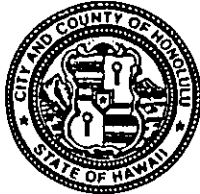


Manfredi SMA

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



August 22, 1996

RECEIVED

'96 AUG 27 A8:57

PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL
QUALITY CONTROL/SMA-058 (DT)
96-05053

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Gill:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment/Determination
Finding of No Significant Impact

Owner/Applicant: Manuel F. and Tina B. Manfredi
Agent : Manuel F. Manfredi
Location : 621 Wailepo Street, Kailua, Oahu
Tax Map Key : 4-3-58: 20
Request : Special Management Area Use Permit
Proposal : Construct an Eight-Unit Apartment Building
Determination : A Finding of No Significant Impact is issued

Attached and incorporated by reference is the Final Environmental Assessment (FEA) prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

Handwritten signature of Patrick T. Onishi in cursive.

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures
g:feasma58.djt

108

1996-09-08-0A-FEA-Manfredi SMA

96-05053

SEP 8 1996

FILE COPY

APPLICATION FOR A SPECIAL MANAGEMENT AREA USE PERMIT

I. GENERAL INFORMATION:

- A. APPLICANT: Manuel F. Manfredi & Tina B. Manfredi
- B. RECORDED FEE OWNER: Manuel F. Manfredi
Tina B. Manfredi
44-279A Kaneohe Bay Drive
Kaneohe, Hawaii 96744
Phone 254-3322 Fax 254-6616
- C. AGENT: Manuel F. Manfredi
44-279A Kaneohe Bay Drive
Kaneohe, Hawaii 96744
Phone 254-3322 Fax 254-6616
- D. TAX MAP KEY #: 4-3-58-020
- E. LOT AREA: 6,111 Sq. Ft.
- F. AGENCIES CONSULTED IN MAKING ASSESSMENT: Department of Land Utilization.

II. DESCRIPTION OF THE PROPOSED ACTION:

- A. GENERAL DESCRIPTION:
 - 1. The proposed project is a new eight (8) unit condominium building in the A2 apartment zone district of Kailua. The new units will replace two older houses that presently occupy the lot.
The new building will be three stories high, adequate off-street parking will be provided on the ground floor with 12 parking stalls.
The new structure with its landscaping will improve the present neighborhood. There will be no grading necessary.
 - 2. The parcel is entirely within the SMA designated area.
 - 3. Attachment A is a SMA map showing the location of the subject property.
 - 4. No land use approvals have been granted.
- B. TECHNICAL CHARACTERISTICS:
 - 1. The new apartment building will be used for residential condominium apartments. The building will provide four 2 bed / 2 baths and four 1 bed / 1 bath much needed low price housing for this area.
 - 2. Attachment B shows the layout drawings indicating the property lines, lot size and elevations for this project.

3. The two older structures will be removed and a new structure will be built. The existing lot is nearly flat. No clearing, grubbing, grading, or filling will be necessary. The new building will be three stories approximately 33 feet high, well below the 40 feet allowed in the area. Off-street parking will be provided on the ground floor with 12 parking stalls.
4. All the utilities required for this project are available at the site.
5. Liquid waste disposal is by municipal sewer. The project has already received sewer approval for six units.
6. Access to site is by existing city paved roads. The city already has sidewalks and curbs installed at this property.
7. The project is appropriate for the neighborhood and will provide better parking, better units, and be more attractive than the present old structures.

C. ECONOMIC AND SOCIAL CHARACTERISTICS:

1. The estimated construction cost is \$ 420,000.00. Construction is scheduled to commence on April 1996 and be completed by September 1996.
2. The building will provide four 2 bed / 2 baths and four 1 bed / 1 bath condominium units that are in the low price housing range and much needed for this area.

C. ENVIRONMENTAL CHARACTERISTICS:

1. The soil at the site is sandy loam.
2. The topography of this site is flat. The elevation of the lot is approximately 10 feet above sea level.
3. This site is flat with just enough slope to allow water surface runoff into the existing Wailepo Street curbs and then into the existing street storm drains. No significant changes are expected in the amount of water runoff due to the new construction. No erosion hazards will be created by the new construction.
4. The subject property is not in a Federal Firm Zone, LUO Flood Hazard District or any other geological hazards.
5. The property has no impact on the Kawainui Swamp SMA.

III. AFFECTED ENVIRONMENT:

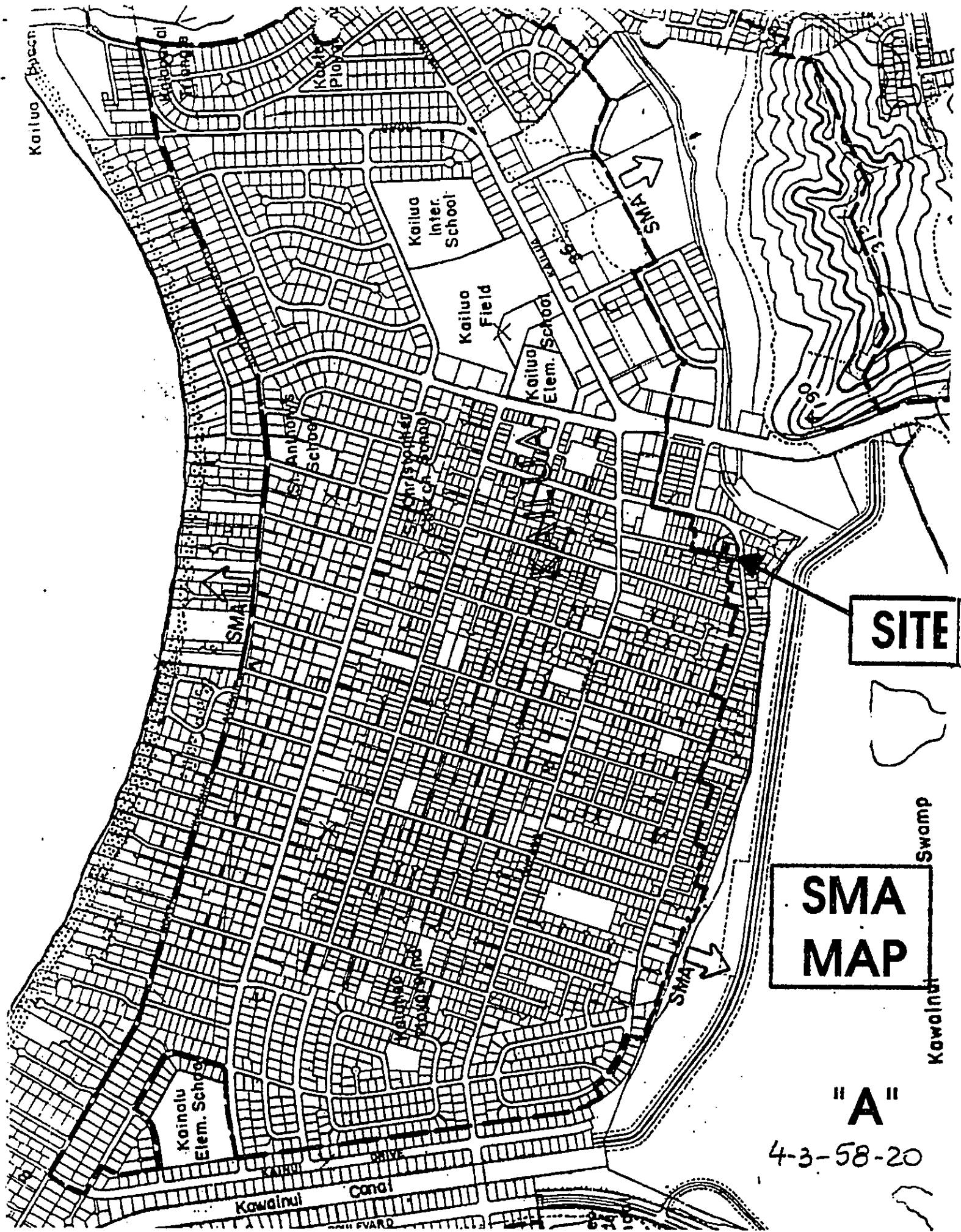
- A. The Coconut Grove area of Kailua lies on the Kaneohe side of the Pali Highway and extends from Maluniu Street to Kawainui Swamp. It is made up mainly of low rise apartment buildings, condominiums, single family residential and some business. The subject property is zoned A-2 and is surrounded by A-2 lots with most buildings being low rise one or two stories. Some three story apartment buildings have been constructed within a block of this property. Almost all existing low rise apartments have inadequate off street parking and are in excess of forty years old. The subject property is in conformance with the General Plan and the Development Plan and conforms to the land use designations and zoning.
- B. The subject property is 3/4 of a mile from Kailua Beach and 1/2 mile from Kailua Field. There are no rare, threatened or endangered species on this property. There are no wildlife or wildlife preserve touching this property. The property does not front on any wetlands, lagoons, tidal land, and submerged lands, or fisheries or fishing grounds or any other coastal/natural resources.
- C. The subject property is not on or immediately next to any historic, cultural, or archeological resource.
- D. The subject property is located 3/4 of a mile from the nearest ocean or coastal land form and does not affect the coastal view or the Kawainui Swamp views from any public viewpoint.
- E. The subject property has no affect on receiving waters and ground waters. The property is served by sanitary sewers and storm sewers and no activity will take place that will affect the ground waters. There will be no walls, dry wells, or any other form of discharge into the ground water system, and no major changes in the natural rainwater run off.
- F. Attachment C is a existing zoning map of the Coconut Grove area and points the location of the subject property within the A2 apartment zone area of Kailua.

IV. PROJECT IMPACTS:

This project has no impact on the Coastal Zone Management Objectives and Policies and the Special Management Area Guidelines.

V. MITIGATION MEASURES:

There are no mitigation measures required for this project.

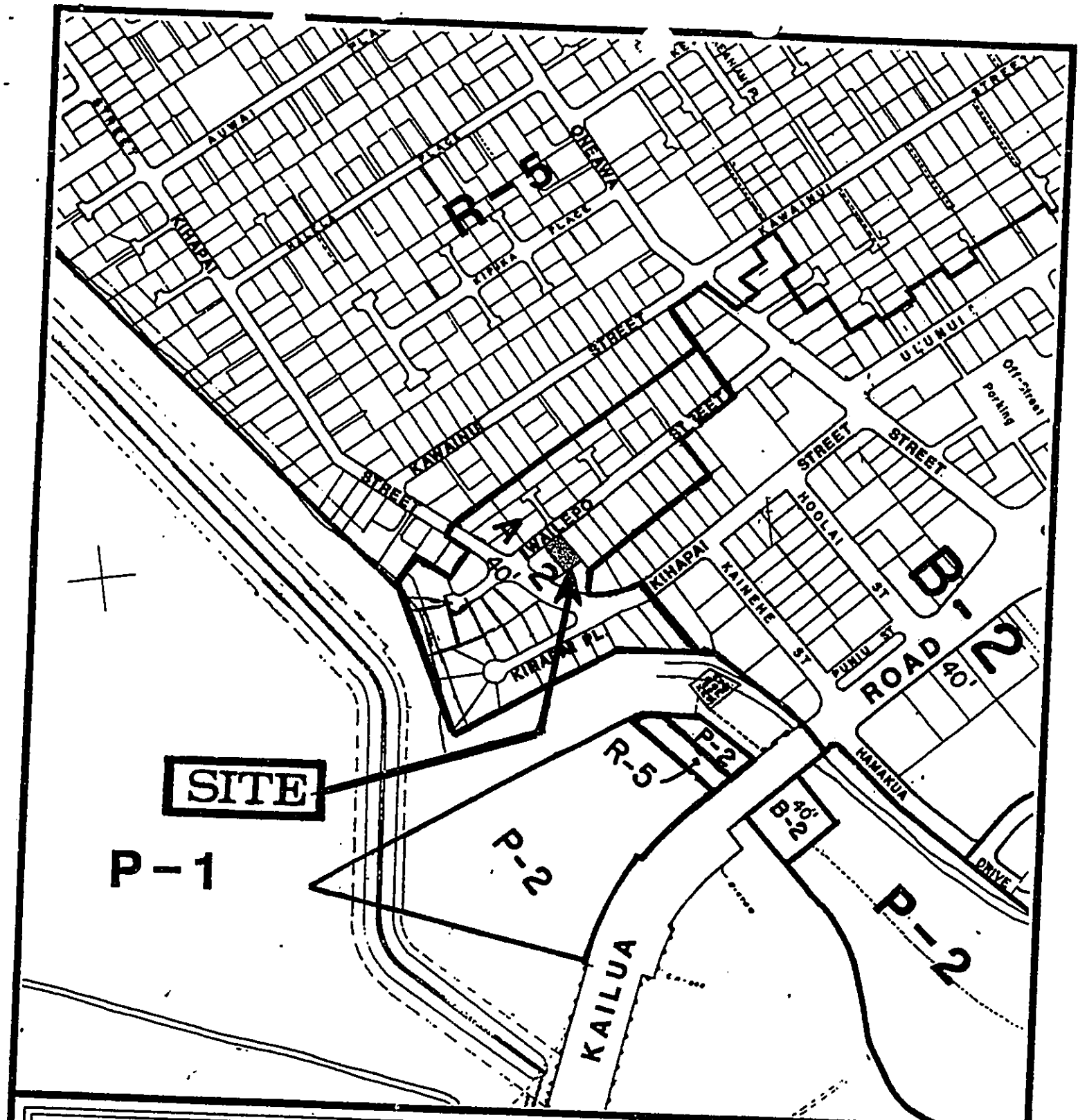


SITE

**SMA
MAP**

Swamp
Kawainui

"A"
4-3-58-20



Vicinity Map

Scale in Feet

0 400 800

The block contains a small map of the island of Oahu with a star indicating the location of the site. Below it is a scale bar marked from 0 to 800 feet. A north arrow is also present.

PORTION OF [Z-23]
EXISTING ZONING MAP
COCONUT GROVE, KAILUA
 FOLDER NO.:
 TAX MAP KEY: 4-3-58:20

ATTACHEMENT "C"

95-07754

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

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

'95 NOV 6 AM 8 14

DEPARTMENT OF LAND UTILIZATION
HONOLULU

JEREMY HARRIS
MAYOR



CHARLES O. SWANSON
DIRECTOR

10/95-04769R

November 6, 1995

MEMORANDUM


TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHARLES O. SWANSON, DIRECTOR

SUBJECT: WAILEPO GARDENS ENVIRONMENTAL ASSESSMENT

The subject environmental assessment prepared for a proposed project within the Special Management Area was reviewed in response to your October 5, 1995 memorandum. In regards to transportation and traffic impacts, we have no objections to the project as proposed and to the issuance of a Negative Declaration for this project.

Should you have any questions regarding this matter, please call Faith Miyamoto at Local 6976.

for 

CHARLES O. SWANSON

cc: Transportation Management Division

July 30, 1996

Charles O. Swanson
Director
City and County of Honolulu
Department of Transportation Services

Subject: Response to your letter to Mr. Patrick Onishi, dated November 6, 1995.
Environmental Assessment, Wailepo Gardens,
621 Wailepo Street, Kailua, Oahu, Hawaii
TMK: 4-3-58:20
Proj. Ref. No. 95/SMA-058 (DT)

Dear Mr. Swanson,

We have received copy of your letter to Mr. Patrick Onishi, Director of Department of Land Utilization, concerning the Environmental Assessment for the above property.

Thank you for reviewing the assessment for this project, we are pleased with your report indicating no objections to the project as proposed.

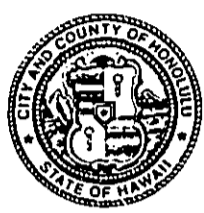
Respectfully,


Manuel Manfredi

95-07318

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

JEREMY HARRIS
MAYOR



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER
DARWIN J. HAMAMOTO
DEPUTY DIRECTOR
ENV 95-283

October 13, 1995

RECEIVED
OCT 16 1995
ENGINEERING DIVISION

MEMORANDUM:

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *fh* KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER *AKS TP*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
WAILEPO GARDENS
TMK: 4-3-58: 20

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

1. All improvements should be in conformance with City standards and the Americans With Disabilities Act Accessibility Guidelines requirements.
2. Adequate on-site parking should be provided.
3. Planting should be encouraged to minimize discharge of potential pollutants from the project site.
4. The application should address landscaping requirements for A-2 medium density apartments.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at Local 4150.

July 30, 1996
Kenneth E. Sprague
Director and Chief Engineer
City and County of Honolulu
Department of Public Works

Subject: Response to your letter to Mr. Patrick Onishi, dated October 13, 1995.
Environmental Assessment, Wailepo Gardens,
621 Wailepo Street, Kailua, Oahu, Hawaii
TMK: 4-3-58:20
Proj. Ref. No. 95/SMA-058 (DT)

Dear Mr. Sprague,

We have received copy of your letter to Mr. Patrick Onishi, Director of Department of Land Utilization, concerning the Environmental Assessment for the above property.

1. All improvements will be in conformance with the City Standards and the Americans With Disabilities Act Accessibility Guidelines requirements.
2. On-site parking will meet City and County requirements for A-2 Medium Density Apartments.
3. Planting will be encouraged to minimize discharge of potential pollutants.
4. Landscaping will meet the A-2 Medium Density Apartments requirements.

When we have completed working drawings for the project, a set of the drawings will be submitted to your office for your review and approval.

We hope that this answer your concerns, please let us know if you need any further assistance in processing this Environmental Assessment application.

Respectfully,


Manuel Manfredi

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-2452

October 23, 1995

Mr. Manuel Manfredi
Ms. Tina B. Manfredi
44-279A Kaneohe Bay Drive
Kaneohe, Hawai'i 96744

Dear Mr. Manfredi and Ms. Manfredi:

Having reviewed a Special Management Area (Chapter 25, Revised Ordinances of Honolulu) Draft Environmental Assessment (DEA) for a Permit to Construct an Eight-Unit Apartment Building, located at 621 Wailepo Street, Kailua, Oahu, TMK: 4-3-58:20, submitted to our Office by way of an October 5, 1995, memorandum [95/SMA-058(DT)] from the City and County of Honolulu, Department of Land Utilization, we submit the following comments for your response. Notice of this draft environmental assessment was published in the October 23, 1995, edition of the *Environmental Notice*.

- 1) Please identify the base flood level and disclose whether the elevation of the ground floor is sufficiently above the base flood level.
- 2) Please describe the extent to which the project will increase the impervious surface area (due to installation of driveways and other pathways made of concrete or asphalt).
- 3) After describing the increase in impervious surface area in (2) above, please analyze and discuss the likelihood that such an increase will flood neighboring properties.
- 4) On page 3 of the DEA, mention is made under the section entitled "Project Impacts" that "this project has no impact on the Coastal Zone Management Objectives and Policies and the Special Management Area Guidelines." Because the City's Special Management Area environmental review uses the process set forth in Chapter 343, Hawaii Revised Statutes, it is our understanding that "environmental impact" means an effect of any kind, whether immediate or delayed, on any component of the environment. Your statement apparently speaks of impacts on policies and guidelines when more properly, it should be describing impacts of the project on any component of the environment. Please describe and analyze all impacts (both direct and indirect) of your proposed project to the natural physical environment and the corresponding socio-economic environment.

We look forward to your response and its inclusion in the final environmental assessment for the project. If there are any questions, please call me or Mr. Leslie Segundo at 586-4185. Thank you for your cooperation.

Sincerely,

GARY GILL
Director

Enclosure

c: Hon. Patrick T. Onishi, DLU

July 30, 1996
Mr. Leslie Segundo
State of Hawaii
Office of Environmental Quality Control
220 South King Street , Fourth Floor
Honolulu, Hawaii 96813

re: Wailepo Gardens Apartments
621 Wailepo Street TMK: 4-3-58:20
95 / SMA-058(DT)

Dear Sir,

In response to your letter of October 23, 1995 we offer the following information and clarifications.

1. The bench mark elevation at the lot is 5.26 feet above sea level. It is designated Zone X on FIRM Community Panel Number 15001-0060B. There is no base flood level elevation, however the floor elevation at the first apartment level will be approximately 15.5 feet.
2. In its present condition with the two dwelling units and 3 parking spaces, The total footprint area of impervious surface is 2210 sf or 36% of the lot. The new plan will result in an impervious surface (building & driveway) footprint of 3960 sf or 65%. This represents an increase of 1750 sf of impervious surface area.
3. There will be no increase in the threat of water runoff flooding adjacent properties. A CMU wall with no weep holes will be constructed on all sides of the property thus containing all run-off water. The lot and all paved areas will be sloped towards Wailepo Street which is has improved curbs and gutters which flow to storm drains.
4. This project will have no negative impacts on any component of the physical or social environment of the area it is situated in. In fact it will improve conditions in several ways. Though the density will be increased, the off street parking will be improved in that there will be no backing-up into Wailepo Street, creating a safer situation. Though the footprint area is increased, no major landscaping elements will be lost, rather landscaping and number of trees will be increased. By replacing the two rented older dwelling units with 8 privately owned units we will be providing an opportunity for entry level home ownership that is hard to come by. Ownership brings pride and care that is often lacking in rental propertied and thus the development will have a positive impact on the socio-economic climate of the neighborhood.

We hope this information answers your concerns. Please let us know if you need any further assistance from us in processing this application.

Respectfully,

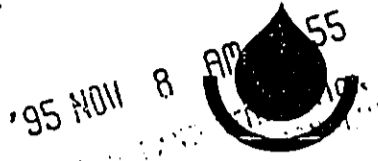

Manuel Manfredi

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



November 6, 1995

JEREMY HARRIS Mayor

WALTER O. WATSON JR. Chairman
MAURICE H. YAMASATO Vice Chairman

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

RAYMOND H. SATO
Manager and Chief Engineer

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: **FOR** RAYMOND H. SATO, *[Signature]* MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA), CHAPTER 25, ROH (SPECIAL
MANAGEMENT AREA), FOR THE PROPOSED WAILEPO GARDENS APARTMENT
COMPLEX PROJECT, KAILUA, OAHU, TMK: 4-3-58: 20

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

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed apartment complex project.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
3. There is one existing 5/8-inch water meter serving the project site.
4. Our cross-connection control and backflow prevention requirements will be determined when the construction plans are submitted for our review and approval.

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

July 30, 1996

Raymond H. Sato
Manager and Chief Engineer
City and County of Honolulu
Board of Water Supply

Subject: Response to your letter to Mr. Patrick Onishi, dated November 6, 1995.
Environmental Assessment, Wailepo Gardens,
621 Wailepo Street, Kailua, Oahu, Hawaii
TMK: 4-3-58:20
Proj. Ref. No. 95/SMA-058 (DT)

Dear Sir,

Thank you for reviewing the assessment for this project, we are pleased with your report indicating that the water system is adequate to accommodate the proposed apartment project.

When we have completed working drawings for the project, a set of the drawings and the Building Permit Application will be submitted to your office for your review and approval of the water connection.

We hope that this answer your concerns, please let us know if you need any further assistance in processing this Environmental Assessment application.

Respectfully,


Manuel Manfredi

95-08015

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



'95 NOV 17 PM 2 36

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

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

Ref: LM:CBS

NOV 16 1995

Mr. Patrick T. Onishi
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Environmental Assessment, Wailepo Gardens, Kailua, Oahu, TMK: 4-3-58:20 (95/SMA-058 (DT))

We have reviewed the above caption assessment and found no significant impact on the Kawainui Marsh since the utilities will be hooked up to existing sewer and drainage systems.

What comes to mind is that with the increased people in this area will be increased dumping into the Kawainui Swamp Plain. We recommend centralized free rubbish dumpsters be place in managed sites in Kailua town. These household refuse dumpsites managed by the County have worked well in Waipahu and Waimanalo.

Yours truly,

Cecil B. Santos
CECIL B. SANTOS
Oahu District Land Agent

cc: Mr. C. Matsumoto
Mr. M. Nekoba

July 30, 1996

Mr. Cecil B. Santos
Oahu District Land Agent
Department of Land and Natural Resources
State of Hawaii
Division of Land Management

Subject: Response to your letter to Mr. Patrick Onishi, dated November 16, 1995.
Environmental Assessment, Wailepo Gardens,
621 Wailepo Street, Kailua, Oahu, Hawaii
TMK: 4-3-58:20
Proj. Ref. No. 95/SMA-058 (DT)

Dear Sir,

Thank you for reviewing the assessment for this project and we are pleased with your findings of no significant impact on the Kawainui Swamp Plain.

We agree with your recommendation of placing centralized free rubbish dumpsters in Kailua town to reduce people dumping into the Kawainui Swamp Plain.

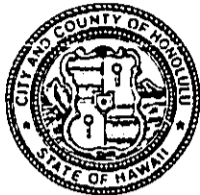
Respectfully,


Manuel Manfredi

95-07337

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

FELIX B. LIMTIACO, P.E.
DIRECTOR

CHERYL K. OKUMA-SEPE, ESQ.
DEPUTY DIRECTOR

In reply refer to:
WCC 95-21

October 16, 1995

MEMORANDUM

TO: MR. PATRICK ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: FELIX B. LIMTIACO, DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA
WALLEPO GARDENS, KAILUA, OAHU
TMK: 4-3-58:20

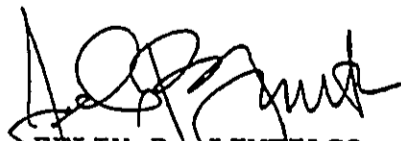
17 1995
DIRECTION

Our response relating to the availability and adequacy of the municipal sewer system for the subject project is as follows:

- Municipal Sewer System Available and Adequate**
(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.)
- Municipal Sewer System Not Available**
- Municipal Sewer System Not Adequate**
- Liablie for Payment of a Wastewater System Facility Charge**
- Other:**

Contact Person:

Tessa Yuen, Ext. 4956


FELIX B. LIMTIACO
DIRECTOR

July 30, 1996

Felix B. Lintiaco
Director
City and County of Honolulu
Department Wastewater Management

Subject: Response to your letter to Mr. Patrick Onishi, dated October 16, 1995.
Environmental Assessment, Wailepo Gardens,
621 Wailepo Street, Kailua, Oahu, Hawaii
TMK: 4-3-58:20
Proj. Ref. No. 95/SMA-058 (DT)

Dear Mr. Lintiaco,

Thank you for reviewing the assessment for this project and we are pleased with your report indicating that the Municipal Sewer System is Available and Adequate.

When we have completed the working drawings for the project, we will submit the sewer connection application for your review and approval.

Respectfully,

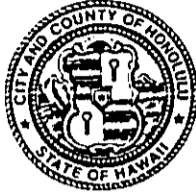

Manuel Manfredi

95-07314

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

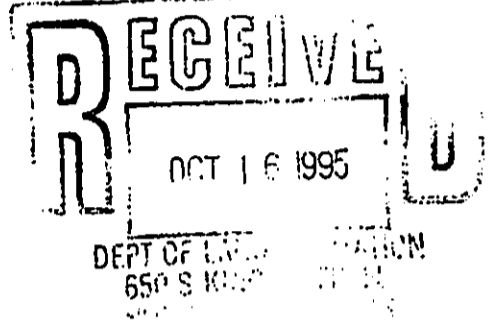
JEREMY HARRIS
XXXXXXXXXXXXXX
MAYOR



DONA L. HANAIKE
XXXXXXXXXXXXXXXXXXXX
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

October 13, 1995



TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH PROJECTS
WITHIN THE SPECIAL MANAGEMENT AREA
FOR WAILEPO GARDENS
621 WAILEPO STREET, KAILUA, OAHU, HAWAII
TAX MAP KEY 4-3-058:020
PROJ. REF. NO. 95/SMA-058 (DT)

We have reviewed the environmental assessment for the above-described project and make the following comments.

The project will need to comply with the City's Park Dedication Ordinance No. 4621 and our department's street tree requirements.

Thank you for the opportunity to review the project.

If you have any questions, please contact Lester Lai of our Advance Planning Branch at extension 4696.

For DONA L. HANAIKE
Director

DLH:ei

July 30, 1996

Dona L. Hanaike
Director
City and County of Honolulu
Department of Parks and Recreation

Subject: Response to your letter to Mr. Patrick Onishi, dated October 13, 1995
Environmental Assessment, Wailepo Gardens,
621 Wailepo Street, Kailua, Oahu, Hawaii
TMK: 4-3-58:20
Proj. Ref. No. 95/SMA-058 (DT)

Dear Mrs. Hanaike,

We have received copy of your letter to, Director of Department of Land Utilization, ,
concerning the Environmental Assessment for the above property.

The project will comply with the City's Park Dedication Ordinance No. 4621 and your
department street tree requirements.

When we have completed working drawings for the project a set will be made available to
your office for your review and comments.

We hope that this answer your concerns, please let us know if you need any further
assistance in processing this application.

Respectfully,


Manuel Manfredi

Planning and Zoning Committee
and
Environmental Committee
Kailua Neighborhood Board #31
PO Box 487
Kailua, HI 96734

November 21, 1995

Mr. Patrick Onishi
Director, Department of Land Utilization
650 S King Street
Honolulu, HI 96813

Dear Mr. Onishi,

The Kailua Neighborhood Board Environmental and Planning and Zoning Committees recommend *conditional approval* of the Wailepo Gardens residential condominiums. Due to the sewer restrictions and the social-economic impacts, we recommend approval be conditional on having only six (6) bedroom/bath combinations. Our specific concerns are detailed in the next two paragraphs.

SEWER:

This project proposes a total of 12 bedrooms and bathrooms and the SMA application indicates they have preliminary sewer approval for only six units. Ohana zoning and most new connections to sewer are denied in this area due to the undersized service lines. Prior to approval of any new sewer hookups, we must consider whether a reduced number would deny economical beneficial use of the property. We feel six bedroom/bath units would be in keeping with the current restrictions on new sewer hook ups in this area and would not make this project unprofitable (i.e. units could be larger with more parking and would rent for more).

PARKING

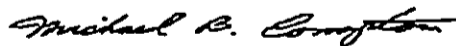
There is no street parking left in this area, period. All foreseeable parking requirements must be allowed for on-site. A recent informal poll of the current (and therefore foreseeable) parking by bedroom units in this area revealed:

1.5 cars per 1 bedroom 1 bath unit
2.5 cars per 2 bedroom 2 bath unit

Our recommendation of six total bedroom/baths will allow the owner several combinations of one and two bedroom units that total 12 cars. The proposed project would have 16 cars $((4 \times 1.5) + (4 \times 2.5) = 16)$ and will ADD to the horrible traffic and parking congestion in this area.

In conclusion, we appreciate the developers' right to improve their property. We have a need for affordable housing; however, this area is very congested and we do not need to squeeze the maximum possible population density in here. In the long run several smaller projects with adequate sized units will be healthier for this neighborhood.

Thank you for the opportunity to comment on the Special Management Area Permit and Draft Environmental Assessment for this project. We look forward to your reply,



Michael Compton
Planning and Zoning Committee
Environmental Committee

July 30, 1996

Mr. Michael Compton
Planning and Zoning Committee
Environmental Committee
Kailua Neighborhood Board # 31

Subject: Environmental Assessment, Wailepo Gardens,
621 Wailepo Street, Kailua, Oahu, Hawaii
TMK: 4-3-58:20
Proj. Ref. No. 95/SMA-058 (DT)

Dear Sir,

We have received copy of your letter to Mr. Patrick Onishi, Director of Department of Land Utilization, dated November 21, 1995 concerning the Environmental Assessment for the above property.

The new eight (8) unit building will improve the social economic impact of the project in the Kailua area. The new building will be used for residential condominium apartments and will provide much needed low price housing for this area. The new units will replace two older houses that presently occupy the lot. The new structure with its landscaping will also improve the present neighborhood.

SEWER:

The municipal Sewer System is Available and Adequate, as per Memorandum dated October 16, 1995 from Mr. Felix B. Limtiaco, Director of the Department of Waste Water Management, to Mr. Patrick. Onishi, Director of Department of Land Utilization.

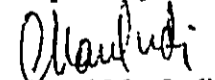
This memorandum was in reply to the sewer availability requested by Mr. Patrick. Onishi concerning the Environmental Assessment for this project.

PARKING:

The proposed on-site parking for this project will improve the present parking available in the area. The project will provide 12 on-site parking stalls as required by City and County of Honolulu. These parking stalls are shown in the drawings submitted with the Environmental Assessment application filed with DLU.

We hope this information answers your concerns.

Respectfully,


Manuel Manfredi

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

November 15, 1995

Manuel Manfredi
44-279 A Kaneohe Bay Drive
Kaneohe, Hawaii 96744

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO: 15920 ✓
DOC NO: 951ITD05

Dear Mr. Manfredi:

SUBJECT: Draft Environmental Assessment, Wailepo Gardens
Kailua, Ko`olaupoko, O`ahu
TMK: 4-3-58: 20

You propose to construct an eight-unit condominium building at this parcel. Construction of a similar building on Kaneohe Street uncovered an ancient cultural deposit. This deposit yielded artifacts, including a notched quoit and a pearl shell fishhook, indicative of early Hawaiian culture. Charcoal from buried firepits indicates that Hawaiians were active here more than 500 years ago.

We believe it is likely that a similar cultural deposit, which might contain information important to Hawaiian history and prehistory, is present at this parcel. If the deposit is present, then it will be found beneath the fill soils at the present surface. These fill soils are typically 1'-2' thick.

We request that you provide us with grading and excavation plans, so that we can determine whether this project has the potential to adversely affect significant historic sites.

Thank you for your interest in historic preservation. If you have any questions please call Tom Dye at 587-0014.

Aloha

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

DON HIBBARD, Administrator
State Historic Preservation Division

TD:jk

cc. Dana Teramoto, Department of Land Utilization, City and County of Honolulu, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813

November .1, 1995

State of Hawaii
Department of Land and Natural Resources
33 South King Street
Sixth Floor
Honolulu, Hawaii 96813

attn.: Mr. Don Hibbard
Mr. Tom Dye


re: Draft Environmental Assessment Wailepo Gardens Apartments
621 Wailepo Street Log #: : 15920
Kailua, Ko'olaupoko, O'ahu Doc #:95 / SMA-058(DT)
TMK: 4-3-58:20

Dear Sir,

We have received your letter dated November 15, 1995 concerning your Draft Environmental Assessment for our proposed Wailepo Gardens project. We understand your desire to determine if the project will adversely affect any significant historical sites that may be found beneath fill soils on the property. It is our intent to work with you in determining if indeed there are historic sites or artifacts on the property and to insure you have access for archeological survey before they are disturbed by the excavation or construction.

When we have completed working drawings for the project, a set will be sent to your office for review and comments. Access will be made available during excavation for your inspection if deemed necessary. We also understand that the cost of a contract archeologist, if required, is to be borne by the property owner.

Respectfully,



Manuel Manfredi