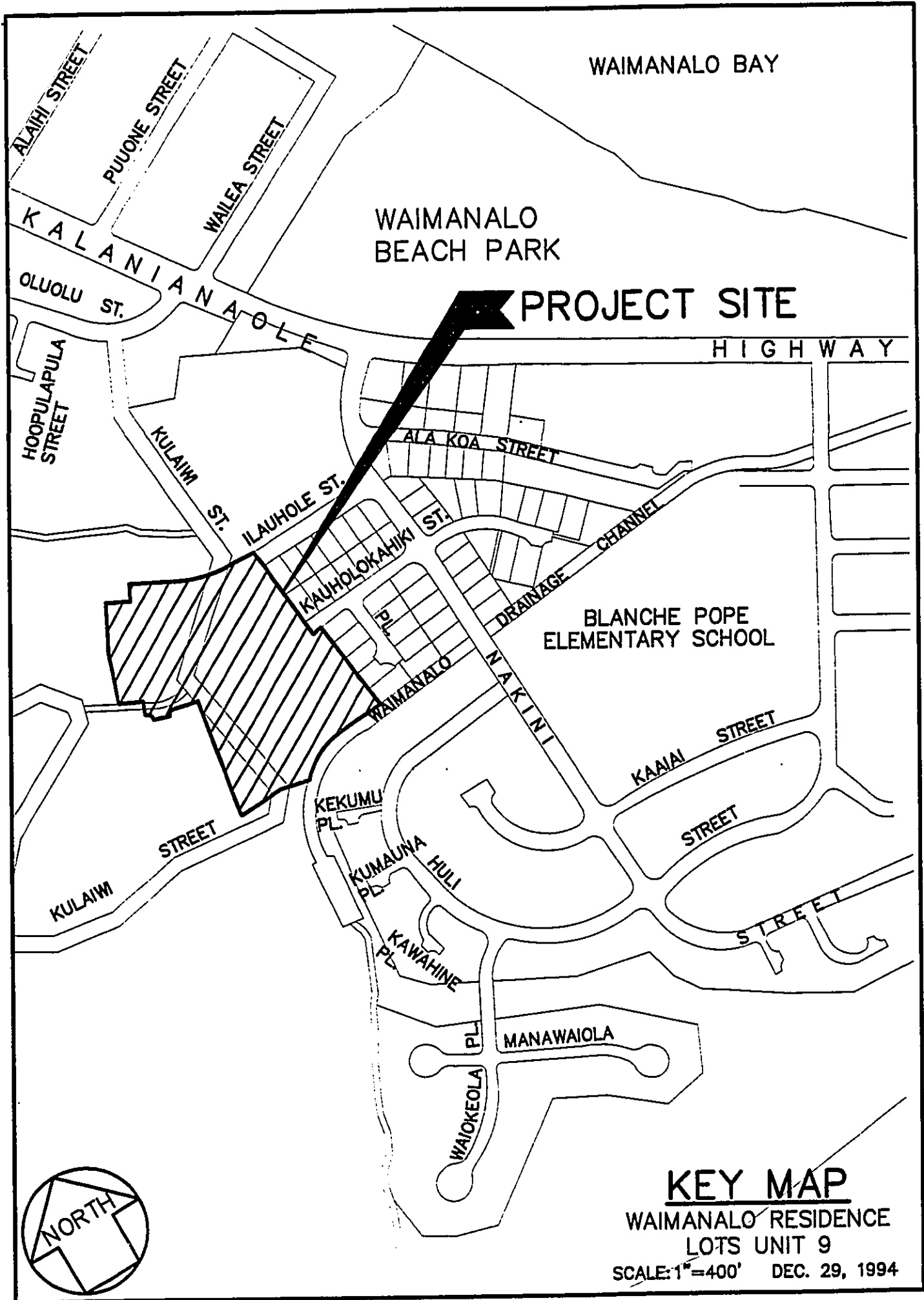
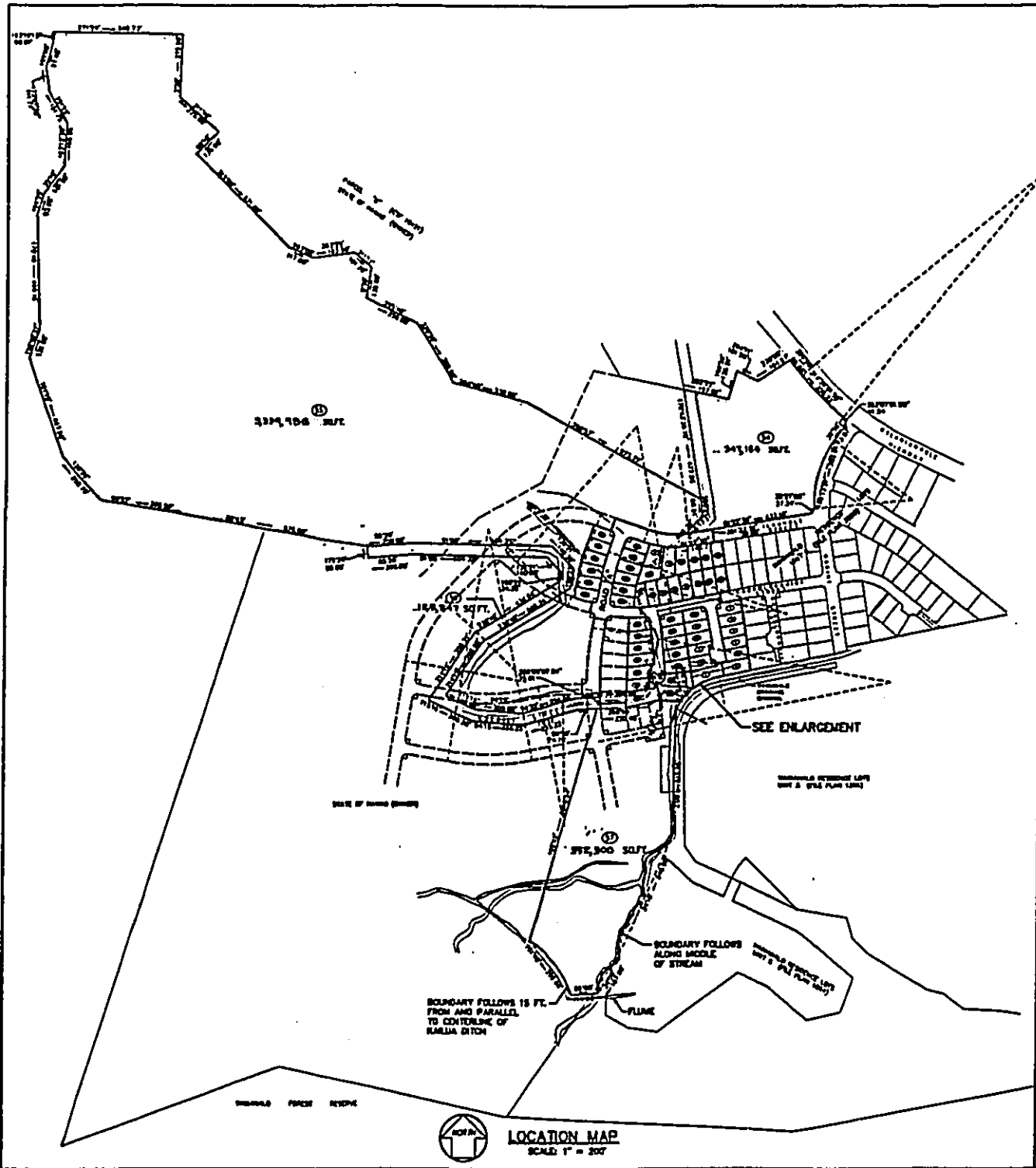


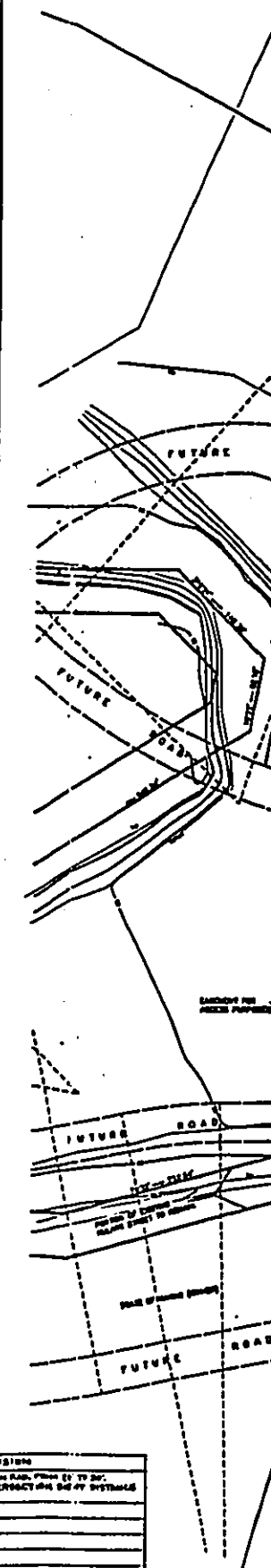
FIGURE 2

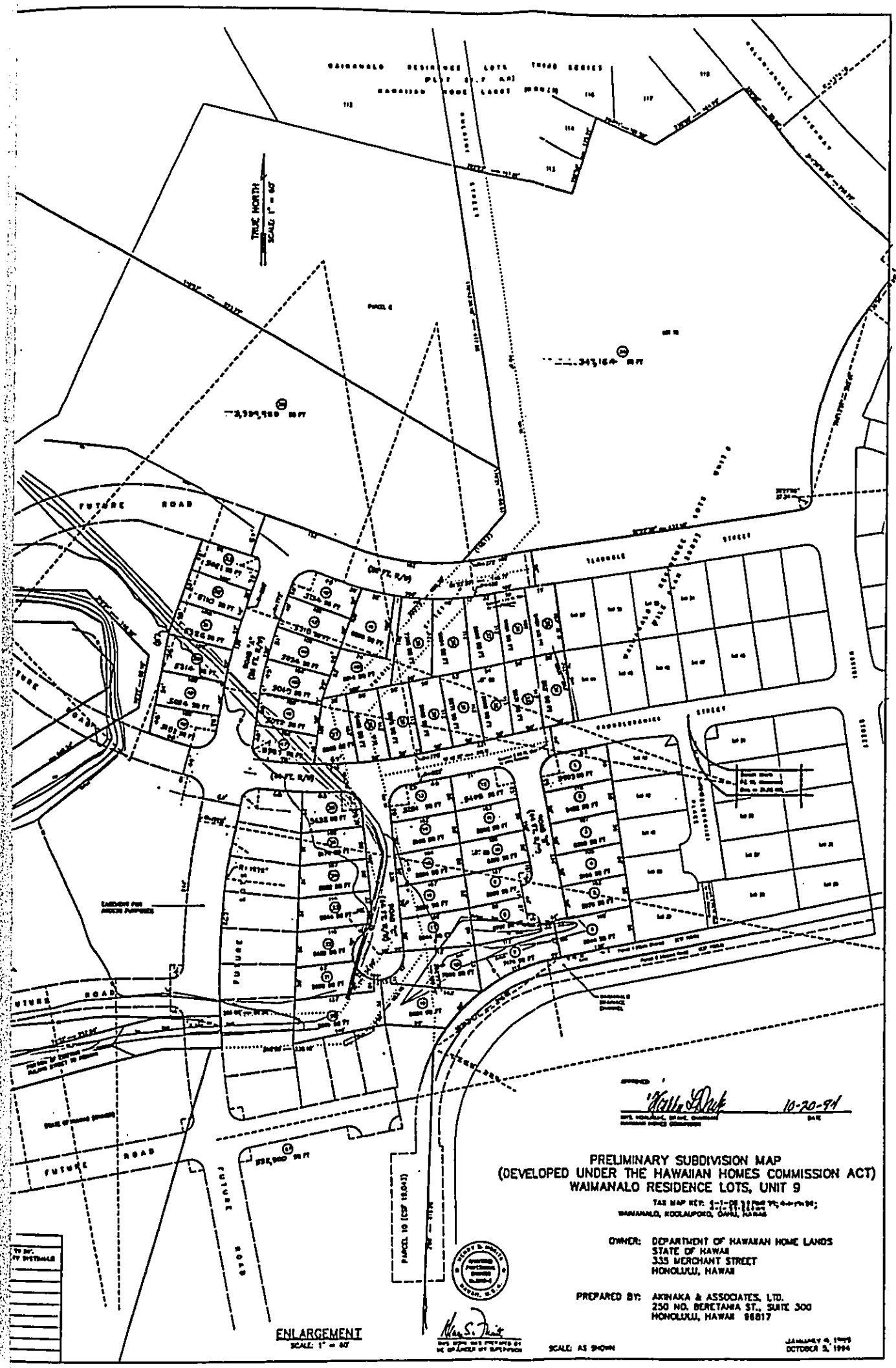


LOCATION MAP  
SCALE: 1" = 200'

- NOTES:**
1. ZONING - URBAN (AGRICULTURAL) (C) (C) (C) - AGRICULTURAL. CAC ZONING - AG-1 AND AG-2 (AGRICULTURAL).
  2. TOTAL NO. OF LOTS 57. TOTAL AREA 4,908,800 SQ. FT.
  3. FLAG STEN GRADIENT NOT TO EXCEED 5%.
  4. AREAS SHOWN ARE APPROXIMATE ONLY.
  5. SUBDIVISION ROADWAYS TO BE CONVEYED TO THE CITY AND COUNTY OF HONOLULU FOR MAINTENANCE.
  6. PROPERTY LINE RETURN 50% 3" (AT ST. INTERSECTIONS).

| NO. | DATE   | REVISION  |
|-----|--------|---|
| 1   | 1/1/68 | REV. RETURN AND FROM 15' TO 30'. PROVIDE INTERSECTION DRAIN SYSTEMS |
|     |        |   |
|     |        |   |
|     |        |   |
|     |        |   |
|     |        |   |
|     |        |   |
|     |        |   |
|     |        |   |
|     |        |   |





*Kelle Dink* 10-20-94  
 DATE

**PRELIMINARY SUBDIVISION MAP  
 (DEVELOPED UNDER THE HAWAIIAN HOMES COMMISSION ACT)  
 WAIMANALO RESIDENCE LOTS, UNIT 9**

TAX MAP REF: 1-1-91 (REV. 7-1-84) 4-1-84;  
 WAIMANALO, KOOLAUPONO, OAHU, HAWAII

OWNER: DEPARTMENT OF HAWAIIAN HOME LANDS  
 STATE OF HAWAII  
 335 MERCHANT STREET  
 HONOLULU, HAWAII

PREPARED BY: AKINAKA & ASSOCIATES, LTD.  
 230 NO. BERETAMA ST., SUITE 300  
 HONOLULU, HAWAII 96817



*Alan S. Dink*  
 THIS MAP WAS PREPARED BY  
 ME OR UNDER MY SUPERVISION

SCALE: AS SHOWN

JANUARY 6, 1995  
 OCTOBER 5, 1994

**ENLARGEMENT**  
 SCALE: 1" = 67'

**EXHIBIT 3**



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**BENJAMIN J. CAYETANO**  
GOVERNOR  
**SEIJI F. NAYA**  
DIRECTOR  
**RICK EGGED**  
DEPUTY DIRECTOR

Central Pacific Plaza, 220 South King Street, 11th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 586-2355  
Fax: (808) 586-2377

March 7, 1995

RECEIVED

MAR 9 1995

MEMORANDUM

AKINAKA & ASSOCIATES, LTD.

TO: **AKINAKA & ASSOCIATES, LTD.**  
Attn: Henry S. Morita  
Executive Vice President

FROM: *Shelley M. Mark*

SUBJECT: Waimanalo Residence Lots, Unit 9

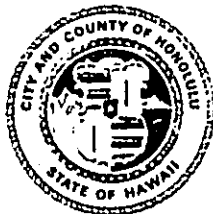
We have reviewed the subject preliminary draft environmental assessment and confirm that the project area, identified as TMK: 4-1-08: 3, por. 79; 4-1-19: 32; and 4-1-37: 68, 69, is partially within the State Land Use Urban District and partially within the State Land Use Agricultural District.

The Department has no further comments to offer at this time.



BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

RANDALL K. FUJIKI  
DIRECTOR AND BUILDING SUPERINTENDENT  
ISIDRO M. BAQUILAR  
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 95-186

March 9, 1995

RECEIVED

MAR 16 1995

AKINAKA & ASSOCIATES, LTD.

Akinaka & Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

Gentlemen:

Subject: Preliminary Draft Environmental Assessment  
Waimanalo Residence Lots, Unit 9,  
Department of Hawaiian Home Lands  
Tax Map Key: 4-1-08

We have reviewed the subject preliminary draft assessment  
and have no comments to offer.

Thank you for considering us in the review process.

Very truly yours,

A handwritten signature in black ink, appearing to read "Randall K. Fujiki".

RANDALL K. FUJIKI  
Director and Building Superintendent

cc: G. Tamashiro

BENJAMIN J. CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P. O. BOX 119, HONOLULU, HAWAII 96810

EUGENE S. IMAI  
COMPTROLLER

MARY PATRICIA WATERHOUSE  
DEPUTY COMPTROLLER

LETTER NO. (P) 1199.5

MAR 16 1995

RECEIVED

MAR 17 1995

AKINAKA & ASSOCIATES, LTD.

Mr. Henry S. Morita  
Executive Vice President  
Akinaka and Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

Dear Mr. Morita:

Subject: Waimanalo Residence Lots, Unit 9  
Waimanalo, Hawaii  
Preliminary Draft Environmental Assessment

Thank you for the opportunity to comment on the subject action. We have no comments to offer and would have no objection to a negative declaration being filed for this project.

If there are any questions, please have your staff contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".  
GORDON MATSUOKA  
State Public Works Engineer

RY:jy



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813-5249  
PHONE (808) 594-1888  
FAX (808) 594-1885

RECEIVED

MAR 21 1995

AKINAKA & ASSOCIATES, LTD.

March 14, 1995

Mr. Henry S. Morita  
Executive Vice President  
Akinaka & Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii'i 96817-4716

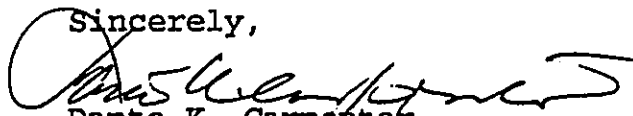
Re: Waimanalo Residence Lots, Unit 9, Department of Hawaiian Home  
Lands, TMK: 4-1-08, A&A Job No: DHHL 92-01

Dear Mr. Morita:

Thank you for the opportunity to review the above referenced Draft Environmental Assessment. At this time the Office of Hawaiian Affairs has no concerns.

If you have any questions please contact Linda Delaney, Land and Natural Resources Officer or Lynn Lee, EIS Planner at 594-1888.

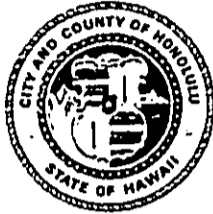
Sincerely,

  
Dante K. Carpenter  
Administrator

cc: Clayton H.W. Hee, Chairperson  
Board of Trustees

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



JEREMY HARRIS  
MAYOR

KENNETH E. SPRAGUE  
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO  
DEPUTY DIRECTOR

RECEIVED ENV 95-091

March 15, 1995

MAR 17 1995

AKINAKA & ASSOCIATES, LTD.

Mr. Henry S. Morita  
Executive Vice President  
Akinaka & Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

Dear Mr. Morita:

Subject: Draft Environmental Assessment (DEA)  
Waimanalo Resident Lots, Unit 9  
Tax Map Key: 4-1-08

We have reviewed the subject DEA and have the following comments:

1. Street improvements should be in accordance with the City's Subdivision Rules and Regulations and the Americans with Disabilities Act Accessibility Guidelines.
2. The DEA should address the ownership of the Waimanalo Drainage Channel whether there is an interface with the City.
3. Under Section 6, address the water quality and add the statement that best management practices (BMPs) to mitigate pollutants will be included in the construction plans.
4. Submit construction plans for review and comment.

Should you have any questions, please call Mr. Alex Ho,  
Environmental Engineer, at 523-4150.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ken Sprague".

KENNETH E. SPRAGUE  
Director and Chief Engineer

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



LAWRENCE MIKE  
DIRECTOR OF HEALTH

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

In reply, please refer to:  
EMD /

March 20, 1995

P03131KA

Mr. Henry S. Morita  
Executive Vice President  
Akinaka & Associates, Ltd.  
250 North Beretania Street  
Suite 300  
Honolulu, HI 96817-4716

RECEIVED

MAR 25 1995

Dear Mr. Morita:

AKINAKA & ASSOCIATES, LTD.

Subject: Waimanalo Residence Lots, Unit 9  
Department of Hawaiian Home Lands  
TMK: 4-1-08

The Department of Health acknowledges receipt of the draft environmental assessment for the subject project and has the following comments:

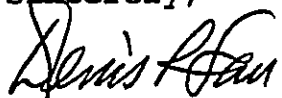
1. The applicant should contact the Army Corps of Engineers (COE) to identify whether a Federal permit (including a Department of Army (DA) permit) is required for this project. A Section 401 Water Quality Certification (WQC) is required for "Any applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters..." pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act (CWA)").
2. If the project involves the following activities with discharges into State waters, an NPDES permit is required for each activity:
  - a. Discharge of storm water runoff associated with construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than five (5) acres of total land area;
  - b. Construction dewatering effluent;
  - c. Non-contact cooling water;

Mr. Henry S. Morita  
March 20, 1995  
Page 2

- d. Hydrotesting water; and
- e. Treated contaminated groundwater from underground storage tank remedial activity.

Should you have any questions regarding this matter, please contact Ms. Kris Aruga, Engineering Section of the Clean Water Branch, at 586-4309.

Sincerely,

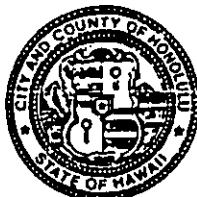


DENIS R. LAU, P.E., CHIEF  
Clean Water Branch

KA:sl

DEPARTMENT OF WASTEWATER MANAGEMENT  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

JEREMY HARRIS  
MAYOR



FELIX B. LIMTIACO  
DIRECTOR  
CHERYL K. OKUMA-SEPE  
DEPUTY DIRECTOR

March 22, 1995

WPP 95-76

Mr. Henry S. Morita  
Executive Vice President  
Akinaka & Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

Dear Mr. Morita:

Subject: Environmental Assessment Preliminary Draft for the  
Waimanalo Residence Lots, Unit 9 (TMK: 4-1-08)

Thank you for the opportunity to review the subject project. Our comments pertain to Section 2.2.2.2, Sewage. We have no objection to the proposed housing project.

This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form.

If you have any questions, please contact Ms. Tessa Yuen of the Division of Planning and Service Control at 527-6732.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Cheryl K. Okuma-Sepe".

Handwritten initials, possibly "FBL", in cursive script.

FELIX B. LIMTIACO  
Director

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU

330 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



March 28, 1995

JEREMY HARRIS, Mayor

WALTER O. WATSON, JR., Chairman  
MAURICE H. YAMASATO, Vice Chairman  
SISTER M. DAVILYN AH CHICK, O.S.F.

KAZU HAYASHIDA  
MELISSA Y. J. LUM  
FORREST C. MURPHY  
KENNETH E. SPRAGUE

RAYMOND H. SATO  
Manager and Chief Engineer

Mr. Henry S. Morita  
Executive Vice President  
Akinaka & Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

RECEIVED

MAR 30 1995

AKINAKA & ASSOCIATES, LTD.

Dear Mr. Morita:

Subject: Your Letter of February 28, 1995 Regarding the Preliminary Draft Environmental Assessment (EA) for the Waimanalo Residence Lots, Unit 9, Waimanalo, Koolaupoko, Oahu, TMK: 4-1-08: 3 and Por. 79; 4-1-19: 32; 4-1-37: 68 and 69

Thank you for the opportunity to review and comment on the Preliminary Draft EA for the proposed Waimanalo Residence Lots, Unit 9. We have the following comments to offer:

1. The existing water system is presently adequate to accommodate the proposed development.
2. The developer will be required to obtain a water allocation from the State Department of Land and Natural Resources. The developer also has the option of coordinating the water requirements with the State Department of Hawaiian Home Lands.
3. The availability of water to the proposed project will be confirmed when the construction drawings are submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

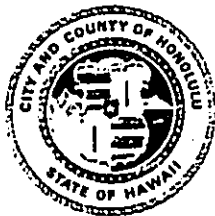
  
RAYMOND H. SATO  
Manager and Chief Engineer



DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

PACIFIC PARK PLAZA  
711 KAPIOLANI BOULEVARD, SUITE 1200  
HONOLULU, HAWAII 96813

JEREMY HARRIS  
~~FRANK P. P. P.~~  
MAYOR



CHARLES O. SWANSON  
~~JOSEPH M. MAGALDI, JR.~~  
DIRECTOR

~~AMAR CARRAL~~  
~~SEAN SINGH~~

TE-1032  
PL95.1.076

April 6, 1995

RECEIVED

APR 11 1995

AKINAKA & ASSOCIATES, LTD.

Mr. Henry S. Morita  
Executive Vice President  
Akinaka and Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

Dear Mr. Morita:

Subject: Waimanalo Residence Lots, Unit 9  
Preliminary Environmental Assessment  
TMK: 4-1-8: 3 and Por. 79; 4-1-19: 32;  
4-1-37: 68 and 69

This is in response to your transmittal dated February 28, 1995 on the subject project.

We have no objections or comments to offer at this time.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Respectfully,

A handwritten signature in cursive script, appearing to read "Swanson", is written over a horizontal line.

CHARLES O. SWANSON  
Director

Benjamin J. Cayetano  
GOVERNOR

HERMAN M. AIZAWA, PH.D.  
SUPERINTENDENT



STATE OF HAWAII  
DEPARTMENT OF EDUCATION

P. O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

March 28, 1995

Mr. Henry S. Morita  
Executive Vice President  
Akinaka & Associates, Ltd. - Consulting Engineers  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

RECEIVED

APR 6 1995

AKINAKA & ASSOCIATES, LTD.

Dear Mr. Morita:

SUBJECT: Environmental Assessment (Preliminary Draft)

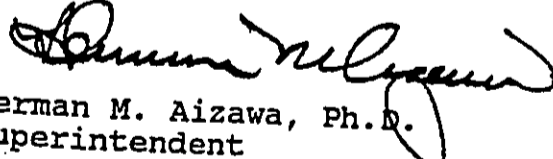
We have reviewed the subject assessment and have determined that the proposed development of 53 single-family houselots will have the following enrollment impact on the schools in the area:

| <u>School</u>           | <u>Grades</u> | <u>Projected Students</u> |
|-------------------------|---------------|---------------------------|
| Blanche Pope Elementary | K-6           | 25                        |
| Waimanalo Intermediate  | 7-8           | 8                         |
| Kailua High             | 9-12          | 10                        |

The Department of Education will request that the Department of Hawaiian Home Lands make a fair-share contribution in the form of cash or the construction of school facilities to accommodate the 43 students projected from this residential development.

Should there be any questions, please call the Facilities Branch at 733-4862.

Sincerely,

  
Herman M. Aizawa, Ph.D.  
Superintendent

HMA:jml

cc: A. Suga  
R. Hiraishi, WDO

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



REPLY TO  
ATTENTION O:

Regulatory Branch

DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96858-5440

APR 10 1995

Mr. Henry S. Morita  
Akinaka & Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, HI 96817-4716

RECEIVED

APR 11 1995

AKINAKA & ASSOCIATES, LTD.

Dear Mr. Morita:

This is in response to your March 29 inquiry regarding a *Department of the Army* (DA) permit for Waimanalo Residence Lots proposed by the State of Hawaii Department of Hawaiian Home Lands.

According to the information submitted, we have determined that a DA permit may be required for work done in the drainage canal. This could include the placement of structures or fill, such as storm drain outlets. Please contact this office with engineering plans or drawings prior to any work in the canal so that we can make a final determination if a DA permit is required.

File Number PO95-072 has been assigned to this project. Please refer to this number in any future correspondence. If you have further questions regarding this matter, feel free to call me at 438-9258 extension 15.

Sincerely,

Kathleen A. Dadey  
Environmental Engineer

Copy Furnished:  
Department of Health, Clean Water Branch  
Office of State Planning, CZM Program

BENJAMIN CAYETANO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

KAZU HAYASHIDA  
DIRECTOR  
DEPUTY DIRECTORS  
SAM CALLEJO  
GLENN M. OKIMOTO

IN REPLY REFER TO:  
STP 8.6702

April 17, 1995

RECEIVED

APR 19 1995

AKINAKA & ASSOCIATES, LTD.

Mr. Henry S. Morita  
Executive Vice President  
Akinaka and Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

Dear Mr. Morita:

Subject: Draft Environmental Assessment (DEA)  
Waimanalo Residence Lots, Unit 9  
TMK: 4-1-08  
A&A Job No. DHHL 92-01

Thank you for your transmittal requesting our review of the subject DEA.

The developer should submit his assumptions and calculations ascertaining that the improvements provided for Unit 8 will be able to adequately accommodate the additional trip generated by this unit.

We appreciate the opportunity to provide comments.

Very truly yours,

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

KAZU HAYASHIDA  
Director of Transportation

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

May 1, 1995

Henry S. Morita  
Akinaka & Associates, Ltd.  
250 North Beretania Street, Suite 300  
Honolulu, Hawaii 96817-4716

RECEIVED

MAY 4 1995

AKINAKA & ASSOCIATES, LTD.

COPY

LOG NO: 14018 ✓  
DOC NO: 9504TD21

Dear Mr. Morita:

**SUBJECT: Preliminary Draft, Environmental Assessment, Waimanalo Residence  
Lots, Unit 9, Department of Hawaiian Home Lands  
Waimanalo, Ko'olaupoko, O'ahu  
TMK: 4-1-8: 3 & por. 79; 4-1-19: 32; 4-1-37: 68 & 69**

Thank you for the opportunity to review this preliminary draft of the environmental assessment. Section 2.1.6 should be revised to read as follows:

"A review of records at the Historic Preservation of the Department of Land and Natural Resources shows that there are no known historic sites at the project location. Activities associated with the abandoned quarry would have destroyed any historic sites that might have been present. Because there are no historic sites at the project location, this project will have "no effect" on historic sites."

If you have any questions please call Tom Dye at 587-0014.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator  
State Historic Preservation Division

TD:jk



DEPT. OF HAWAIIAN HOME LANDS

AUG 25 8 50 AM '95

KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
JERRY M. MATSUDA  
GLENN M. OKIMOTO

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:  
STP 8.6937

August 21, 1995

RECEIVED

SEP 5 - 1995

AKINAKA & ASSOCIATES, LTD.

TO: The Honorable Kali Watson, Director  
Department of Hawaiian Home Lands

FROM: Kazu Hayashida *KH*  
Director of Transportation

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR  
WAIMANALO RESIDENCE LOTS, UNIT 9  
TMK: 4-1-083 & POR 79; 4-1-10: 32; 4-1-37: 68 & 69

Thank you for your transmittal of June 8, 1995, requesting our comments of the subject Draft Environmental Assessment (EA).

Our comments are as follows:

1. Installation of traffic signals will be required at the intersection of Nakini Street and Kalaniana'ole Highway. As part of this requirement, the developer should coordinate the monitoring and submittal of a traffic signal warrant study with our Highways Division.
2. Required roadway improvements shall be provided by the developer at no cost to the State.
3. Plans for construction work within the State highway right-of-way shall be submitted for our review and approval.

We appreciate the opportunity to provide comments.

AUG 25 11 55 AM '95  
K. HAYASHIDA

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



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

KALI WATSON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

JOHIE M. K. M. YAMAGUCHI  
DEPUTY TO THE CHAIRMAN

October 18, 1995

bccs: Admin/LDD Reading File:  
LDD PF: Waimanalo Res,  
LDD SF: Dept://Transport  
LDD SF: EA  
LDD Staff: GMI/EH/

The Honorable Kazu Hayashida, Director  
State of Hawaii - Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
Waimanalo Residence Lots, Unit 9  
Tax Map Key: 4-1-08-3 & Por. 79

RECEIVED

OCT 27 1995

AKINAKA & ASSOCIATES, LTD.

Ref: DOT Letter - STP 8,6937 dated 8/21/95

Thank you for your comments within the reference. Our response to the comments are:

1. Prior to building the 313 residential units on the Waimanalo residential lot area, the Department of Hawaiian Home Lands will install traffic signals at the Nakini Street and Kalaniana'ole Highway intersection. When Units 8 and 9 are completed, 110 residential units will be created, which is far below the build-out level. During the construction of Unit 8, the above intersection was improved and traffic signal hand holes, conduits and sensors were installed. We will coordinate with and submit a traffic signal warrant study to the Highways Division.
2. Roadway improvements will be provided by DHHL at no cost to the Department of Transportation.
3. Plans for construction work within the State's highway right-of-way will be submitted for your review and approval.

If you have any questions on the above, please call Mike Crozier, our Land Development Division Administrator, at 586-3816/17.

Warmest aloha,

Handwritten signature of KALI WATSON in cursive.

KALI WATSON, Chairman  
Hawaiian Homes Commission

KW:MC:FH:aja/w.dc.kwzu