

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

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

RECEIVED

'99 SEP 28 P2:57

September 28, 1999

OFFICE OF
QUALITY CONTROL

To: The Honorable Bruce S. Anderson, Director
Department of Health

Attention: Genevieve Salmonson, Director
Office of Environmental Quality Control

From: *for* Raynard C. Soon, Chairman
Hawaiian Homes Commission

A handwritten signature in black ink, appearing to read "Jobie M. K. M. Yamaguchi".

Subject: Finding of No significant Impact (FONSI) For the
Waimanalo Projects, Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-8:03

The Department of Hawaiian Home Lands has reviewed the comments received during the 30-day public comment period on the draft environmental assessment for the Waimanalo Projects.

At its regular monthly meeting held September 28, 1999, the Hawaiian Homes Commission granted the determination of Finding of No Significant Impact (FONSI) for the Final Environmental Assessment, dated September 1999. Please publish this notice in the October 8, 1999, OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the Final Environmental Assessment report. Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

Enc.

c: PBR Hawaii

131

OCT 8 1999

FILE COPY

1999-10-08-DA-~~FEA~~

WAIMANALO PROJECTS

WAIMANALO HAWAIIAN HOMES ASSOCIATION
Community Center
QUEEN LILIUOKALANI CHILDREN'S CENTER
Meeting Facility
KAMEHAMEHA SCHOOLS/BERNICE PAUHI BISHOP ESTATE
Preschool

FINAL ENVIRONMENTAL ASSESSMENT



Waimanalo Hawaiian Homes Association
Queen Liliuokalani Children's Center
Kamehameha Schools Bernice Pauahi Bishop Estate

REC'D
SEP 28 P2:58
BERNICE

September 1999

WAIMANALO PROJECTS

WAIMANALO HAWAIIAN HOMES ASSOCIATION
Community Center

QUEEN LILIUOKALANI CHILDREN'S CENTER
Meeting Facility

KAMEHAMEHA SCHOOLS/BERNICE PAUHI BISHOP ESTATE
Preschool

FINAL ENVIRONMENTAL ASSESSMENT

Waimanalo Hawaiian Homes Association
Queen Liliuokalani Children's Center
Kamehameha Schools Bernice Pauahi Bishop Estate

Prepared by:



September 1999

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUahi BISHOP ESTATE Preschool
Final Environmental Assessment

TABLE OF CONTENTS

	PAGE
1.0 INTRODUCTION	1
1.1 Project Summary	1
1.2 Location	2
1.3 Land Ownership - State Department of Hawaiian Homes Lands	2
1.4 Identification of the Applicant	7
1.4.1 Waimānalo Hawaiian Homes Association	7
1.4.2 Queen Lili'uokalani Children's Center	7
1.4.3 Kamehameha Schools Bernice Pauahi Bishop Estate	8
1.5 Description of the Property	8
1.6 Surrounding Land Uses	9
1.7 Identification of Approving Agency	9
1.8 Identification of Agencies Consulted	9
2.0 PROJECT DESCRIPTION	11
2.1 Overall Project Objective	11
2.2 WHHA Community Center	11
2.2.1 Project Development Goals	11
2.2.2 Design Concept	14
2.2.3 Project Components	14
2.2.4 Phasing	15
2.3 Queen Lili'uokalani Children's Center	15
2.3.1 Project Development Goals	15
2.3.2 Project Design	15
2.3.3 Project Components	15
2.4 KSBE Preschool	17
2.4.1 Project Development Goals	17
2.4.2 Project Design	17
2.4.3 Project Components	17
2.5 Sustainable Building Design	19
2.6 Development Timetable and Approximate Costs	19
2.7 Master Plan Development and Sewer Infrastructure Adequacy	19
3.0 LAND USE CONFORMANCE	21
3.1 Zoning	21
3.2 Chapter 343, Hawai'i Revised Statutes	25
3.3 Other Approvals and Permits	25
4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES	29
4.1 Physical Characteristics	29
4.1.1 Topography	29
4.1.2 Climate	29
4.1.3 Soils	30
4.1.4 Drainage	34

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
 QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
 KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
 Final Environmental Assessment**

4.1.5	Natural Hazards	34
4.1.6	Underground Injection Control	36
4.1.7	Flora and Fauna	36
4.2	Human Environment	38
4.2.1	Archaeological and Historic Resources	38
4.2.2	Traffic and Circulation	38
4.2.3	Air Quality	42
4.2.4	Visual Resources	42
4.2.5	Social and Employment Characteristics	46
4.2.6	Economic Factors/Government Revenues	47
4.2.7	Character of the Community	47
4.2.8	Infrastructure	47
4.2.8.1	Roadways	47
4.2.8.2	Water System	48
4.2.8.3	Wastewater Treatment and Disposal	48
4.2.8.4	Drainage Facilities	49
4.2.8.5	Utilities	49
4.2.9	Public Facilities	49
4.2.9.1	Hazardous Waste	49
4.2.9.2	Solid Waste Disposal	50
4.2.10	Public Services	50
4.2.10.1	Fire Protection	50
4.2.10.2	Police Protection	50
4.2.10.3	Health Care Services	51
4.2.10.4	Schools	51
4.2.10.5	Recreational Facilities	51
4.2.10.6	Public Transit	51
4.2.10.7	Proximity of Commercial and Other Services	51
5.0	ALTERNATIVES TO THE PROPOSED ACTION	52
5.1	No Action Alternative	52
5.2	Alternative Sites	52
6.0	DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING DETERMINATION	53
6.1	Significance Criteria	53
6.2	Determination	56
7.0	COMMENTS AND RESPONSES	57
7.1	Comments Received on the Draft EA	57
7.2	Draft EA Comment Letters and the Applicant's Responses	57
8.0	REFERENCES	Following Letters

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

LIST OF FIGURES

FIGURE	PAGE
1 Regional Location Map	3
2 Tax Map Key/Land Ownership Map	4
3 DHHL Waimānalo Development Plan	5
4 Surrounding HHL Residential Properties	6
5 Master Plan	12
6A WHHA Community Center	13
6B QLCC Office Building	16
6C KSBE Preschool Site Plan	18
6D KSBE Preschool/Elevations	19
7 State Land Use Boundary Map	22
8 Ko'olau Poko Development Plan Land Use Map	23
9 Ko'olau Poko Development Plan Public Facilities Map	24
10 Zoning Map	27
11 Special Management Area Map	28
12 SCS Soil Survey	31
13 Detailed Land Classification	32
14 Agricultural Lands of Importance to the State of Hawai'i (ALISH)	33
15 Flood Insurance Rate Map	35
16 Underground Injection Control	37
17A Site Photographs	43
17B Site Photographs	44
17C Site Photographs	45

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

LIST OF TABLES

TABLE	PAGE
1 Development Schedule and Costs	20
2 State and County Zoning Designations	26
3 Traffic Counts - Kalaniana'ole Highway, East of Wailea Street	39
4 Kalaniana'ole Highway Traffic Estimates - Wailea Street to Sea Life Park	40
5 Traffic Estimates	41

APPENDICES

Appendix A State Historic Preservation Division Letter

1.0

INTRODUCTION

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

1.0 INTRODUCTION

This environmental assessment is prepared in accordance with Chapter 343, *Hawai'i Revised Statutes*, for the use of lands owned by the State of Hawai'i Department of Hawaiian Home Lands. Three new facilities are proposed: the Waimānalo Hawaiian Homes Association (WHHA) Community Center; the Queen Lili'uokalani Children's Center (QLCC), Ko'olau Poko Unit, Waimānalo Office; and the Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool. Collectively, the proposed uses are referred as the "Waimānalo Projects".

1.1 PROJECT SUMMARY

Project Name: Waimānalo Projects:
• Waimānalo Hawaiian Homes Association Community Center
• Queen Lili'uokalani Children's Center, Ko'olau Poko Unit, Waimānalo Office
• Kamehameha Schools Bernice Pauahi Bishop Estate Preschool

Applicant: State of Hawai'i, Department of Hawaiian Home Lands (DHHL)

Landowner: State of Hawai'i, Department of Hawaiian Home Lands (DHHL)

Tax Map Key: 4-1-8:03

Existing Use: Disturbed vacant land; previously used as a quarry and a construction staging area.

**Proposed Use/
Project Area:**

WHHA:	Community Center	2.638 acres
QLCC:	Children's Center	0.588 acre
KSBE:	Preschool	1.683 acres
	Total land area:	4.909 acres

Land Use Designations:

- State Land Use: Agricultural
- Development Plan: Agriculture
- Zoning: AG-2 (General Agricultural)

SMA: The subject property is not in the SMA

Action Requested: Compliance with Chapter 343, *Hawai'i Revised Statutes* and Hawai'i Administrative Rules, Title 11, DOH, Chapter 200 for the use of State of Hawai'i lands

Approving Agency: Department of Hawaiian Home Lands

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUAHI BISHOP ESTATE Preschool
Final Environmental Assessment**

1.2 LOCATION

The site of the three projects is at Waimānalo, O'ahu, within the City and County of Honolulu Ko'olau Poko District (Figure 1). The property is located near the base of the Ko'olau Mountain range and is accessed from 'Ilauihole Street, through Nakini Street and Kalaniana'ole Highway. The property is identified as TMK: 4-1-8:03 (First Division) and contains approximately 4.9 acres (Figure 2).

The Department of Hawaiian Home Lands (DHHL) General Development Plan for Waimānalo (Figure 3) identifies the site as part of an extensive sand quarry with residential uses on the surrounding lands. The site is located directly adjacent to Hawaiian Home Lands (HHL) Waimānalo Residence Lots, Unit 9 (Figure 4) and is nearby other lots planned for future HHL residences. The proposed Waimānalo Kūpuna Housing project is adjacent at the eastern end of the linear property. According to the DHHL lease report (June 1998), there are 691 existing Native Hawaiian homestead lots throughout the Waimānalo area. Associated with the HHL community, Waimānalo consists of many land awards which support truck farms and single-family residences.

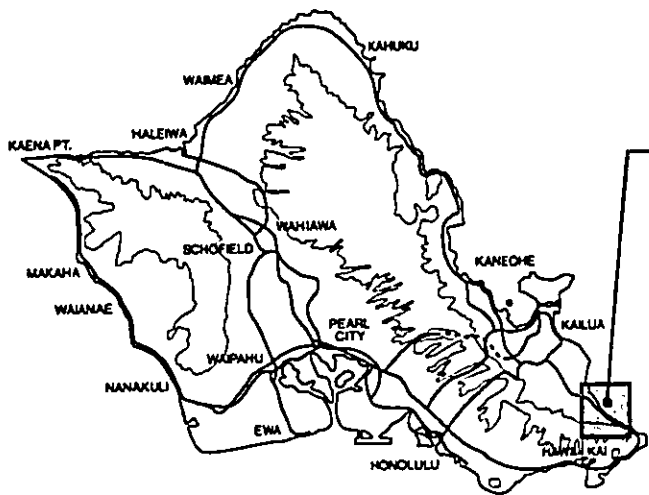
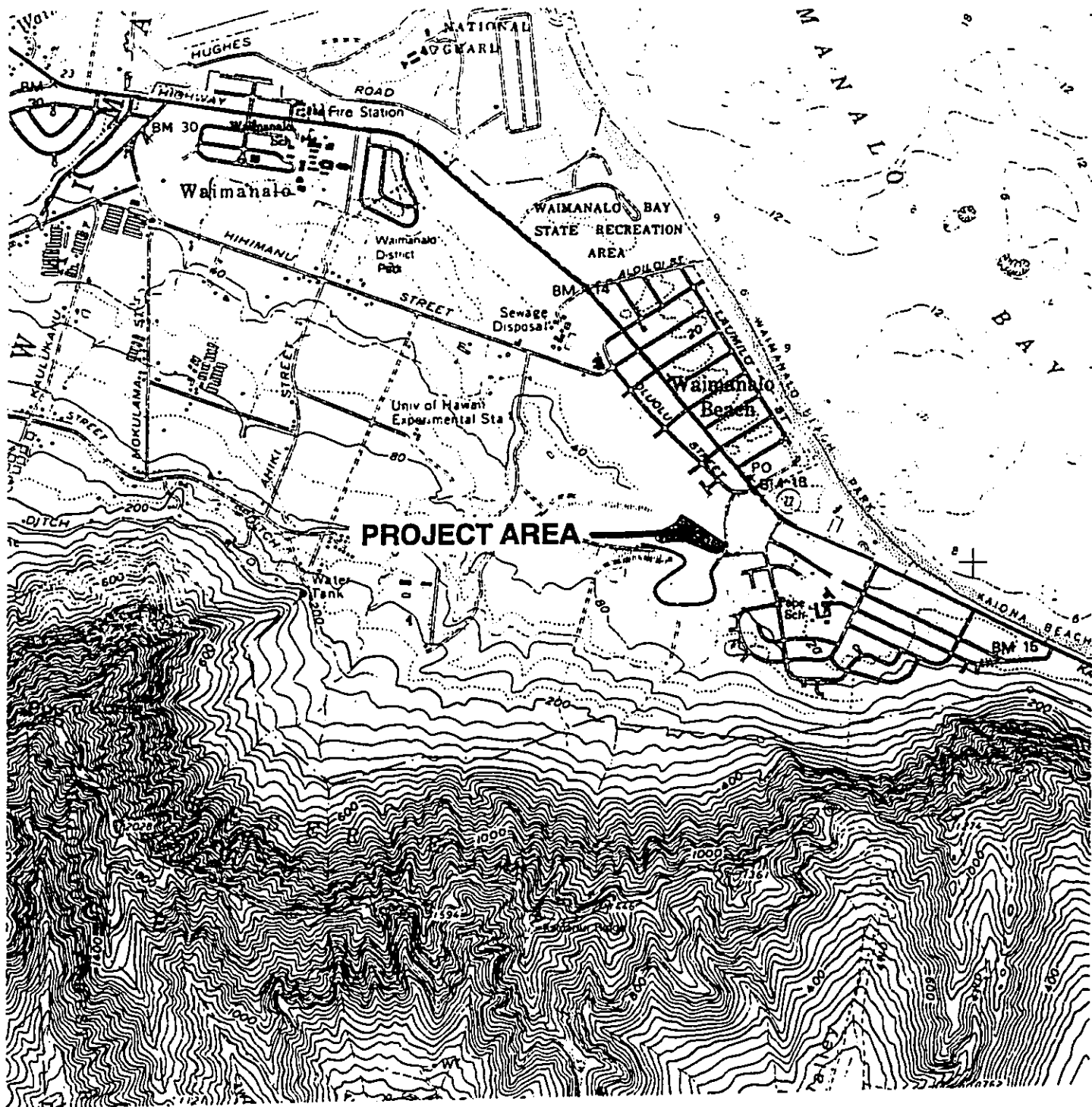
1.3 LAND OWNERSHIP - STATE DEPARTMENT OF HAWAIIAN HOME LANDS

The landowner is the State of Hawai'i, Department of Hawaiian Home Lands. The DHHL General Management Plan for Waimānalo does not specifically designate the parcel for the proposed uses; DHHL policies however, encourage the development of support facilities and programs for the Hawaiian Home Lands residents in the community. As the landowner, DHHL has formal agreements with WHHA, QLCC, and KSBE for the use of the land for these community benefit projects. The DHHL General Lease with KSBE for the Preschool is for a period of 65 years. The License Agreements with QLCC for the Children's Center is for a period of 65 years and for a period of 30 years for the WHHA Community Center. The State Department of Land and Natural Resources (1993) land inventory indicates the parcel as ceded lands acquired under Section 5B of the Admissions Act.

The legal basis for the existence of DHHL is the Hawaiian Homes Commission Act, 1920 (HHCA), as amended. The Act was passed by the U.S. Congress and signed into law by President Warren Harding on July 9, 1921. DHHL is one of 18 agencies of the Executive Branch of the State of Hawai'i. It differs from other executive departments in a number of respects:

1. DHHL serves a special clientele. Its mission is to manage the Hawaiian Home Lands trust effectively, and to develop and deliver land to Native Hawaiians. Native Hawaiians are defined by HHCA as individuals of at least 50 percent Hawaiian blood.
2. The Department manages a land trust consisting of 186,995 acres of land on Hawai'i, Maui, Moloka'i, O'ahu, and Kaua'i.

DHHL provides direct benefits to Native Hawaiians in the form of 99-year homestead leases at an annual rental of \$1 for residential, agricultural or pastoral purposes. The intent of the homesteading program is to encourage and support economic self-sufficiency of Native Hawaiians through the provision of land. Other benefits provided by the HHCA include financial assistance through direct loans or loan guarantees for home construction, home replacement or repair, and for the development



AREA OF MAP

FIGURE 1
Regional Location Map

WAIMANALO PROJECTS
WHA Community Center, QLCC, KSB Preschool



July 1999

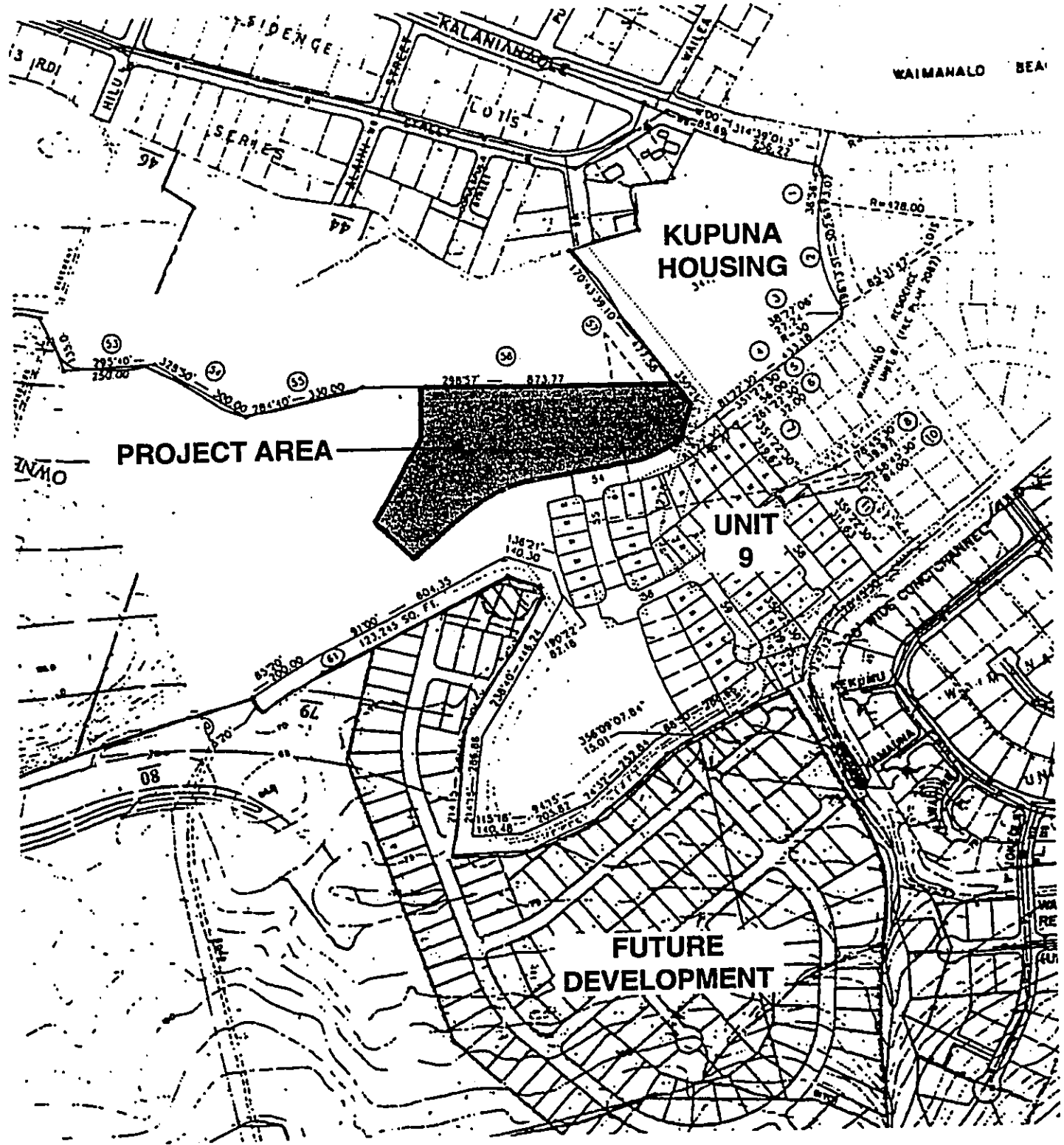
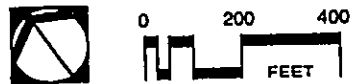


FIGURE 4
 Surrounding HHL Residential Properties
WAIMĀNALO PROJECTS
 WHHA Community Center, QLCC, KSBE Preschool



Source: Department of Hawaiian Home Lands

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUAHI BISHOP ESTATE Preschool
Final Environmental Assessment**

of farms and ranches; technical assistance to farmers and ranchers, and the operation of water systems. In addition to administering the homesteading program, DHHL is also authorized to lease land and issue revocable permits, licenses and rights-of-entry for lands not in homestead use. Revenues from lands in commercial, industrial, and other income-producing uses support homestead development activities.

1.4 IDENTIFICATION OF THE APPLICANT

The applicant is the Department of Hawaiian Home Lands for the proposed users of the property: WHHA, QLCC, and KSBE.

1.4.1 Waimānalo Hawaiian Homes Association

The Waimānalo Hawaiian Homes Association is a private non-profit organization whose membership consists of Hawaiian Home Lands lessees. The Association is a 501(c)(3) organization. The Association's basic purposes are to promote the welfare of its members in home, school, church, and community, to raise the standards of home life of its members, and to develop a relationship between the membership and government officials to promote and secure the benefits as assured by the Rehabilitation Program Act of 1920.

The existing WHHA Community Center building is a small concrete block building (approximately 1,400 square feet) surrounded by a lawn and located at the corner of Kalaniana'ole Highway and Nakini Street on a portion of the land planned for the Waimānalo Kūpuna Housing development. The building will be removed upon commencement of the Kūpuna Housing construction. The existing Community Center building contains a kitchen, bathrooms, and storage room. The lawn is used for parties and other gatherings with portable awnings erected for shelter. Access is through an unimproved driveway connection at Kalaniana'ole Highway and parking is on the back lawn and along a dirt road previously used by the quarry operator.

The existing WHHA programs which are currently scattered throughout the community include the following:

- Senior or Kūpuna program Weekday mornings through 1 PM
- Hula Hālau Weekday afternoons
- Hawaiian language classes Evenings
- Lawyer Care Evenings

The Community Center facilities are rented out for parties and other larger gatherings on weekends.

1.4.2 Queen Lili'uokalani Children's Center

The Queen Lili'uokalani Children's Center is a Hawaiian organization established for the benefit of orphan and destitute Hawaiian children. In fulfillment of the wishes of Queen Lili'uokalani, the last monarch to reign in Hawai'i, the Children's Center was established in 1946 to "help orphan and destitute Hawaiian children by providing a safe, nurturing family and a permanent home." Each year, the Children's Center serves nearly 5,000 Hawai'i children at sixteen sites on six islands. Queen Lili'uokalani Children's Center Ko'olau Poko Unit which serves the Windward O'ahu

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUAHI BISHOP ESTATE Preschool
Final Environmental Assessment**

communities of Waimānalo, Kailua, Kane'ohe, and Kahalu'u is operating from offices located at 46-316 Haiku Road in Kane'ohe. The proposed Waimānalo office will be a satellite of the Ko'olau Poko Unit.

There are eleven Queen Lili'uokalani Children's Center Units statewide with the administrative headquarters located at 1300 Hālonā Street in the Pālama district. Since its establishment, more than 250,000 beneficiaries have received services. In 1997, the Queen Lili'uokalani Trust assisted 6,369 Hawaiian families with housing, clothing, child care, and counseling assistance. Some 75 percent of the children served were under 12 years of age. Services consist of support in educational endeavors, direct financial assistance, and encouragement of self-esteem through cultural awareness. Children are helped to understand and bridge traditional Hawaiian and Western systems, enabling them to make informed choices and to succeed according to their own values. The organization's initiatives are child-focused, community-based, locally directed, and implemented collectively, to make the most effective use of limited resources. Since family and community share responsibility for raising children, the Center works with them to protect, nurture, and encourage the *keiki* -- the future of Hawai'i.

1.4.3 Kamehameha Schools Bernice Pauahi Bishop Estate

Kamehameha Schools Bernice Pauahi Bishop Estate is a private, charitable, perpetual trust dedicated to the education of Hawaiian children and youth. Established in her will of 1883, the Kamehameha Schools is a legacy of Princess Bernice Pauahi Bishop, great-granddaughter and last direct royal descendant of King Kamehameha the Great. Princess Pauahi designated the Kamehameha Schools her sole beneficiary and directed that the trustees of her estate "... provide first, and chiefly, a good education. . . as may tend to make good and industrious men and women."

Today, nearly 1,000 children are enrolled in the KSBE preschool program statewide and there are currently 3,000 students in grades K through 12 attending Kamehameha Schools Kapālama campus on O'ahu. More than 8,900 young Hawaiians receive KSBE scholarships and financial aid. Twenty-five percent of all Hawaiians in the University of Hawai'i system statewide receive financial aid from KSBE, as do Hawaiian students in post-secondary programs across the nation.

The KSBE Preschool program was formed in 1980 and its present goal is to increase its statewide preschool enrollment to about 1,800 by the year 2004. Designed for 4-year old children, the program recognizes that the early years of a child's life are crucial to success in school and in society.

In Waimānalo, KSBE presently operates preschools at two Department of Education schools - Blanche Pope Elementary School and Waimānalo Elementary School. Each preschool serves 20 children for a total of 40 children. The new KSBE Preschool at the project will include 4 classrooms with a capacity to serve a total of 80 children.

1.5 DESCRIPTION OF THE PROPERTY

The project site consists of the land parcel (TMK: 4-1-8:03) which has an area of approximately 4.9 acres located approximately 620 lineal feet (\pm 1/10 mile) inland from Kalaniana'ole Highway. Access to the site is from 'Ilauhole Street. The site generally ranges from 30 to 40 feet mean sea level (MSL) in elevation, although portions of the site range from 40 to 50 feet MSL. The property

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAU'UHI BISHOP ESTATE Preschool
Final Environmental Assessment**

was previously quarried and has therefore been significantly altered from its original natural condition.

1.6 SURROUNDING LAND USES

Existing and proposed land uses surrounding the site include the DHHL Unit 9 residential subdivision of 53 single family homes to the southwest directly across 'Iluhole Street, an agricultural ranch lot to the north, and the site for the Office of Hawaiian Affairs/DHHL proposed Kūpuna Housing to the east. The Kūpuna Housing project will ultimately include approximately 83 elderly apartment units and commercial uses along Kalaniana'ole Highway.

Across Kalaniana'ole Highway is the U.S. Post Office, retail shops and restaurants, and Waimānalo Beach Park. Other land uses in the surrounding area include other residential subdivisions, family farms, an elementary school, and the Waimānalo Wastewater Treatment Plant (WWTP).

1.7 IDENTIFICATION OF APPROVING AGENCY

The Department of Hawaiian Home Lands is the approving agency.

1.8 IDENTIFICATION OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED

In the course of planning the Waimānalo Projects numerous agencies (or agency documents), community individuals and organizations provided information for the preparation of this environmental assessment.

City and County of Honolulu Agencies

Board of Water Supply
Department of Design and Construction
Department of Environmental Services
Department of Facility Maintenance
Department of Parks and Recreation
Department of Planning and Permitting
Honolulu Fire Department
Honolulu Police Department

State of Hawai'i Agencies

Department of Business, Economic Development and Tourism, State Office of Planning
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources
Department of Land and Natural Resources - Historic Preservation Division
Department of Transportation
Office of Environmental Quality Control
State Land Use Commission

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUAHI BISHOP ESTATE Preschool
Final Environmental Assessment

Federal Agencies

U.S. Department of the Army
Federal Emergency Management Agency

Community Organizations

Bellows Air Force Station, Recreation Director
First Baptist Church
Friends of Waimanalo
Hawaii Job Corps Center
HCAP
Mr. Bernard Kalua (neighbor of the project)
Kamehameha Schools Bernice Pauahi Bishop Estate and Preschool Unit
Ke Ola Mamo
Pulama I Na Keiki
Queen Lili'uokalani Children's Center (open presentation to community members)
Sea Life Park, Manager
St. George Church, Parsonage
St. Matthew Church, Parsonage
Waimānalo Assembly of God
Waimānalo Canoe Club
Waimānalo Community Development Corporation
Waimānalo Elementary and Intermediate School - Ku I Ka Mana
Waimānalo Hawaiian Civic Club
Waimānalo Hawaiian Homes Association
Waimānalo Health Center Director and Staff
Waimānalo Neighborhood Board No. 32
Waimānalo Neighborhood Policing Group
Waimānalo Seventh-Day Adventist Church, Parsonage
Waimānalo Teen Project
Weinberg Village Program Director and Staff

Waimānalo Community Individuals
Waimānalo Community Businesses

2.0

PROJECT DESCRIPTION

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

2.0 PROJECT DESCRIPTION

2.1 OVERALL PROJECT OBJECTIVE

The overall project objective is to better serve the HHL beneficiaries in Waimānalo by co-locating a number of agencies and organizations in one area: WHHA, QLCC and KSBE. Adjoining the Waimānalo Projects site is the Office of Hawaiian Affairs/DHHL Waimānalo Kūpuna Housing project (Waimānalo Kūpuna Housing Final Environmental Assessment, March 1998). The three Waimānalo Projects represent the State's continued commitment to work in unison with the Alii trusts (in this case, QLCC and KSBE) and the Office of Hawaiian Affairs (Waimānalo Kūpuna Housing) to better serve the needs of Native Hawaiians.

The three projects are proposed by separate organizations, each holding separate agreements with DHHL for the use of State land. Each project, therefore, has its own specific goals, design concept, and development schedule. The Master Plan of the projects is shown in Figure 5.

2.2 WHHA COMMUNITY CENTER

2.2.1 Project Development Goals

Waimānalo is a rural community of approximately 9,100 residents with a high concentration of Native Hawaiians. These three projects are designed to meet the needs of the target community and will result in lifestyle efficiency for many beneficiaries.

The WHHA has been functioning from its present facility at the corner of Kalaniana'ole Highway and Nakini Street since 1984. This 35' x 40' building contains a small kitchen and restrooms. According to community individuals, the facility is too small for the membership, thus programs have not been able to grow and in fact have been limited in scope.

The WHHA membership consists of 141 paid members, however, the program offerings are open to the entire Waimānalo community. The new Community Center would allow the existing and new programs to expand and reach more people.

The WHHA proposes to develop the Waimānalo Community Center for the purpose of housing some of its existing programs which are currently scattered throughout the community and offering additional programs which it has been unable to provide because of a lack of a facility. The Community Center will be a gathering place for social, cultural and educational activities for its members and for the overall Waimānalo community.

The new Community Center on 2.6 acres would consist of three buildings (kitchen, hālau, and toilet/shower), a hula pa, a lū'au lawn area, open lawn areas, and a 58-stall parking lot (Figure 6A). Vehicular access is from a planned extension of 'Ilauhole Street through a driveway which will be shared with the QLCC facility.

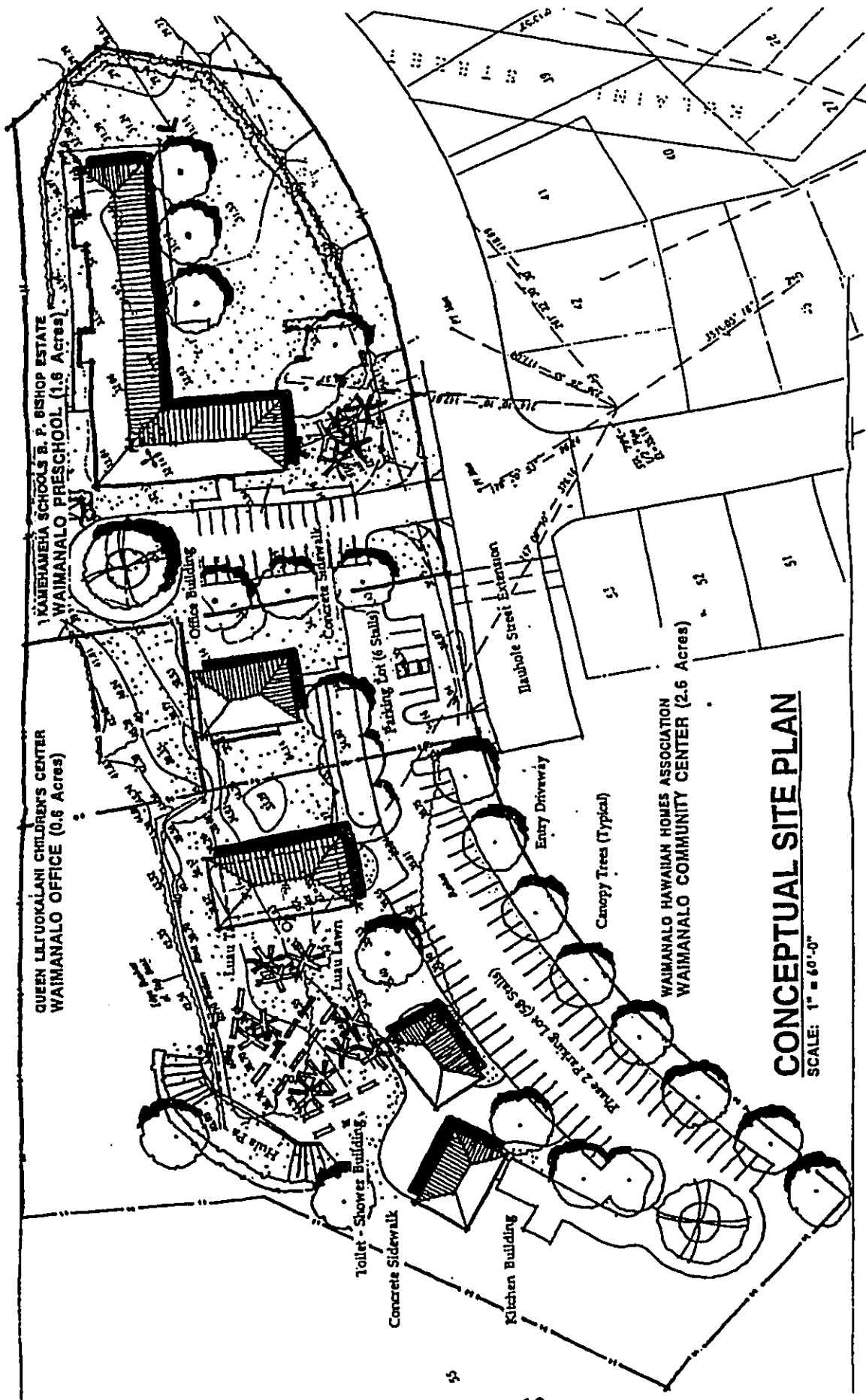


FIGURE 5
 Master Plan
WAIMĀNALO PROJECTS
 WHHA Community Center, QLCC, KSBE Preschool



July 1999

Not to scale

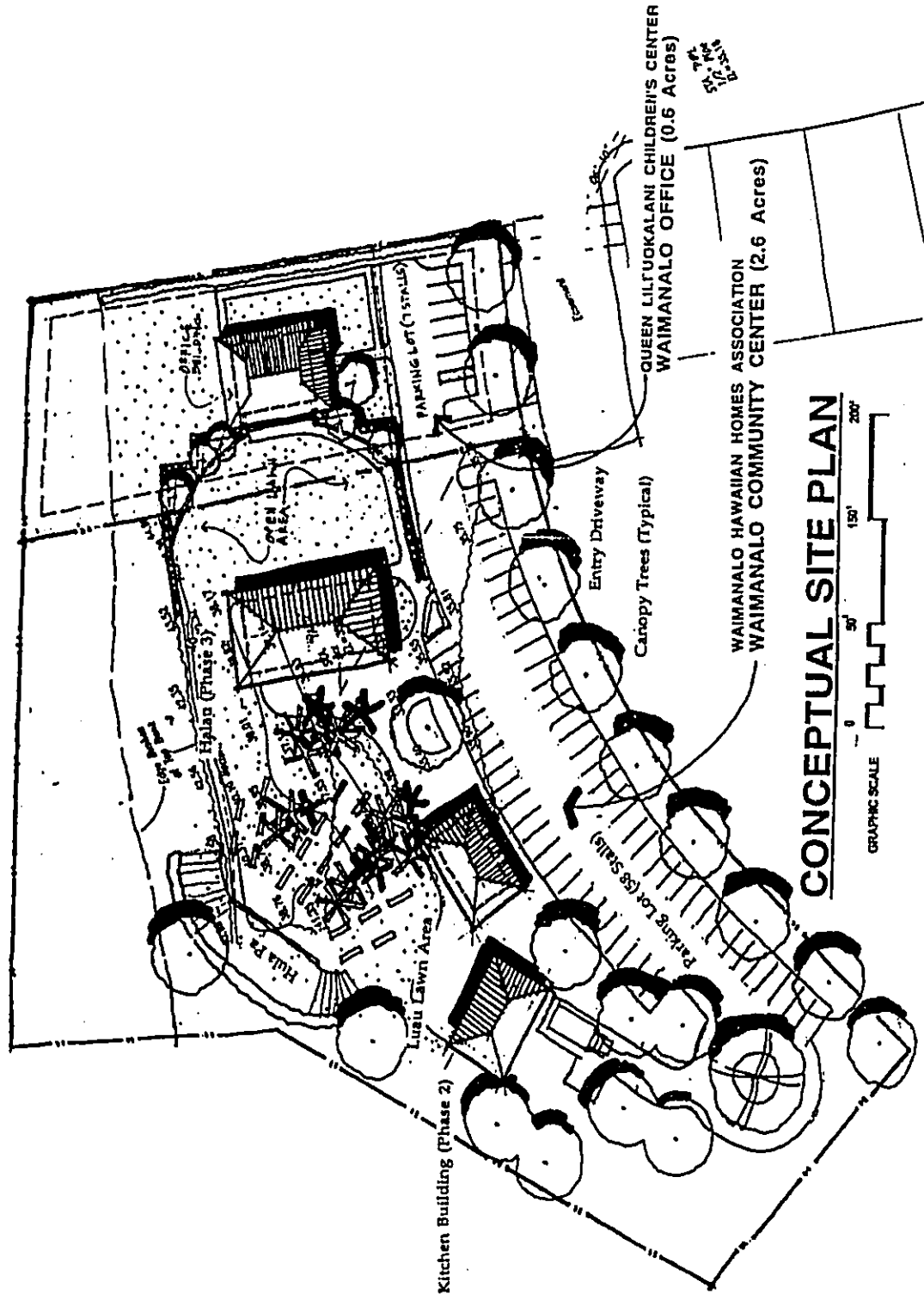


FIGURE 6 A
 WHHA Community Center
WAIMĀNALO PROJECTS
 WHHA Community Center, QLCC, KSBE Preschool



Source: Kauhikaua & Chun / Architects

Not to scale

July 1999

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment**

The existing WHHA programs which would continue at the new Community Center include the following: Senior program, Hula Hālau, Hawaiian language classes, and Lawyer Care. In addition, new programs would be initiated and may include: foodbank, community organizations (Friends of Waimānalo) needing office space, and 'Aha Pūnana Leo Preschool (a Hawaiian language immersion preschool which differs from the proposed KSBE Preschool which instructs in English).

The facilities would be available for community meetings and individual use on a rental basis. Revenues would benefit the WHHA.

2.2.2 Design Concept

The Community Center will occupy approximately 2.6 acres (of the 4.9 acre parcel) and will be accessed from 'Iauhole Street through Nakini Street from Kalaniana'ole Highway. The preliminary design concept of the Community Center is to create a garden setting with landscaped open lawn areas.

Three support buildings (Hālau, Kitchen, and Restroom) will be designed in a traditional style with pitched rooflines and overhanging eaves. The phased development will include the construction of an initial building (the Restroom/ Shower building) and approximately half of the 58 parking stalls which will be provided at buildout.

Portable awnings will be erected for parties and other gatherings at the Lū'au Lawn Area. Other activities are planned for the Open Lawn Area.

Landscaping will include a mix of native and introduced ornamental plants.

2.2.3 Project Components

Buildings. The project includes three single-story buildings (Hālau, Kitchen, and Restroom/ Shower). The buildings include a 24' x 41' Kitchen Building which will be designed to standards required for certification. Also included as part of the Kitchen floor plan is WHHA office.

The Restroom/Shower Building is 24' x 41' and will include separate men's and women's toilet, shower, and drying areas. The building also includes a janitor's room.

The Hālau Building will be an indoor gathering and meeting place approximately 48' x 92' (4,500 sq ft in area). A storage area for tables and chairs will be designed. There will be no kitchen or restrooms in this building.

Parking. At buildout, parking for 58 cars will be provided, including three handicap accessible stalls.

Landscaped Grounds. The grounds will be landscaped with lawn areas, coconut trees, screening hedges, and trees.

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUAHI BISHOP ESTATE Preschool
Final Environmental Assessment**

2.2.4 Phasing

The construction of the Community Center will be in three phases: 1) Toilet Building, parking, and outdoor lū'au area; 2) Kitchen Building, and additional parking; and 3) Hālau Building.

2.3 QUEEN LILI'UOKALANI CHILDREN'S CENTER

2.3.1 Project Development Goals

The need for social services to orphans and destitute Hawaiian children is present in the Waimānalo area. The QLCC Ko'olau Poko Unit has been an important part of the neighborhood watch program as well as the drug free program. The proposed QLCC facilities will provide large group meeting spaces for parenting programs and outdoor activity areas for counseling, recreation and cultural activities. The QLCC Ko'olau Poko Unit serves the Windward O'ahu communities of Waimānalo, Kailua, Kane'ohe, and Kahalu'u. The proposed Children's Center will be a satellite office of the Ko'olau Poko Unit and would allow QLCC to have a presence in a major Native Hawaiian community.

2.3.2 Project Design

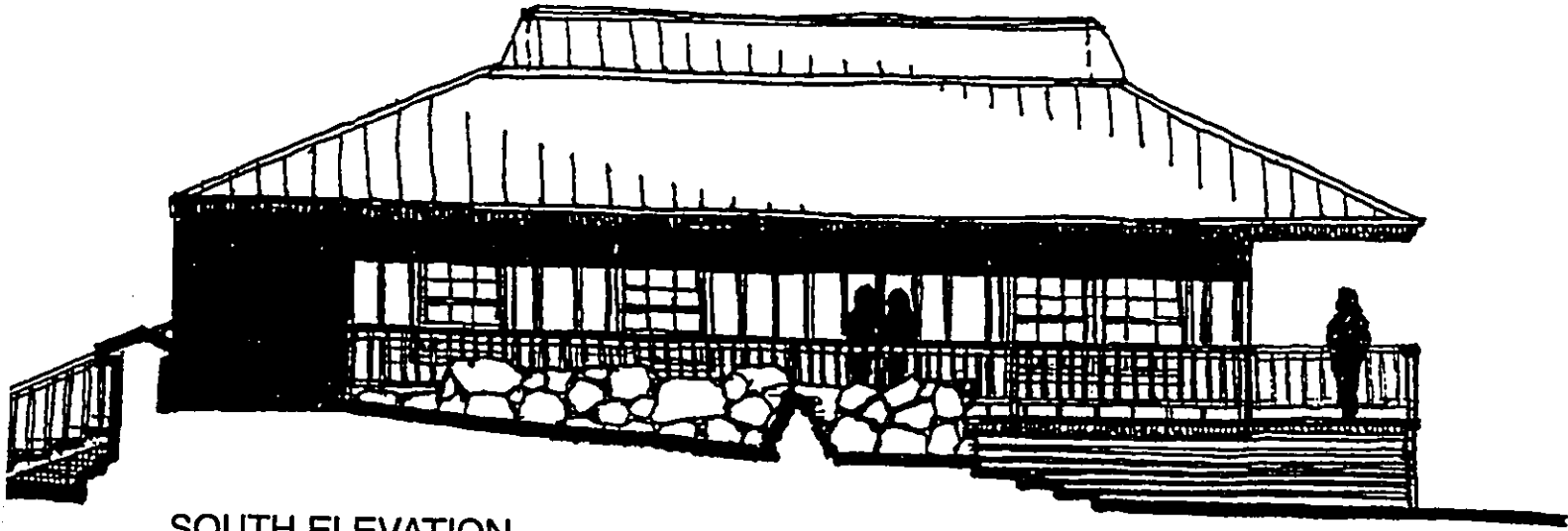
The nature of working with children and families requires a comfortable setting close to home. The proposed facility (Figure 6B) is designed for this purpose. A QLCC facility in the homestead area will benefit the community by providing the following:

- a "neutral" place located within the homestead area for identifying and resolving crisis in the family or community.
- an opportunity for QLCC staff to provide more connectivity with community services of the Lili'uokalani Trust and other agencies working in the Hawaiian community.
- a place for the teaching of Hawaiian values and culture, such as Ho'oponopono.
- an opportunity for increased collaboration with community organizations (such as WHHA) and the ali'i trusts (KSBE).

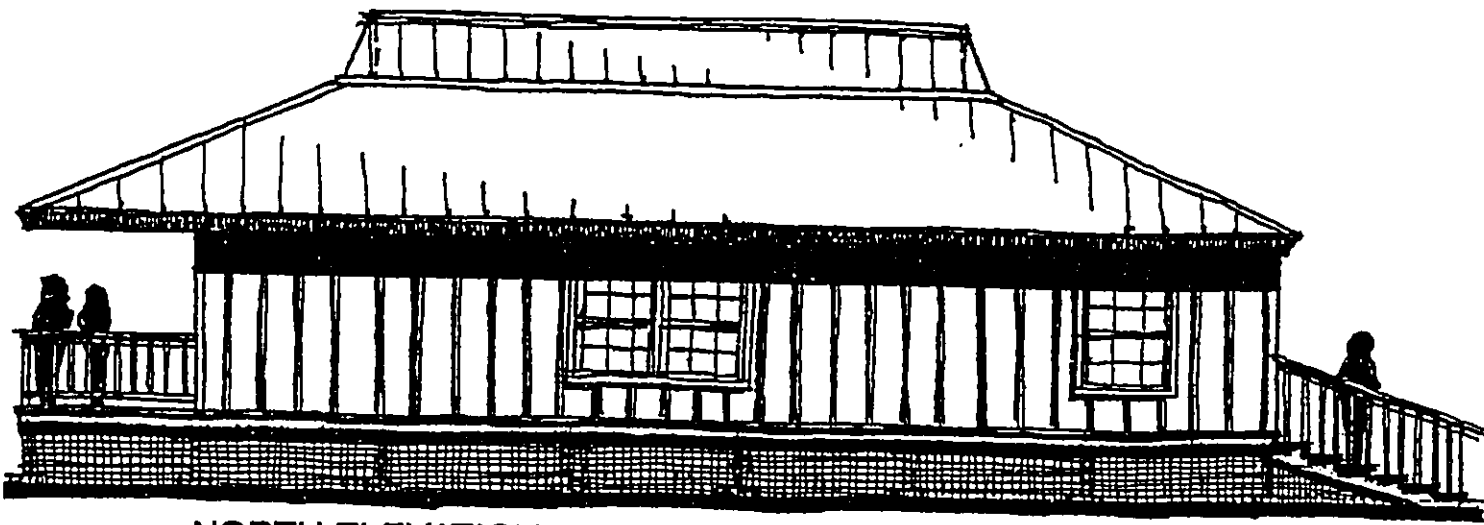
2.3.3 Project Components

Building. The single-story Children's Center building will be approximately 1,500 square feet and include clerical space, a social worker office, toilet/shower, waiting area, 12 seat conference room, and lanai.

Parking. The project will be directly accessible via a driveway from 'Ilauhole Street to be shared with the WHHA Community Center. A total of 6 parking stalls will be provided including one handicap accessible stall.



SOUTH ELEVATION

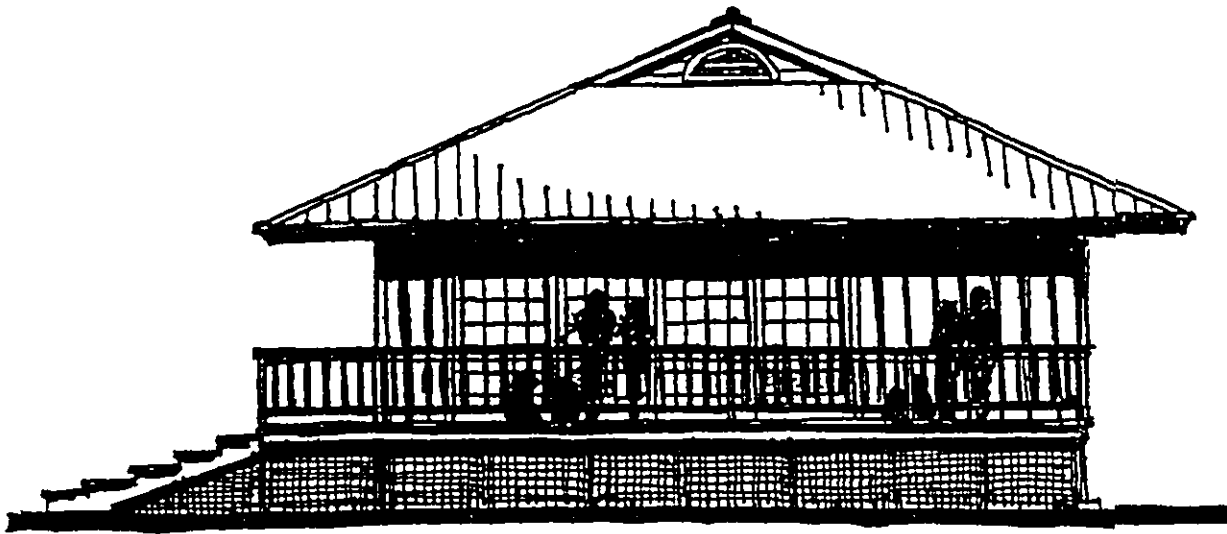


NORTH ELEVATION

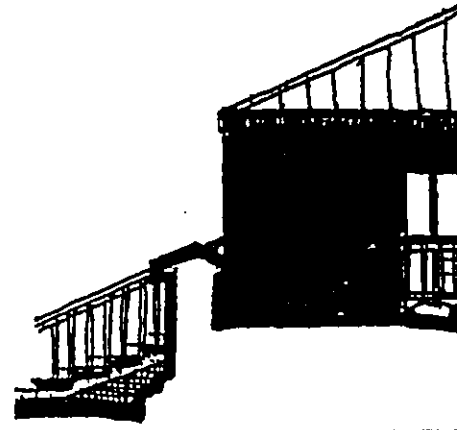
FIGURE 6 B
QLCC Elevations
WAIMĀNALO PROJECTS
WHA Community Center, QLCC, KSBE Preschool

July 1999

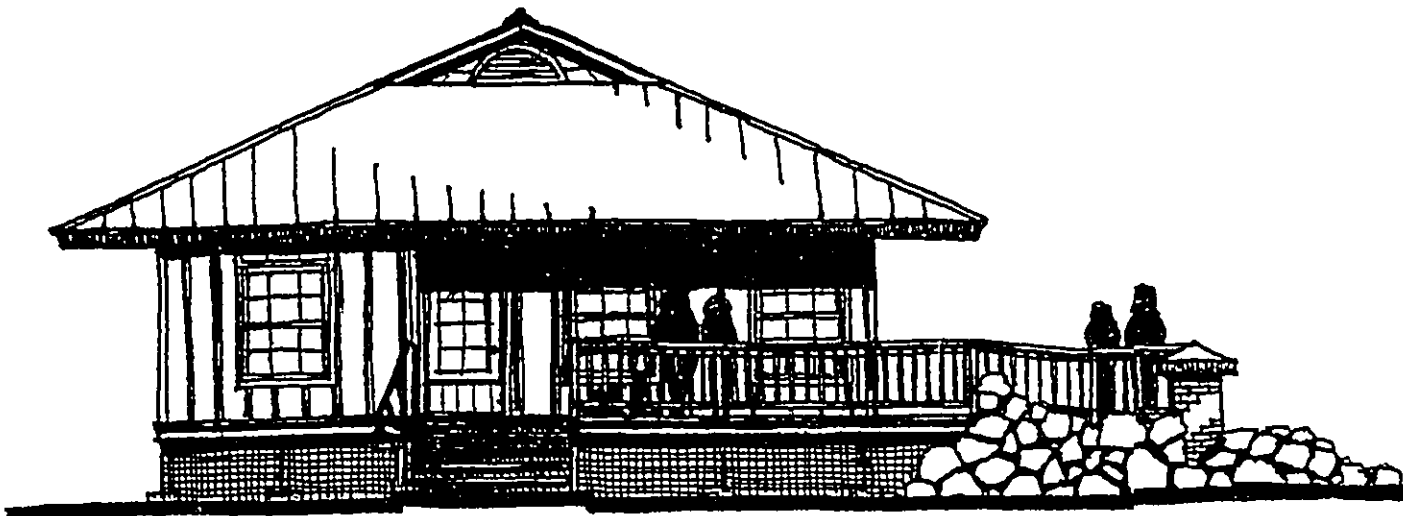




EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

Landscaped Grounds. The site will include a lawn area for outdoor recreational activities with the staff, children and families. Canopy trees will shade the parking lot and perimeter hedging will be used to screen views of cars. Screening hedges and chain link fencing along certain portions of the site perimeter will provide security for visitors, staff and neighbors.

2.4 KSBE PRESCHOOL

2.4.1 Project Development Goals

The new KSBE Preschool is proposed to fulfill, in part, the overall KSBE mission to increase the opportunity for early education from the 1,000 now being served to 1,800 children and their families by the year 2004. The new facility will double (from 40 to 80) the number of Waimānalo-area 4-year old children who will benefit from the programs offered.

Formed in 1980, the KSBE Preschool is designed for 4-year old children. The program recognizes that the early years of a child's life are crucial to success in school and in society. Studies show that children who have preschool experience are more likely to graduate from high school, be employed, own their homes and be productive members of their communities. The Kamehameha Schools Preschool Program is based on the belief that children learn best with the help of their parents, teachers, and peers and through experience with their physical and social environment.

Because skill in oral and written communication is necessary for success in school, the program emphasizes language and literacy. The curriculum also addresses each child's social, emotional, physical, intellectual, cultural and spiritual needs. Performance goals are developed with the understanding that individual children achieve at different levels.

2.4.2 Project Design

The site is almost rectangular in configuration, with approximate dimensions of 320 feet by 200 feet, which would be conducive to development. The net buildable area of the site is actually narrower, as approximately 20 feet of the parcel slopes steeply along the makai (northern) edge. In addition, approximately 20 feet along the mauka edge of the site slopes down to 'Iluhole Street. The Conceptual Site Plan (Figure 6C) shows that the net dimensions of the site are adequate to build preschool facilities similar to those at Hoaliku Drake Preschool in Lualualei.

2.4.3 Project Components

Buildings. The single-story building consists of four classrooms, restrooms, a health room, site manager's office, kitchen, and group activity room.

Parking. The project includes 25 parking stalls, included two accessible to persons with disabilities. Also included is one loading zone and four stalls set aside for dropoffs.

Landscaped Grounds. The site will include a lawn area for outdoor recreational activities with the staff, children and families. Canopy trees will shade the parking lot and perimeter hedging will be used to screen views of cars. Screening hedges and chain link fencing along certain portions of the site perimeter will provide security for visitors, staff and neighbors.

uhole street

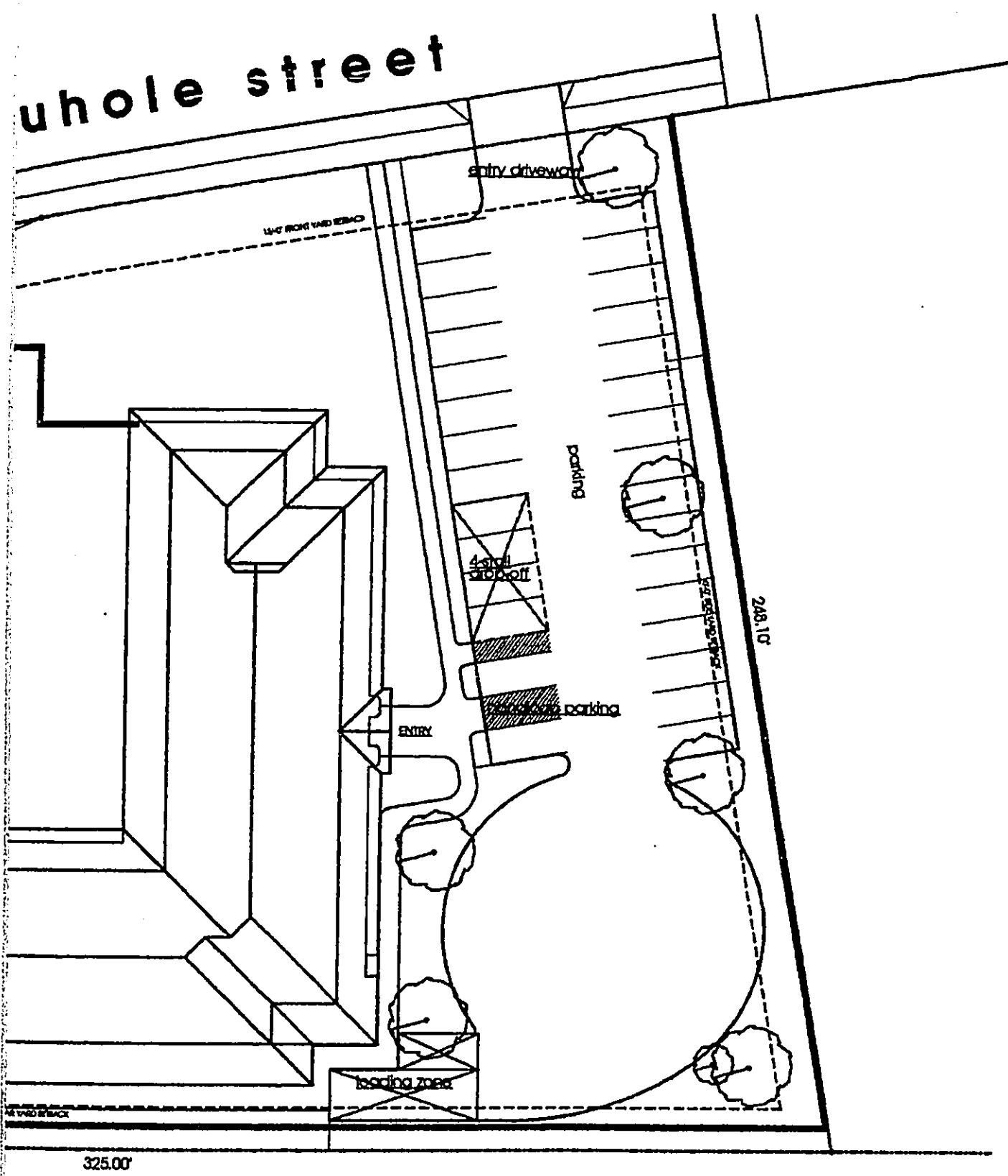
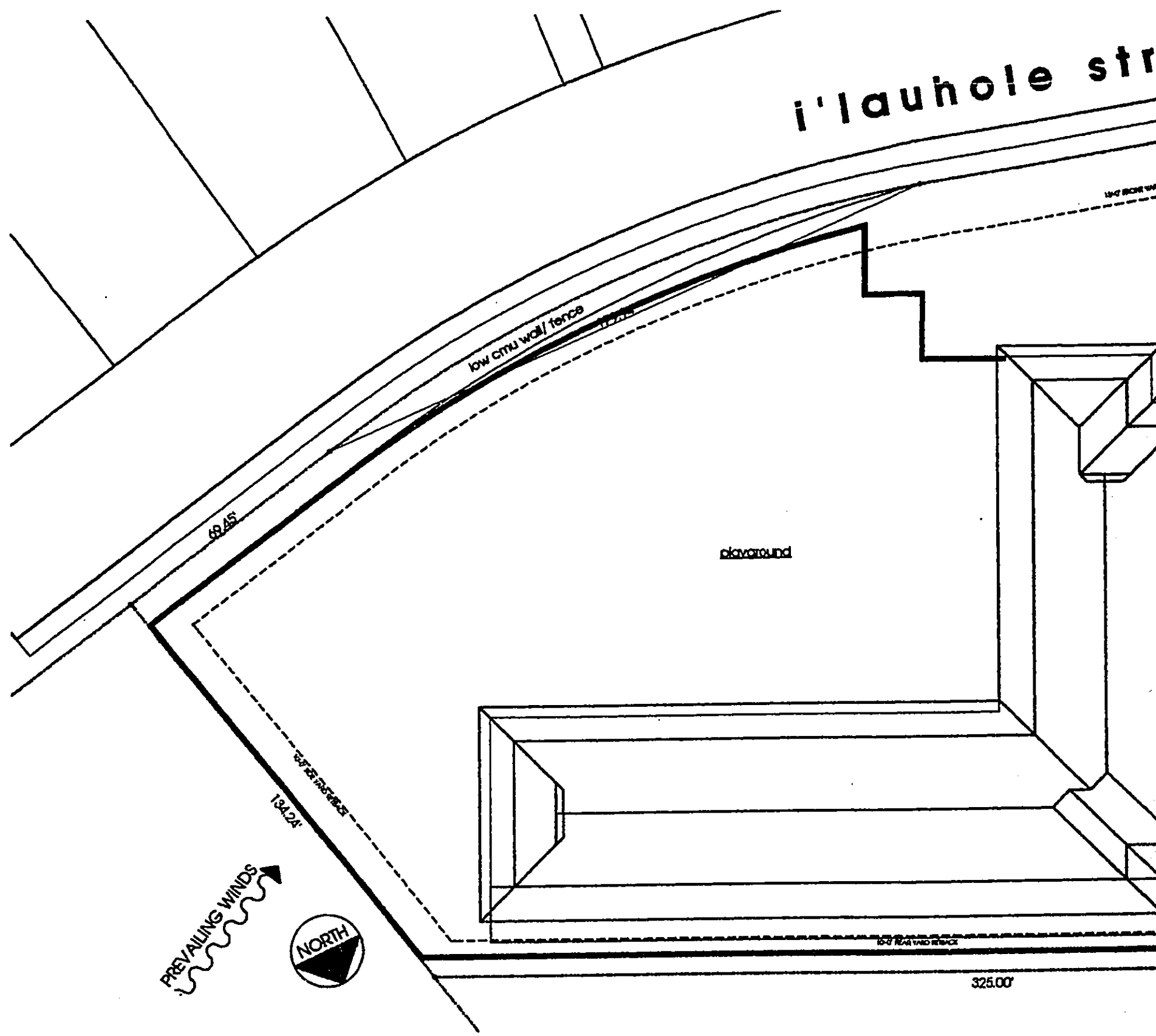


FIGURE 6 C
KSBE Preschool Site Plan
WAIMĀNALO PROJECTS
WHHA Community Center, QLCC, KSBE Preschool



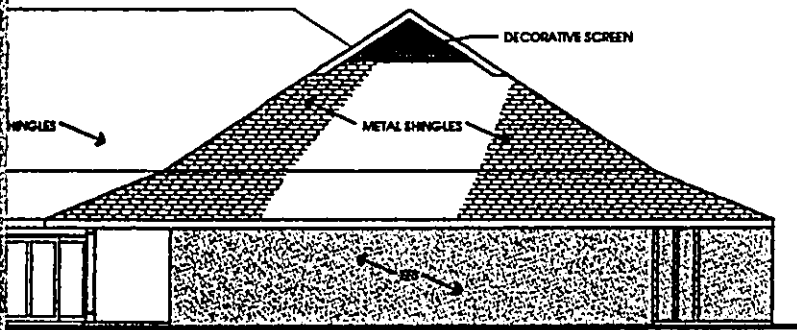
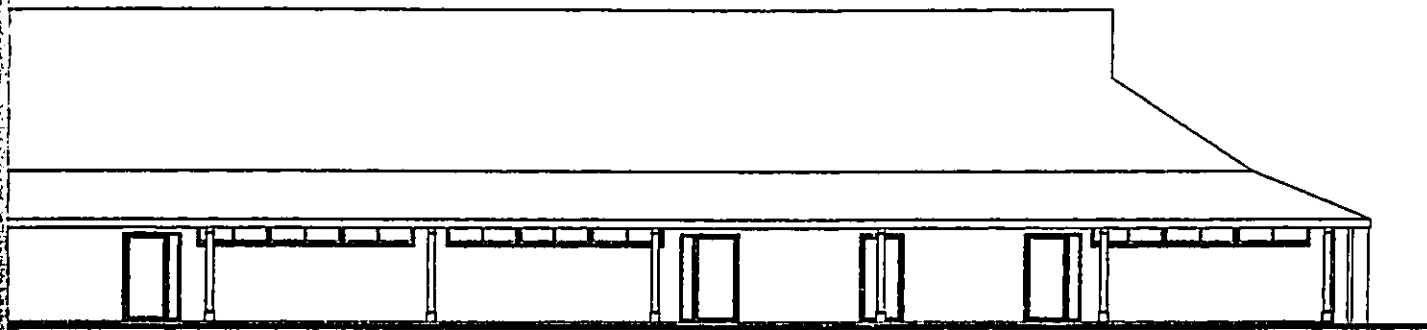
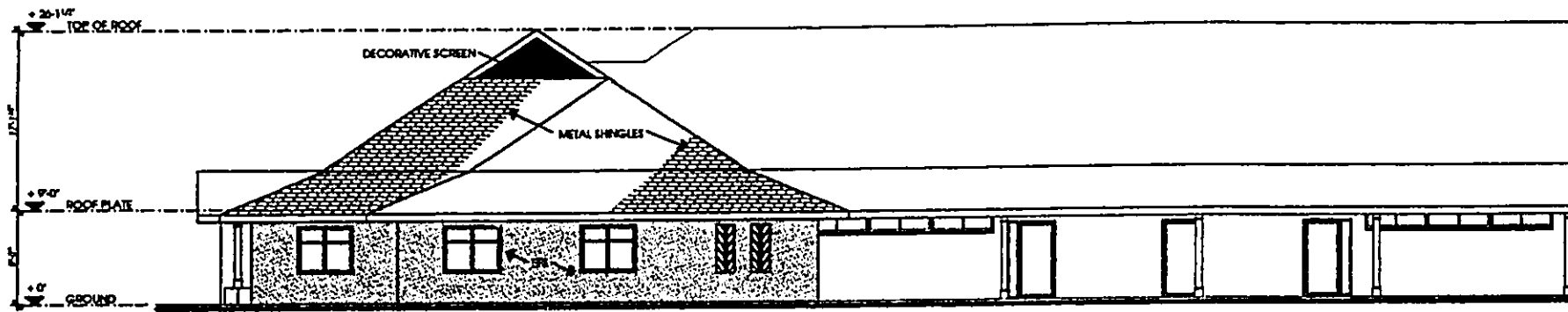


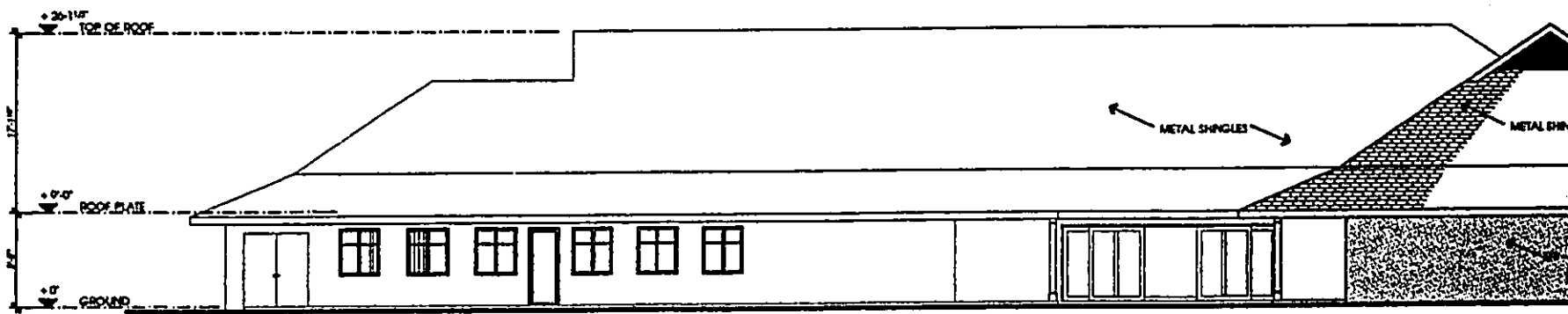
FIGURE 6 D
KSBE Preschool / Elevations
WAIMĀNALO PROJECTS
WHA Community Center, QLCC, KSBE Preschool

July 1999





1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

2.5 SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control has issued draft "Guidelines for Sustainable Building Design in Hawaii: A planner's checklist" (OEQC May 1999) and has requested that consideration be made in applying sustainable building techniques to projects. The OEQC Guidelines state that "[a] sustainable building is built to minimize energy use, expense, waste, and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawaii's residents and visitors today without compromising the needs of future generations." An evaluation of the Waimanalo Projects indicate that collectively the three proposed projects will apply many of the techniques described in the Guidelines to 1) use less energy for operation and maintenance, 2) preserve and conserve water and other natural resources, 3) minimize health risks to those who construct, maintain, and occupy the building, 4) minimize construction waste, 5) recycle and reuse generated construction wastes, 6) provide the highest quality product practical at competitive (affordable) costs.

2.6 DEVELOPMENT TIMETABLE AND APPROXIMATE COSTS

Each of the three projects will be constructed separately by the proposing applicants. The tentative schedules and costs for each project are shown in Table 1.

Table 1. Conceptual Development Schedule and Costs

Project	Start Construction	End Construction	Approximate Cost (millions)
WHHA Community Center	Phase 1 - 2000 Phase 2 - 2005 Phase 3 - 2010	Phase 1 - 2001 Phase 2 - 2006 Phase 3 - 2012	Phase 1 - \$634,000 Phase 2 - \$643,000 Phase 3 - \$553,000
QLCC Facility	2000	2000	\$500,000
KSBE Preschool	Fall 1999	Early 2000	\$2,300,000

2.7 MASTER PLAN DEVELOPMENT AND SEWER INFRASTRUCTURE ADEQUACY

The municipal wastewater treatment capability of the Waimānalo Wastewater Treatment Plant (WWTP) is at capacity. Consequently, the City Department of Wastewater Management is not allowing new hook-ups to the system. However, a prior allocation equivalent to 44 dwelling units has been made by the City to DHHL for the Waimānalo Kūpuna Housing project. Since the 44-unit allocation is inadequate for the total 83 unit Kūpuna project, DHHL has phased its development. Completion of the Kūpuna Housing Project will be delayed until the Waimānalo WWTP is upgraded or a package sewage treatment plant to service is constructed. In the interim, DHHL is allocating a portion of the 44-unit sewer allocation credit to the three subject projects.

3.0

LAND USE CONFORMANCE

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

3.0 LAND USE CONFORMANCE

Hawaiian home lands are not subject to the Development Plan and zoning ordinance designations pursuant to the Legal Memorandum dated May 6, 1994 by the State Attorney General. Described below is the existing state and county zoning designations; however, the three projects are being designed to be consistent with the surrounding HHL residential neighborhoods. The three projects are located on one parcel and is therefore similarly zoned.

3.1 ZONING

State Land Use

The site is located within the State Agricultural Land Use District (Figure 7). A Special Use Permit would be required for development of Waimānalo Projects within the State Agricultural Land Use District. Because the Waimānalo Projects will in total occupy an area of less than 15 acres in size (4.9 acres), the Special Permit can be attained from the City and County of Honolulu through the Planning Commission.

City and County of Honolulu General Plan

As required by the City Charter, the General Plan for the City and County of Honolulu serves two purposes. The first is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the plan.

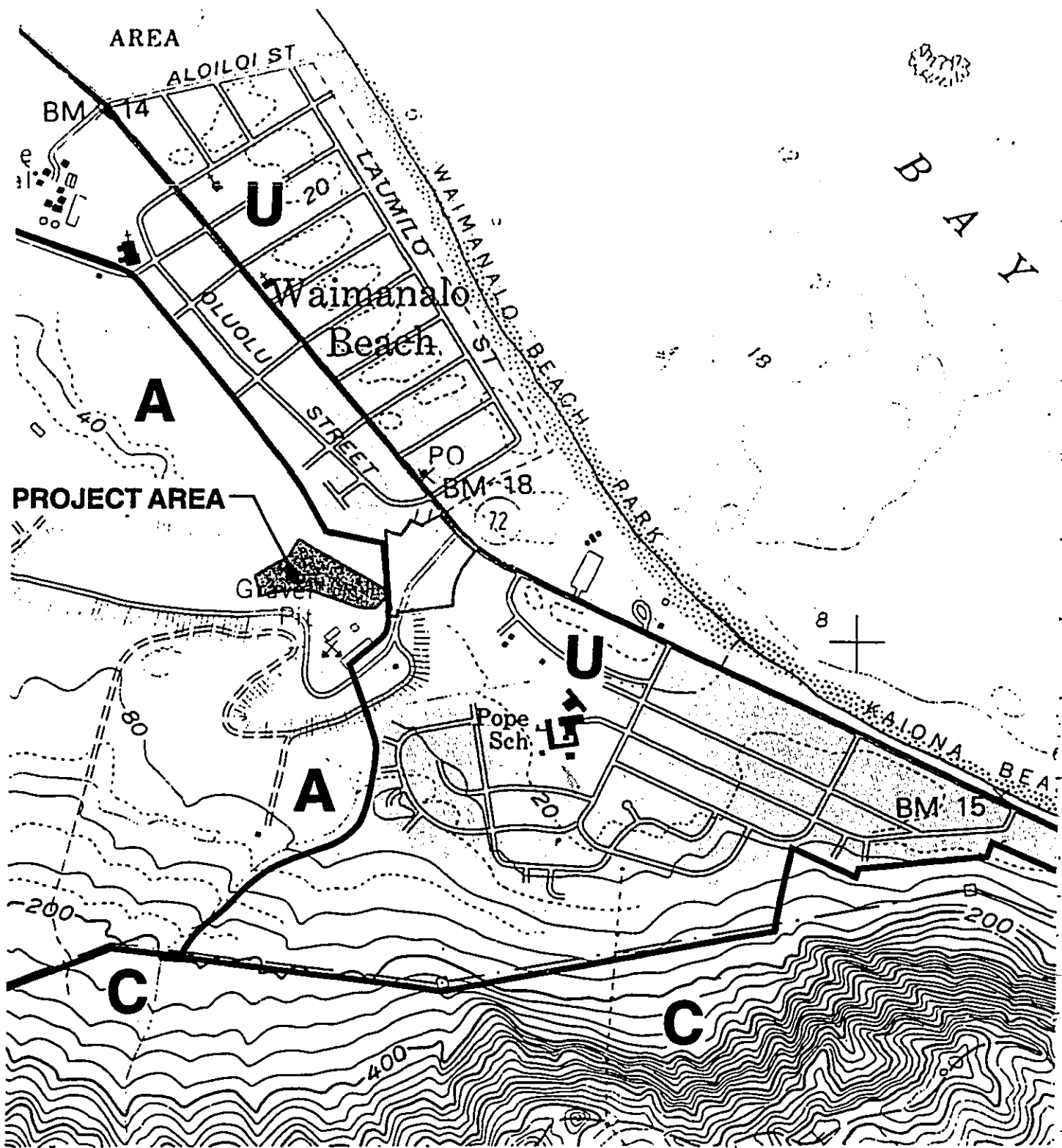
The Waimānalo Projects is in accordance with Policy VII. Physical Development and Urban Design, Objective A, Policy 8: Locate community facilities on sites that will be convenient to the people they are intended to serve.

Ko'olau Poko Development Plan Land Use Map

The site is designated Agricultural on the Ko'olau Poko Development Plan (Figure 8). There is no specific Development Plan designation for the Waimānalo Projects, other than "Public Facilities." As with other public facilities, Waimānalo Projects are sited in relationship to their ability to serve the needs of the community.

Ko'olau Poko Development Plan Public Facilities Map

The Ko'olau Poko Development Plan Public Facilities Map shows symbols within the vicinity of the project site which represent sewer improvements, and widening and realignment of Kalaniana'ole Highway (Figure 9).



LEGEND

- U** Urban
- A** Agriculture
- C** Conservation

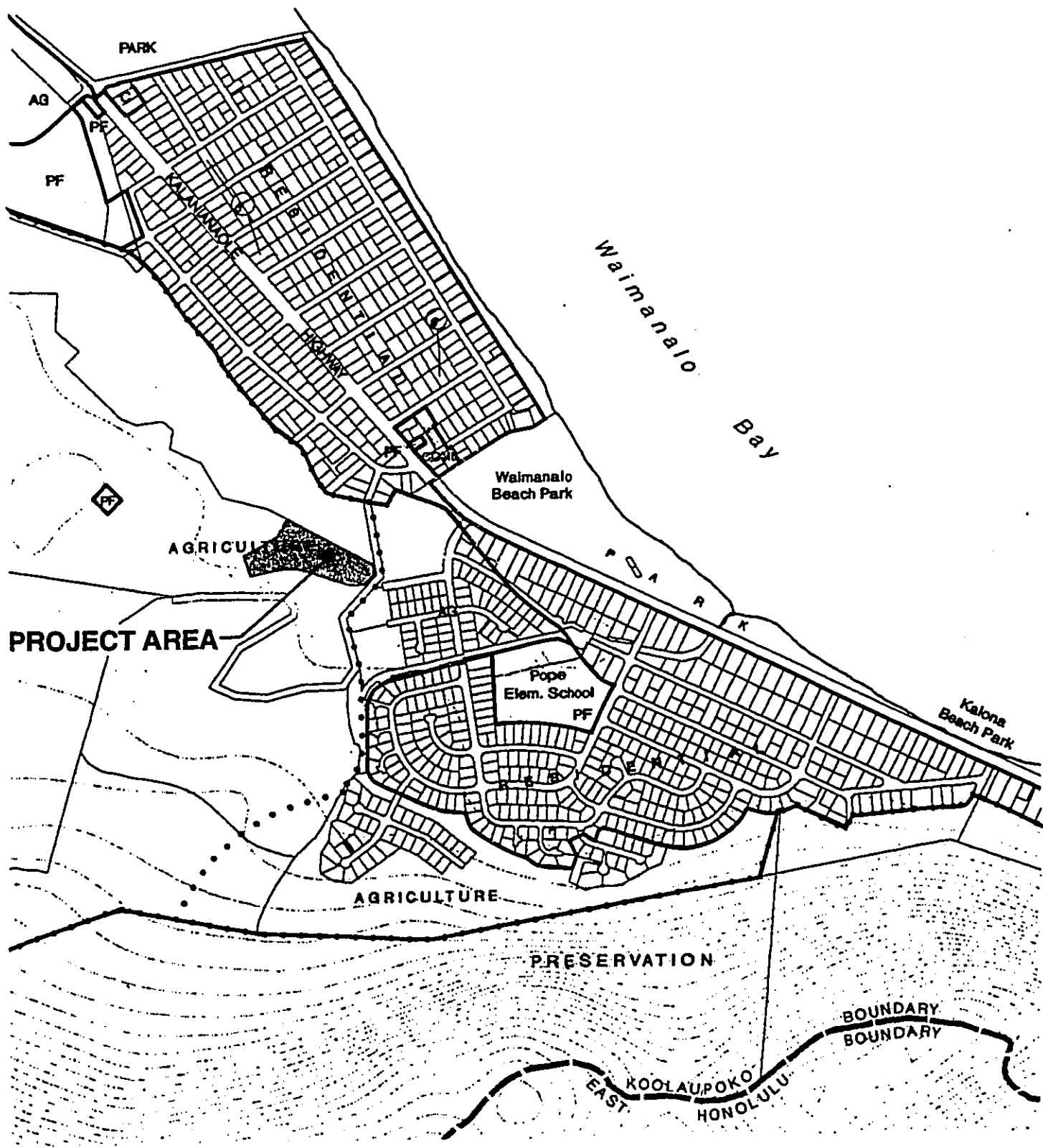
Source: State Land Use Commission

FIGURE 7
State Land Use Boundary Map




WAIMĀNALO PROJECTS

WHHA Community Center, QLCC, KSBE Preschool





LEGEND

-  DP Lines
-  State Land Use Boundary Line
-  DP Boundary Line

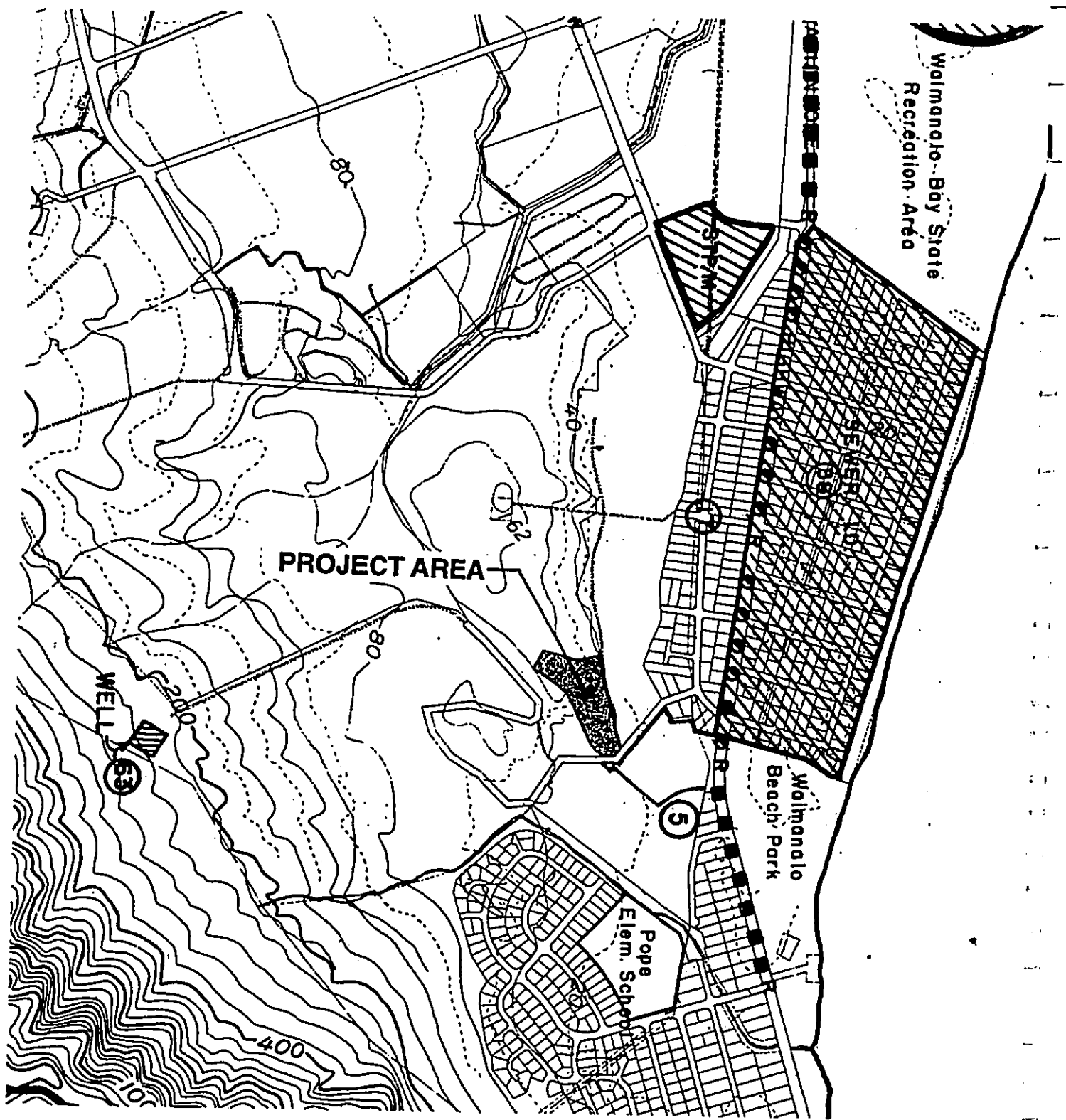
Source: City & County of Honolulu - Department of Planning, January, 1996

FIGURE 8
Ko'olau Poko Development Plan
Land Use Map





WAIMĀNALO PROJECTS
WHHA Community Center, QLCC, KSBE Preschool



July 1999



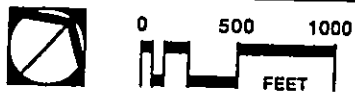
LEGEND

-  Additional Right of Way
-  Modify Existing STP
-  Sewer I.D.
-  Add Well Within 6 Years

Source: Department of General Planning, City and County of Honolulu, May 10, 1983.

FIGURE 9
 Ko'olau Poko Development Plan
 Public Facilities Map

WAIMĀNALO PROJECTS
 WHHA Community Center, QLCC, KSBE Preschool



July 1999



**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment**

County Zoning

As shown on Figure 10, the site is zoned AG-2 (General Agricultural District) and is located outside of the Special Management Area (SMA) boundary which is generally located in the vicinity of Kalaniana'ole Highway. For zoning purposes, both the Queen Lili'uokalani Children's Center and the WHHA Community Center are considered to be "meeting facilities," while the KSBE Preschool is considered to be a "day-care facility." Should the 'Aha Pūnana Leo preschool program open an Hawaiian immersion language school at the WHHA Community Center, then portions of it would also be considered a day-care center.

Special Management Area (SMA)

The project is not located within the SMA (Figure 11) and therefore will not require SMA Use Permit approval.

3.2 CHAPTER 343, HAWAI'I REVISED STATUTES

The use of State-owned lands require compliance with Chapter 343, *Hawai'i Revised Statutes* and Hawai'i Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules.

3.3 OTHER APPROVALS AND PERMITS

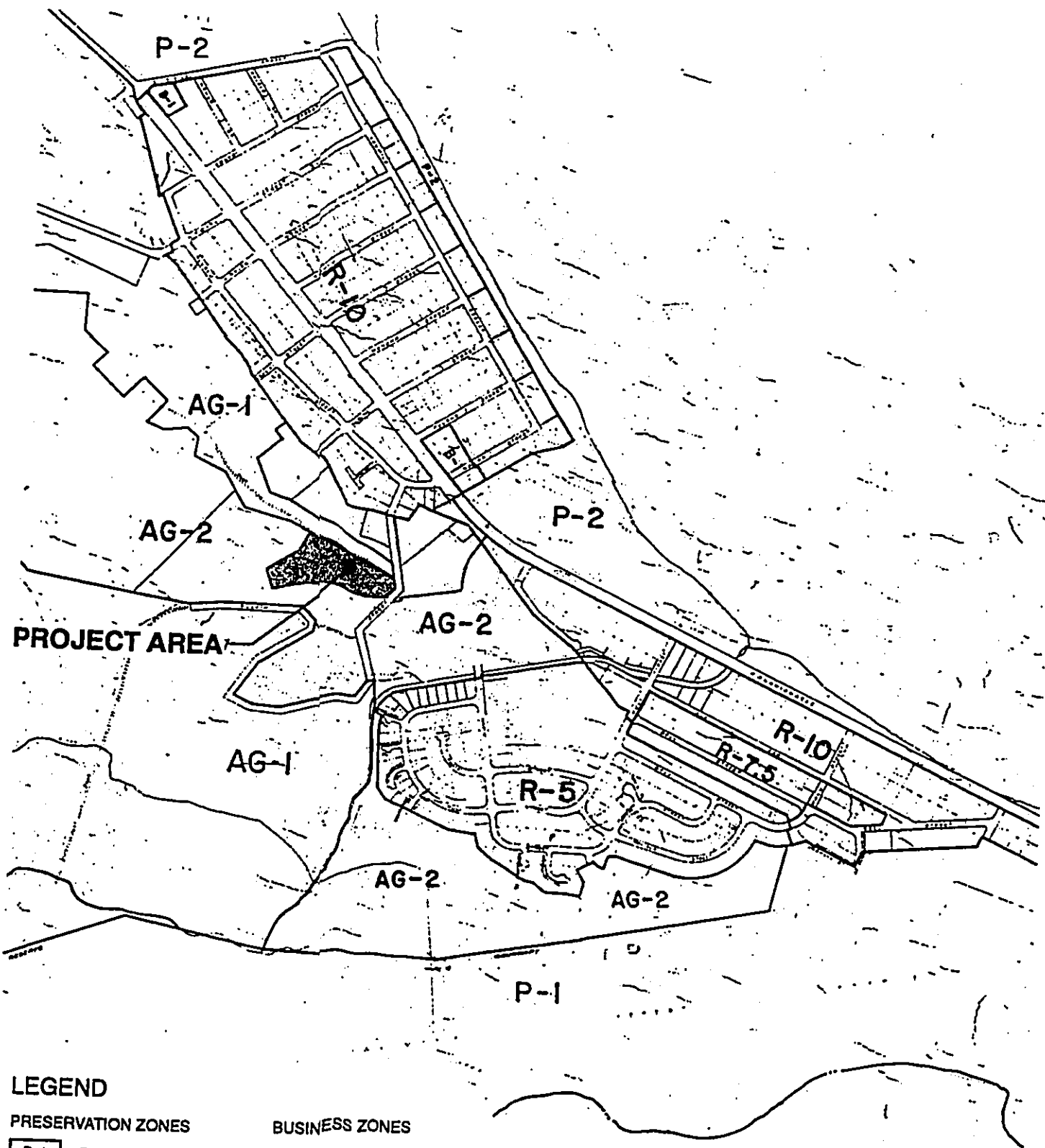
During the implementation stages of the project, the applicant will be working with the City and County of Honolulu review agencies for examination and approval of project plans and specifications.

<u>Approvals</u>	<u>Responsible Agency</u>
Drainage/ Roads	Department of Design and Construction
Roadways	Department of Transportation Services
Sewer	Department of Environmental Services
	Department of Health - Wastewater Branch
Water	Board of Water Supply
Handicap Accessibility	Commission on Persons with Disabilities

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

Table 2. State and County Zoning Designations

Use	State Land Use	Existing Zoning (LUO / DP)	LUO Required Permit
KSBE Preschool/ Day-care facility	<u>Agricultural</u> State Special Use Permit (SUP)	AG-2 / A	C - Conditional Use Permit - Major
WHHA Comm. Ctr./ Meeting facility	<u>Agricultural</u> State SUP	AG-2 / A	Cm - Conditional Use Permit - Minor
QLCC Facility Meeting facility	<u>Agricultural</u> State SUP	AG-2 / A	Cm - Conditional Use Permit - Minor



LEGEND

PRESERVATION ZONES

- P-1 Restricted
- P-2 General

RESIDENTIAL ZONES

- R-10 Residential
- R-7.5 Residential
- R-5 Residential

BUSINESS ZONES

- B-1 Neighborhood Business

AGRICULTURAL ZONES

- AG-1 Restricted
- AG-2 General

FIGURE 10
Zoning Map

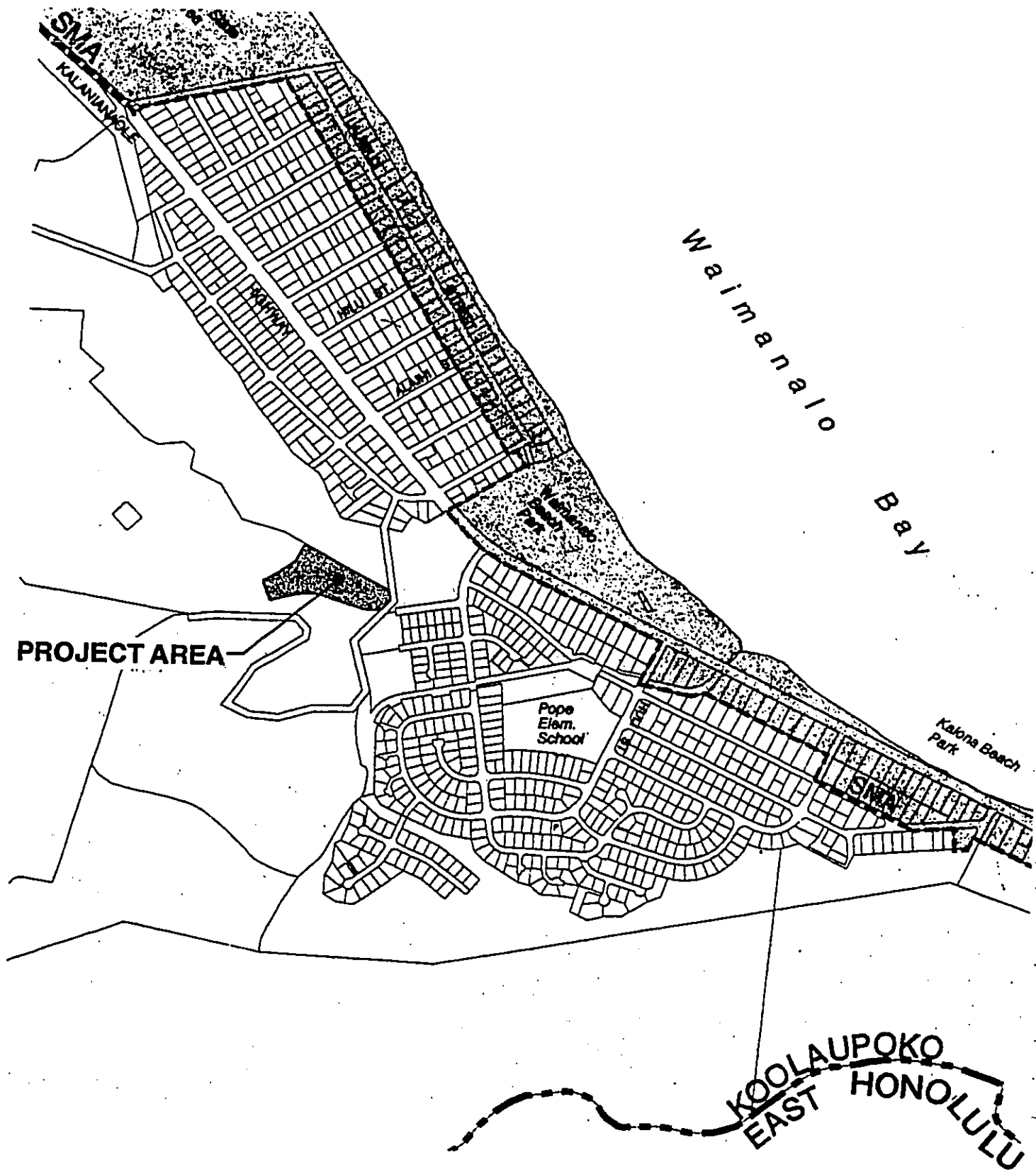
WAIMĀNALO PROJECTS
WHHA Community Center, QLCC, KSBE Preschool

Source: Department of Land Utilization - City & County of Honolulu
October 1986






July 1999





LEGEND

-  Special Management Area
-  SMA Boundary Line
-  DP Boundary Line

Source: Department of Land Utilization - City & County of Honolulu

FIGURE 11
Special Management Area Map

WAIMĀNALO PROJECTS
WHHA Community Center, QLCC, KSBE Preschool



July 1999



4.0

DESCRIPTION OF THE AFFECTED ENVIRONMENT,
POTENTIAL IMPACTS OF THE PROPOSED ACTION,
AND MITIGATION MEASURES

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES

The environment surrounding the proposed project includes the physical or natural environment and the human or social environment. This section describes the existing conditions, potential impacts to the environment, and mitigative measures.

4.1 PHYSICAL CHARACTERISTICS

Waimānalo is located on the windward side of the island of O'ahu and extends from the ocean to the base of the Ko'olau Mountain Range. The site is located within 1,800 feet of the ocean fronting Waimānalo Beach Park (see Figure 1).

Presently, the site can be accessed from Kalaniana'ole Highway, the major arterial roadway traversing the area, via Nakini and 'Iluhole Streets. The Kalaniana'ole Highway/Nakini Street intersection is unsignalized. Direct access would occur from 'Iluhole Street.

4.1.1 Topography

The site is at a former quarry site, which was abandoned approximately 15 years ago. However, during the mass grading of the new DHHL subdivision, the extension of 'Iluhole Street and the WHHA Community Center site, the rest of the Waimānalo Projects site was also graded, creating a relatively flat area of approximately 160 feet by 320 feet. According to a preliminary topographical map provided by DHHL, elevations range from approximately 44 feet mean sea level (MSL) along the northwest edge of the parcel to approximately 30 feet MSL along the southwest edge of the parcel, yielding an average slope of about 4 percent.

Potential Impacts and Mitigative Measures

The site has already been extensively modified, first during the operation of the quarry, and most recently, in developing the new DHHL subdivision, 'Iluhole Street and the WHHA Community Center site. No significant impacts to the site topography are anticipated, therefore, no mitigative measures are proposed.

4.1.2 Climate

The average temperatures in Waimānalo range from 65 to 83 degrees Fahrenheit with an average annual rainfall of approximately 40 inches, which ranges seasonally. Trades winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the area.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

Potential Impacts and Mitigative Measures

The proposed project will have no effect on climatic conditions and no mitigative measures are necessary. Project landscaping will help mitigate any localized temperature increases from parking areas, roadways, and buildings.

4.1.3 Soils

There have been three soil suitability studies prepared for Hawai'i whose principal focus have been to describe the physical attributes of land and the relative productivity of different land types for agricultural production. These are: 1) the U.S. Department of Agriculture Soil Conservation Service (SCS) Soil Survey; 2) Land Study Bureau Detailed Land Classification; and 3) the Agricultural Lands of Importance to the State of Hawai'i (ALISH).

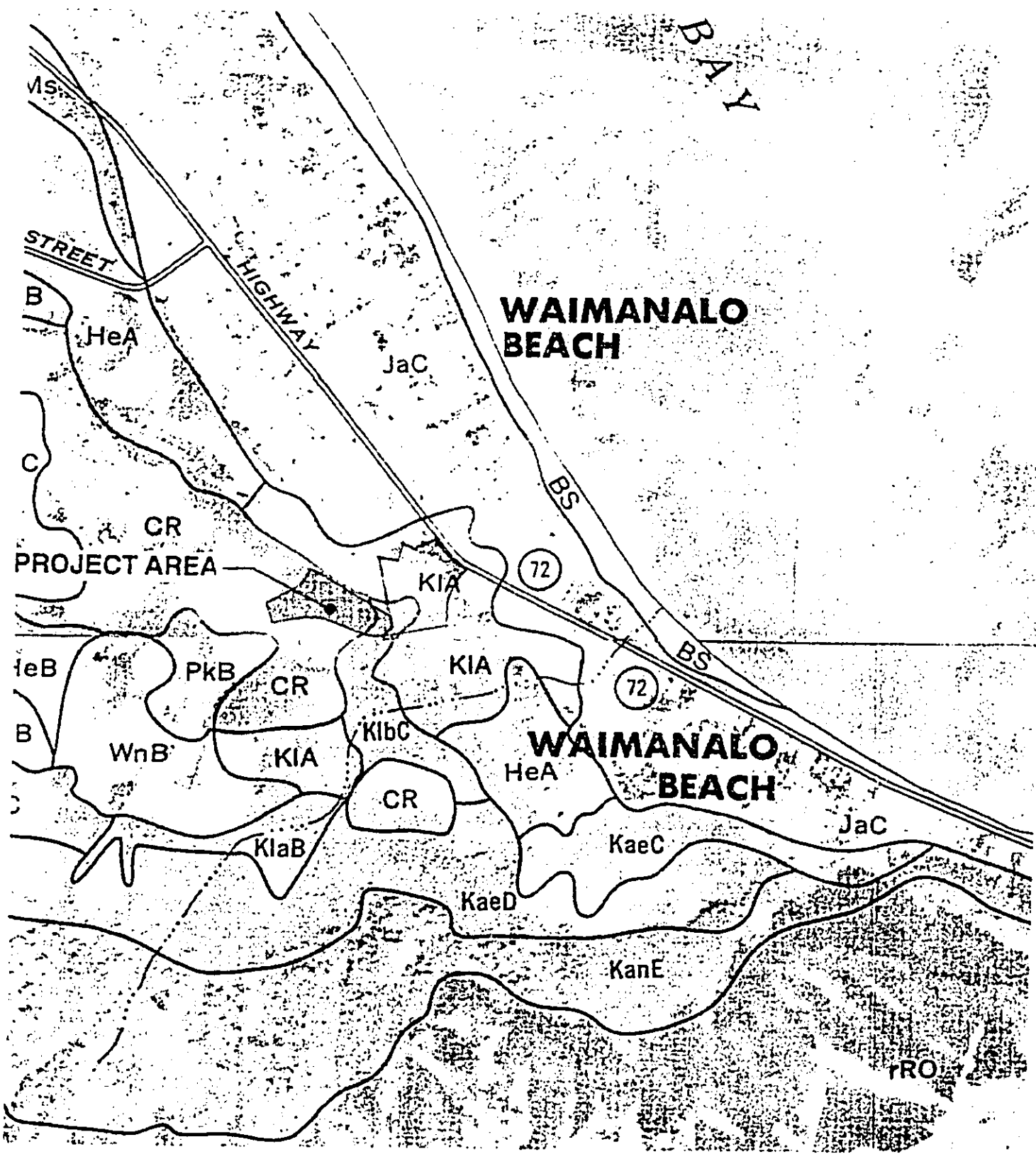
Soil Conservation Survey. According to the *United States Department of Agriculture Soil Conservation Service, Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i, 1972*, the soils on the site are classified predominantly as Coral Outcrop (CR), and Kawaihāpai Very Stony Clay Loam (K1bC) at the eastern end of the parcel (Figure 12).

Coral Outcrop consists of coral or cemented calcareous sand. Coral reefs were formed in shallow ocean water during the time the ocean stand was at a higher level. Small areas of coral outcrops are exposed on the ocean shore, on the coastal plains and at the foot of the uplands. Coral outcrop makes up about 80 to 90 percent of this soil type. In a representative profile, the surface layer is very dark brown muck about 8 inches thick. The remaining 10 to 20 percent consists of the thin layer of friable, red soil material in cracks, crevices, and depressions within the coral outcrop.

Kawaihāpai Very Stony Clay Loam consists of well-drained soils in drainageways and on alluvial fans on the coastal plains of O'ahu. These soils formed in alluvium derived from basic igneous rock in humid uplands. They are nearly level to moderately sloping. Elevations range from nearly sea level to 300 feet.

Detailed Land Classification. A five-class productivity rating is applied using the letters A, B, C, D, and E with A representing the class of highest productivity and E the lowest. The physical characteristics of the soils of the property are generally unsuited for most soil-based forms of agriculture. The University of Hawai'i's Land Study Bureau *Detailed Land Classification of O'ahu*, has not classified this parcel by an agricultural potential rating and has labeled it as "Quarry" (Figure 13).

Agricultural Lands of Importance To The State of Hawai'i. The State Department of Agriculture *Agricultural Lands of Importance to the State of Hawai'i (ALISH)* system of defining agricultural suitability has not classified the property according to its rating system (Figure 14). All of the property is delineated within the existing urban development boundary, therefore, there are no soils on site classified as "prime agricultural land" or "other important agricultural land".




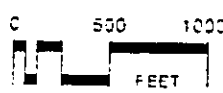

LEGEND

- K1A Kawaihapai Clay Loam
- K1bC Kawaihapai Very Stony Clay Loam

Source: U.S. Department of Agriculture, Soil Conservation Service & University of Hawai'i, August 1992

FIGURE 12
SCS Soil Survey

WAIMANALO PROJECTS
WHHA Community Center, QLCC, KSBE Preschool

31    July 1999

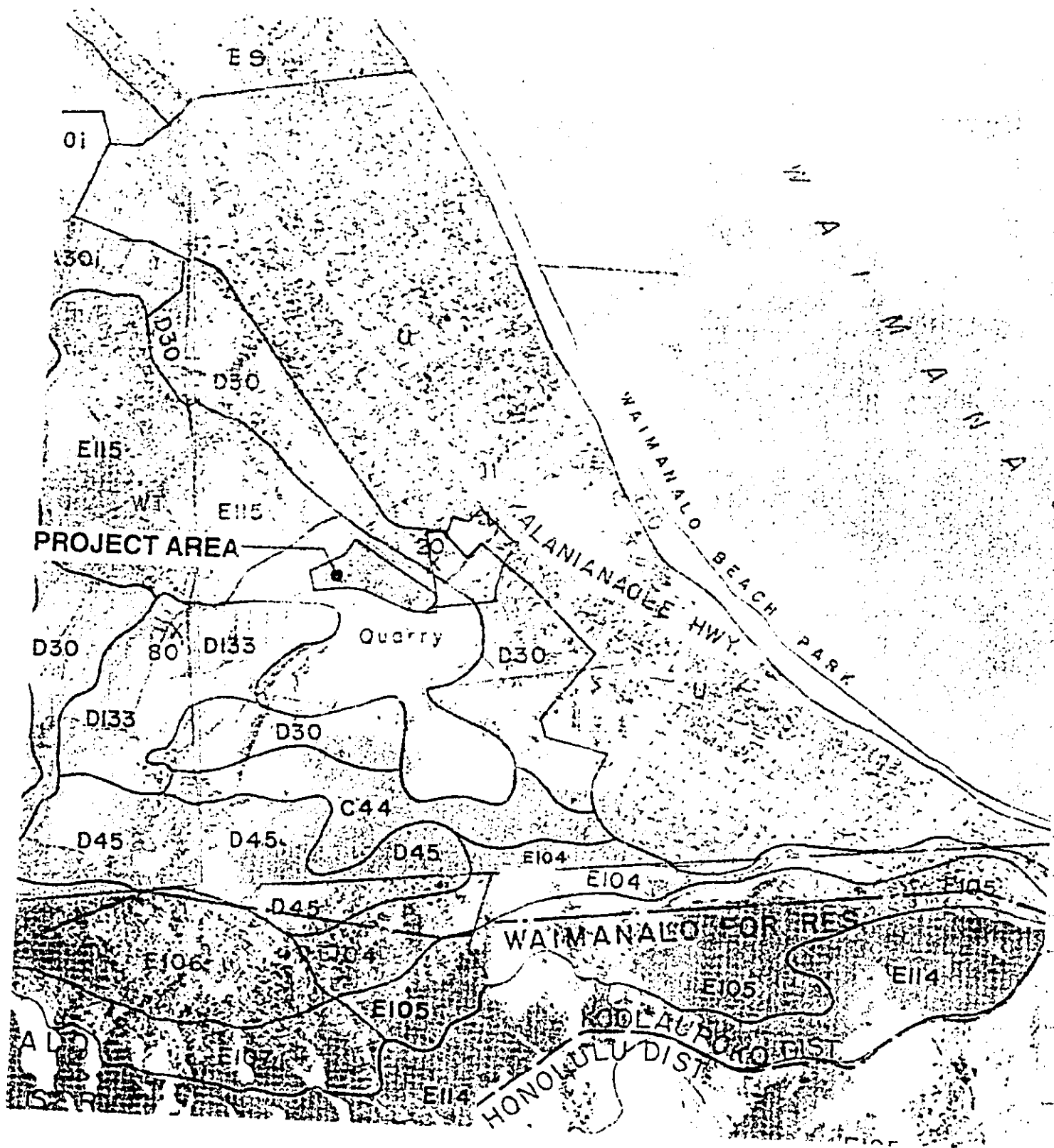
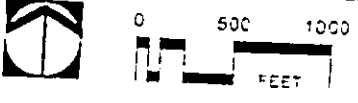
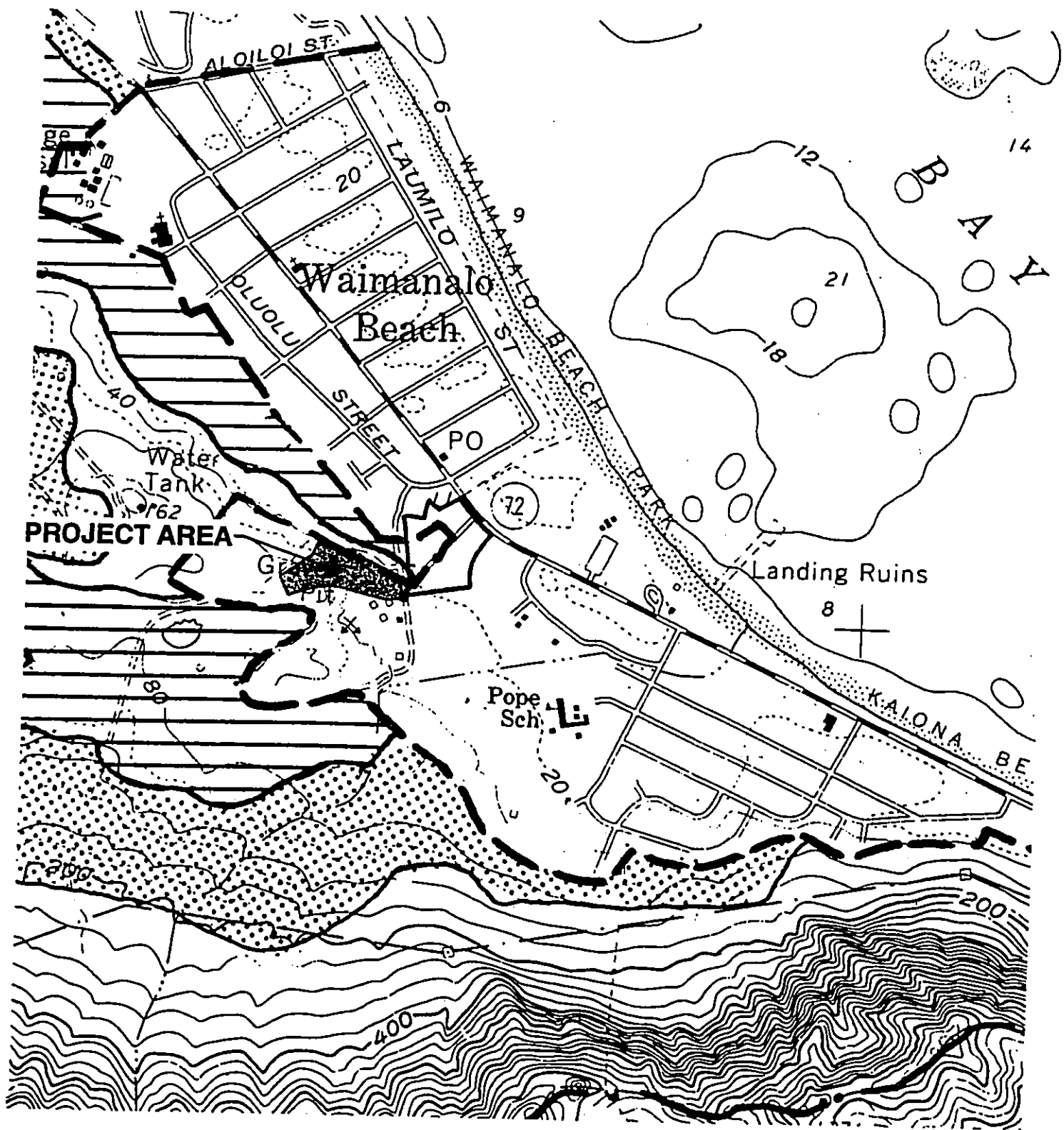





FIGURE 13
 Detailed Land Classification
WAIMANALO PROJECTS
 WMA Community Center, QLCC, KSBE Preschool

Source: Land Study Bureau, University of Hawaii
 State of Hawaii, May 1972





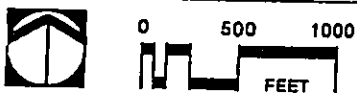
LEGEND

-  Prime Agricultural Land
-  Other Important Agricultural Land
-  Existing Urban Development

Source: Department of Agriculture-State of Hawai'i, January 1977 33

FIGURE 14
Agricultural Lands of Importance to the State of Hawai'i (ALISH)

WAIMĀNALO PROJECTS
 WHHA Community Center, QLCC, KSBE Preschool



July 1999



WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

Potential Impacts and Mitigative Measures

The environmental factors of the site limiting its agricultural potential are primarily the soils. Rainfall in the project area is sufficient for soil based agricultural crops. However, other areas within Waimānalo and in the state exist where soil conditions are better suited for commercial agriculture.

All grading operations will be conducted in full compliance with dust and erosion control and other requirements of the City and County of Honolulu Grading Ordinance and the provisions of Chapter 11-60.1, Hawai'i Administrative Rules, Section 11-60.1-33 on fugitive dust. Best management practices (BMPs) to mitigate pollutants will be included in the construction plans.

4.1.4 Drainage

As shown on Figure 15, the Flood Insurance Rate Map (Community-Panel Number 150001 0095B) indicates that nearly all of the project site falls within Zone X (areas determined to be outside the 500-year flood plain). The unusable portion of the site along the makai edge of the property slopes down to areas designated AH (flood depths of 1 to 3 feet [usually areas of ponding]; base flood elevations determined [20 feet]). Most of the site is approximately 30 feet above mean sea level.

Potential Impacts and Mitigative Measures

The proposed Waimānalo Projects will have the potential to increase runoff to surrounding areas because impermeable surfaces will be increased by the development. Most of the project site slopes towards 'Iluhole Street. Drainage patterns will not be altered. Flows which currently sheet flow will be directed to a new on-site drain system which will drain to the existing system in 'Iluhole Street.

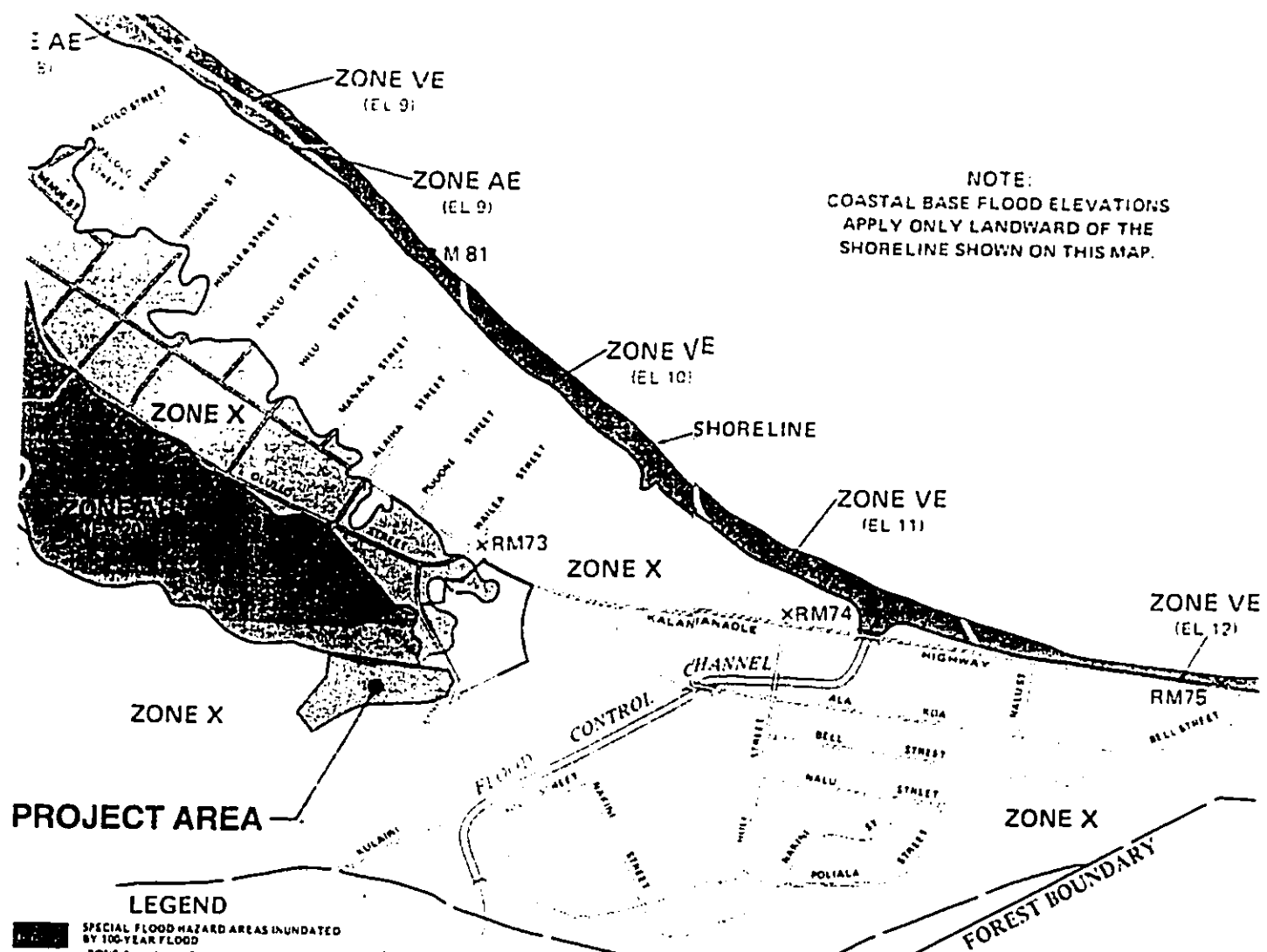
The amount of impervious area added by the project is small in relation to the larger basin. As a result, changes to the runoff coefficient are expected to be negligible. Therefore, it is concluded that the proposed project will not significantly increase the peak discharge to the existing drain system. In addition to standard drainage improvements, the proposed drainage improvements will be constructed in conformance with all applicable County Department of Design and Construction design criteria.

Detailed site specific measures for erosion and sediment control will be specified in the grading plans. Silt laden runoff from the site is anticipated during construction, however, the use of silt fences around the perimeter of the construction area and siltation basins would prevent the silt laden runoff from leaving the site.

4.1.5 Natural Hazards

The Hawaiian islands are associated with volcanic eruption or tectonic movement. All structures will be constructed for protection from earthquakes in accordance with the Uniform Building Codes adopted by the City and County of Honolulu.

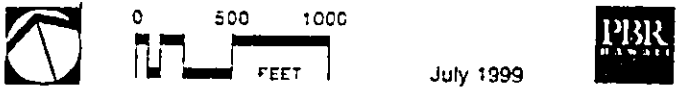
The State of Hawai'i has been affected twice in the past 17 years by devastating hurricanes, 'Iwa in 1982 and 'Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to



NOTE:
COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF THE
SHORELINE SHOWN ON THIS MAP.

- LEGEND**
- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD**
 - ZONE A** No base flood elevations determined
 - ZONE AE** Base flood elevations determined
 - ZONE AH** Flood depths of 1 to 3 feet (depths areas of ponding); base flood elevations determined
 - ZONE AO** Flood depths of 1 to 3 feet (depths areas of ponding); average depth, average depth determined; for areas of depth not determined, elevations are determined
 - ZONE A99** To be protected from 100-year flood by Federal Flood protection system under construction; no base elevations determined
 - ZONE V** Coastal flood with moderate hazard (wave action); base flood elevations determined
 - ZONE VE** Coastal flood with moderate hazard (wave action); base flood elevations determined
 - FLOODWAY AREAS IN ZONE AE**
 - OTHER FLOOD AREAS**
 - ZONE X** Areas of 100-year flood, areas of 100-year flood with average depth of less than 1 foot or in a drainage area less than 1 square mile, and areas protected by levees from 100-year flood
 - OTHER AREAS**
 - ZONE M** Areas determined to be outside 100-year flood plain
 - ZONE D** Areas in which flood hazards are undetermined
 - Boundaries**
 - Flood Boundary
 - Floodway Boundary
 - Zone D Boundary
 - Boundary Dividing Special Flood Hazard Zones and Boundary Dividing Areas of Different Coastal Base Flood Elevations within Special Flood Hazard Zones
 - Base Flood Elevation Line, Elevation in Feet**
 - Cross Section Line**
 - Base Flood Elevation in Feet where Uniform within Zone***
 - Elevation Reference Mark**
- *Referenced to the National Geodetic Vertical Datum of 1929

FIGURE 15
Flood Insurance Rate Map
WAIMĀNALO PROJECTS
WHHA Community Center, QLCC, KSBE Preschool



Source: National Flood Insurance Program, FEMA, Sept. 1987

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

assume that future events could be likely given the recent record. The project area, as the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes and cyclones. The Pope Elementary School located less than a quarter mile away between Nakini Street and Huli Street is the designated Emergency Evacuation Center for this area of O'ahu.

Potential Impacts and Mitigation Measures

The project will not exacerbate any hazard conditions. The potential impact of destructive winds and torrential rainfall of tropical hurricane and cyclones on structures within the project will be mitigated by compliance with the Uniform Building Code adopted by the City and County. All structures will be constructed for protection from earthquakes and tropical hurricanes and cyclones in accordance with the requirements of the City and County.

4.1.6 Underground Injection Control

The project is located mauka of the underground injection control (UIC) line which is located at the Kalaniana'ole Highway (Figure 16).

Potential Impacts and Mitigative Measures

The wastewater disposal system is planned to connect to the municipal system, and therefore, there will be no subsurface disposal of fluids which would be subject to the Department of Health's UIC regulations, Title 11, Chapter 23, Hawai'i Administrative Rules (Figure 16). However, DHHL and affected agencies are continuing to explore other alternatives for waste water treatment to accommodate the subject three projects and the proposed Waimānalo Kūpuna Housing project. The alternative would involve development of a package wastewater treatment plant. The project will comply with all DOH rules.

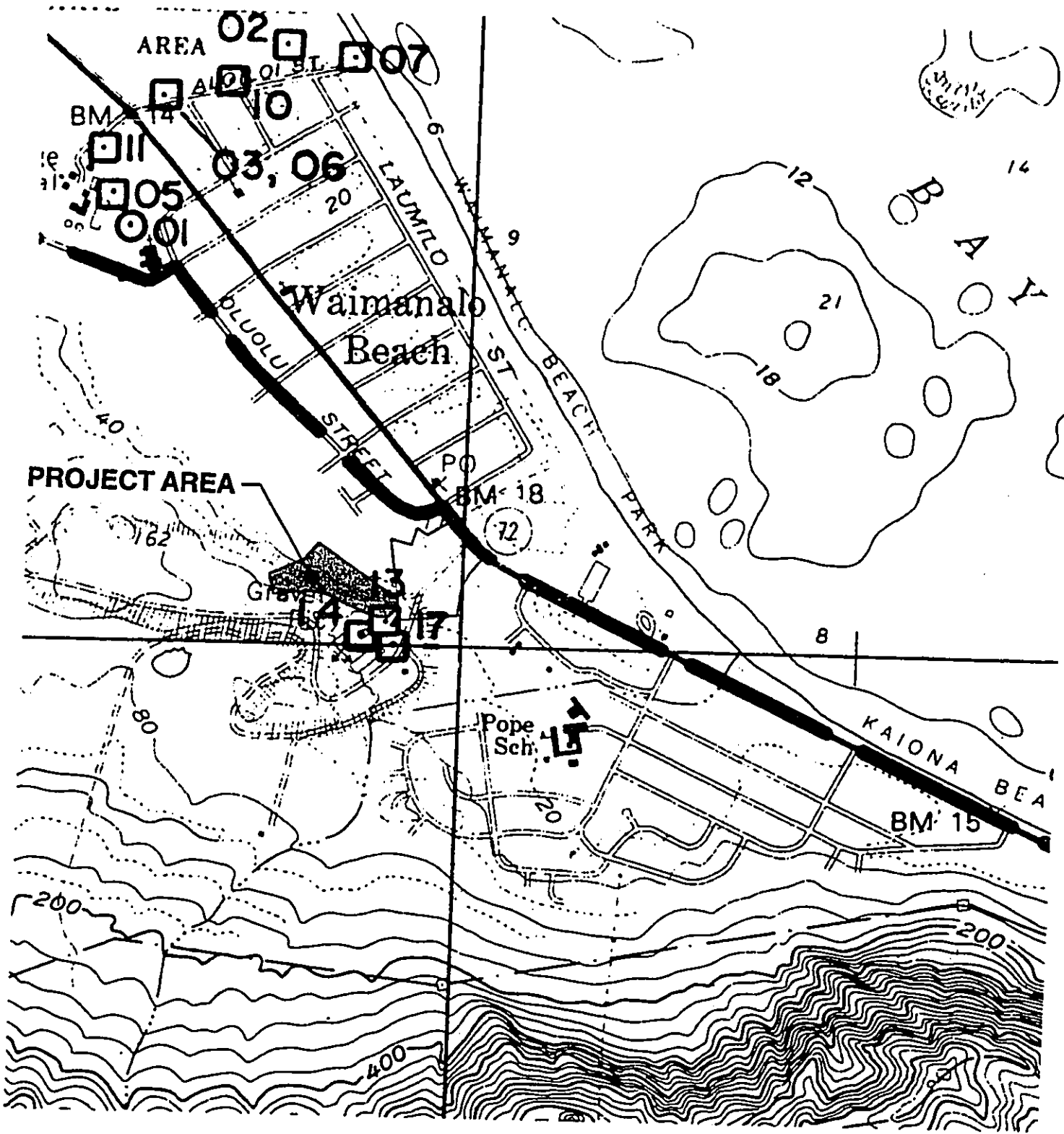
4.1.7 Flora and Fauna

The property has been disturbed in the past by quarrying activities, and the existing vegetation consist almost exclusively of introduced or alien species including koa haole, Guinea grass, swollen fingergrass, ivy gourd, etc.

No particularly unique or special habitat features essential to native wildlife were discovered on the site. The disturbed site supports an array of introduced birds commonly found in Waimānalo: red vented bulbul, white eye, zebra dove, spotted dove, red crested northern cardinal, English sparrow, house finch, common mynah, chestnut mannikin, nutmeg mannikin, egret, barn owl, and shama thrush.

Potential Impacts

The proposed use of the parcel for the Waimānalo Projects should not have a significant negative impact on the botanical or wildlife resources. The vegetation at the site is dominated by introduced species. Introduced or alien species are all those plants brought to the islands by humans, intentionally or accidentally, after western contact, that is, Cook's arrival in 1778.






LEGEND

- Underground Injection Control (UIC) Line
- Injection Well
- ◻ Drinking Source
- ◻ Other Well

Source: Underground Injection Control Program Map
 Department of Health, State of Hawai'i, July 1984

FIGURE 16
 Underground Injection Control

WAIMĀNALO PROJECTS
 WHHA Community Center, QLCC, KSBE Preschool

37  0 500 1000  FEET  July 1999

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

While the short-term construction activities would likely disrupt the introduced birds that utilize the property, the surrounding rural landscape would more than adequately absorb the displaced birds until the end of construction.

Mitigative Measures

The project will be extensively landscaped with native and introduced plantings including large and medium canopy trees such as wiliwili, kukui, narra, kou and milo; fruit trees such as breadfruit, noni, mango and avocado; and accent trees such as hala, citrus, 'awa, and 'ōhai ali'i. In addition plantings will include coconut and loulou palms, taro, hibiscus, ti, laua'e fern, 'ilima and 'ākia.

4.2 HUMAN ENVIRONMENT

4.2.1 Archaeological and Historic Resources

The site was utilized for sand quarrying activities for many years. It is, therefore, highly unlikely that any archaeological sites remain on the property. As noted in a letter from the State Historic Preservation Division dated May 14, 1997, due to the prior quarry uses, the project will have "no effect" on significant historic sites (Appendix A).

Potential Impacts and Mitigative Measures

Activities associated with the abandoned quarry would have destroyed any historic sites that might have been present. Because it is highly unlikely that there are any historic sites at the location, it is anticipated that this project will have "no effect" on historic sites.

4.2.2 Traffic and Circulation

The following traffic assessment was prepared by Julian Ng, Incorporated (July 1999).

Existing Roadway System

The project site is located in Waimānalo, O'ahu, in the residential area mauka (south) of and across Kalaniana'ole Highway from Waimānalo Beach Park. From the highway, vehicular and pedestrian access to the site is along Nakini Street and 'Ilauhole Street.

Nakini Street is an improved collector street, with a 4-foot wide concrete sidewalk within an 8-foot wide roadside area with curbs on each side of a 40-foot wide pavement. Nakini Street is striped for two lanes of traffic (one in each direction) and parallel parking is permitted on both sides. Nakini Street extends to the south, providing access to the existing residential area. At the northbound approach to the "T"-intersection with Kalaniana'ole Highway, Nakini Street traffic is controlled by a stop sign and separate lanes for left and right turns to the highway are provided.

'Ilauhole Street intersects Nakini Street about 500 feet south of Kalaniana'ole Highway. 'Ilauhole Street is an improved street, providing access to homes on abutting properties on the south side of the street. 'Ilauhole Street has a section similar to Nakini Street, with 4-foot sidewalks in a 8-foot wide roadside area, curbs and gutters, and a 40-foot pavement. Parallel parking is permitted on both

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
 QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
 KAMEHAMEHA SCHOOLS BERNICE PAUAHI BISHOP ESTATE Preschool
 Final Environmental Assessment

sides of the street. The project site is located at the existing end of 'Iluhole Street. At the eastbound approach to the "T"-intersection with Nakini Street, 'Iluhole Street traffic is controlled by a stop sign.

Lupe Street is a similar local street which intersects with 'Iluhole Street approximately 800 feet west of Nakini Street. It extends one block in the southerly direction, where it intersects with Kauholokahiki Street, a local street that parallels 'Iluhole Street and intersects with Nakini Street. Kauholokahiki Street has a narrower section, with a pavement width of 28 feet. Kauholokahiki Street traffic is controlled by stop signs at the cross-intersection with Nakini Street.

Traffic Conditions

The State Highways Division collects traffic count data at various locations on an annual or biennial basis. The nearest location where counts were recently taken is at the intersection of Kalaniana'ole Highway and Wailea Street ('Olu'olu Street), which is approximately 600 feet west of Nakini Street. Table 3 shows the daily and peak hour data from the three most recent counts. Peak hourly volumes in 1997 were recorded between 7:15 AM and 8:15 AM and 4:15 PM and 5:15 PM.

**Table 3. Traffic Counts
 Kalaniana'ole Highway, East of Wailea Street**

	24-hour Count (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
	westbound	eastbound	westbound	eastbound	westbound	eastbound
1993	8,058	7,479	413	446	639	612
1995	7,870	7,498	479	625	658	638
1997	8,212	7,548	561	677	697	602

Source: State Highways Division, *Traffic Survey Data, Island of O'ahu*, Station 42-C

The State Highways Division estimates average daily traffic and peak hour volumes from the traffic count data for various segments of highway. Table 4 shows the daily and peak hour volume estimates for the years 1992 through 1997 for the Kalaniana'ole Highway segment between Wailea Street and the east entrance to Sea Life Park.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
 QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
 KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
 Final Environmental Assessment

**Table 4. Kalaniana'ole Highway Traffic Estimates
 Wailea Street to Sea Life Park**

	24-hour, two-way	AM Peak Hour (vph)		PM Peak Hour (vph)	
	Volume (vpd) <u>eastbound</u>	<u>westbound</u>	<u>eastbound</u>	<u>westbound</u>	<u>eastbound</u>
1992	12,545	395	483	586	480
1993	13,085	383	468	523	523
1994	12,957	379	463	518	518
1995	12,422	391	478	528	528
1996	13,191	416	508	561	561
1997	13,289	478	585	585	478

Notes: Daily volumes from State Highways Division, *Traffic Summary, Island of O'ahu* (various years of the annual reports).

Peak hour volumes estimated from daily volumes and factors from the State Highways Division, as reported in the *Traffic Summary* reports.

Traffic count data for other streets in the area that are affected by the proposed project are not available.

Traffic on Nakini Street at its intersection with Kalaniana'ole Highway is controlled by a stop sign. The controlled traffic must wait for a gap in highway traffic in order enter the highway. Application of the unsignalized intersection analyses from the *Highway Capacity Manual*¹ indicates that as many as 80 vehicles per hour could make the left turn onto the highway during the peak hours at Level of Service D (average delays, up to 35 seconds per vehicle) or better conditions.

Changes in Traffic Volumes Due to the Proposed Project

The development of the project site consists of three projects: the Waimānalo Hawaiian Homes Association Community Center, the Queen Lili'uokalani Children's Center, and a preschool to be operated by Kamehameha Schools Bernice Pauahi Bishop Estate.

The Community Center will serve the residential homestead in the area, and will be used primarily in the evenings and weekends. The center will be located on the west side of the site and approximately 60 parking spaces will be provided on the site. 'Ilauhole Street will be extended to a new driveway located approximately 100 feet west of the Lupe Street intersection, which will serve the community center's parking lot and service area.

¹ Transportation Research Board, National Research Council, *Highway Capacity Manual, Third Edition, Updated December 1997* (published 1998).

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
 QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
 KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
 Final Environmental Assessment

The QLCC facility will be located east of the community center, and six parking stalls provided for the office building will have access from the new driveway which serves the community center.

The preschool will be located on the eastern part of the site, and vehicular access will be through a driveway located directly opposite Lupe Street. The preschool will serve approximately 80 children and the access drive will include about 25 parking stalls. The hours of operation of the preschool will be 8:00 AM to 2:00 PM; children are expected to arrive and leave within one-half hour of these times. Preschool staff hours would extend from 7:30 AM to 3:30 PM.

Traffic volumes generated by the office building and preschool have been estimated using factors from a tabulation of data² from similar uses across the country. Estimates of the traffic generated by the community center were made using the number of parking stalls provided. Table 4 shows the traffic estimates, which are of traffic volumes at the site driveways.

Table 5. Traffic Estimates

direction *	Weekday	AM Peak Hour		PM Site Peak		PM Peak Hour	
	total	enter	exit	enter	exit	enter	exit
WHHA	180	5	2	2	2	30	5
QLCC	20	3	1	1	1	1	3
KSBE	360	34	30	32	36	0	0
Total Site Generation	560	42	33	35	39	31	8

* direction of travel relative to project site

The traffic generated by the development of the site would primarily affect 'Iluhole Street. Much of the traffic would be from the neighboring community, either in the form of single purpose trips between homes and the project site, or as part of a linked trip that is already on the roadway system (e.g., a commuter dropping off a child at the preschool on the way to work). Therefore, the traffic impact on the streets would be an increase that is no more than the totals shown in Table 5.

The greatest impact of the proposed development would be an increase of 42 vehicles per hour in one direction approaching the site and 39 vehicles per hour leaving the site. These volumes compare with the criterion suggested by the Institute of Transportation Engineers to determine if a traffic study should be prepared:

(A) traffic access/impact study (should) be conducted whenever a proposed development will generate 100 or more *added* (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour.³

² Institute of Transportation Engineers, *Trip Generation*, 6th Edition, 1997.

³ Institute of Transportation Engineers, *Traffic Access and Impact Studies for Site Development*, A Recommended Practice, 1991.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

The project is estimated to generate as much as 560 trips per day (280 trips entering and 280 trips exiting). The traffic impact would occur over several hours of the day, depending on the activity. The project impact to traffic in any one hour is not significant.

4.2.3 Air Quality

The site is located on the edge of an old quarry, which contains exposed soils which are subject to erosional forces (wind). However, as new homes, roadways and landscaping, are constructed in areas planned by DHHL for development, the sources of dust should be considerably lessened. There is no negative health concern from respirable dust at the subject property.

There may be some odors and vectors from the adjoining farm lot to the north, which are used as horse stables. These stables are upwind of the Waimānalo Projects site, and there may be odors from manure and flies associated with the horses, however, since the proposed project will serve primarily residents of Waimānalo, who are accustomed to agricultural activities, the impact is expected to be negligible. Aside from these concerns, the development of the Waimānalo Projects on this site would probably not be considered as having adverse impacts on the surrounding lands.

Potential Impacts and Mitigative Measures

Construction of the proposed project will not significantly impact air quality. Vehicular emissions will increase from construction equipment during the short-term construction period and over the long-term from highway passenger vehicles. However, State and Federal air quality standards will not be exceeded and no significant adverse impacts are anticipated.

Mitigation measures available to minimize air quality impacts include dust control measures such as frequent watering during construction and rapid establishment of plant materials once grading is completed. However, should dirt be tracked onto the highway, washdown will be undertaken to prevent fugitive dust formation. Increased vehicular traffic will not violate state or federal air quality standards based on the moderate level of existing traffic volumes in the project region.

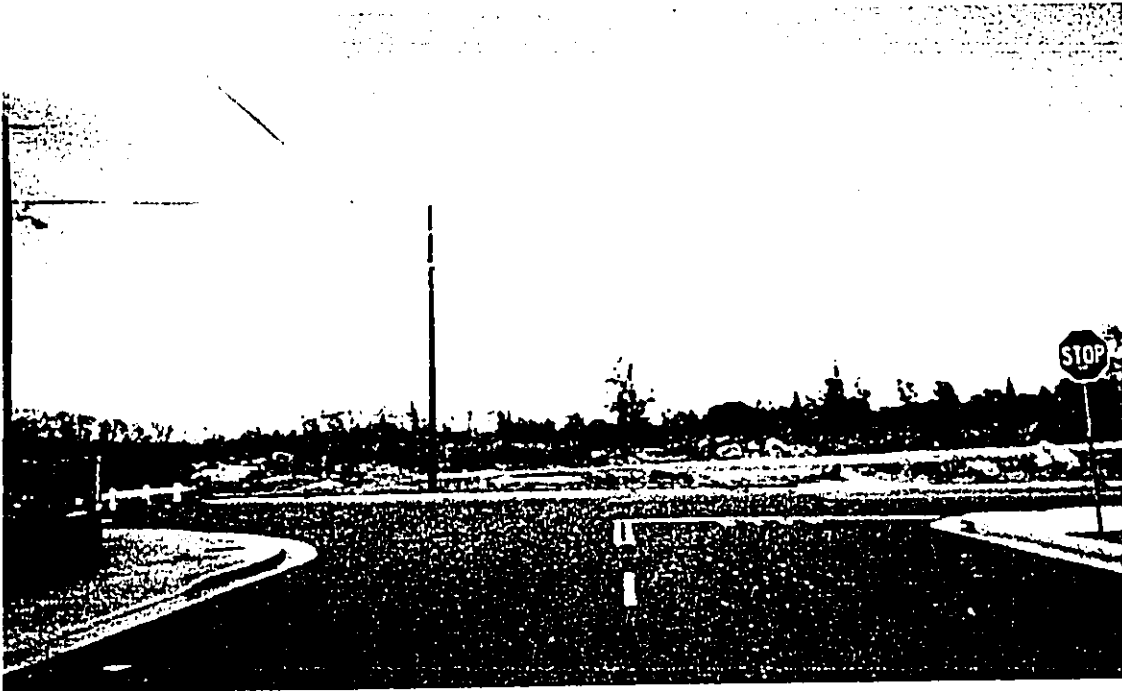
Most of the site is located between sea level and the 30-foot elevation, and the area is warm and humid. As a result, the KSBE Preschool would probably need to be air conditioned.

4.2.4 Visual Resources

The project site is visible from the adjacent 'Ilauihole Street, and adjacent existing residential uses. The site affords panoramic views of the Ko'olau Mountains. Views of the Ko'olau Mountains and sky are uninterrupted. Photographs of the project site are shown in Figures 17A, 17B, and 17C.

Potential Impacts and Mitigative Measures

The proposed project will be visible to the residential lots on 'Ilauihole Street. The project is not anticipated to affect mauka views of the Ko'olau Mountains and its design will conform to the character of the neighborhood.



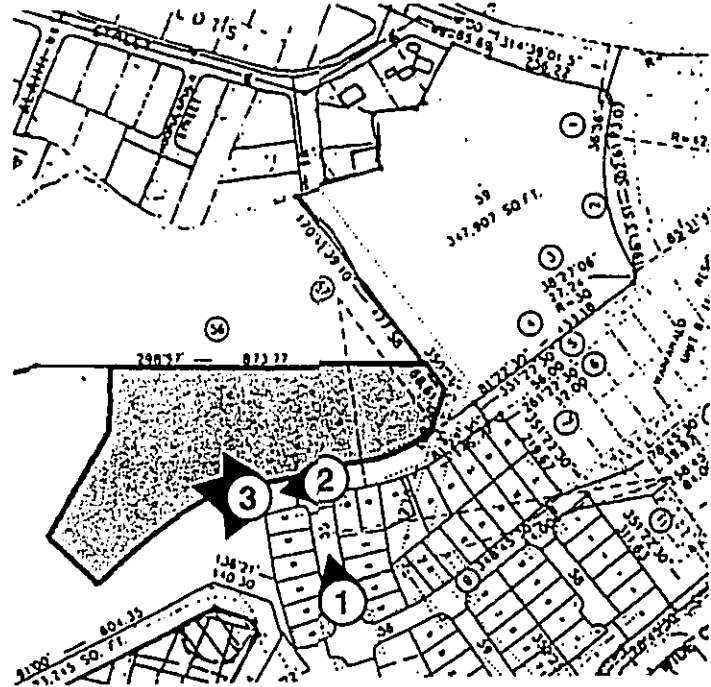
1. View of the project site (KSBE and QLCC sites) from the Lupe / Ilauhole Street intersection.



2. View towards the west of the WHHA Community Ilauhole Street.



3. View of the site planned for the development of the WHHA Community Center. Note that the site was extensively quarried in the past.



View west of the WPHA Community Center site from



extensively quarried in the past.

FIGURE 17a
 Photographic Analysis
WAIMĀNALO PROJECTS
 WPHA Community Center, QLCC, KSBE Preschool

July 1999

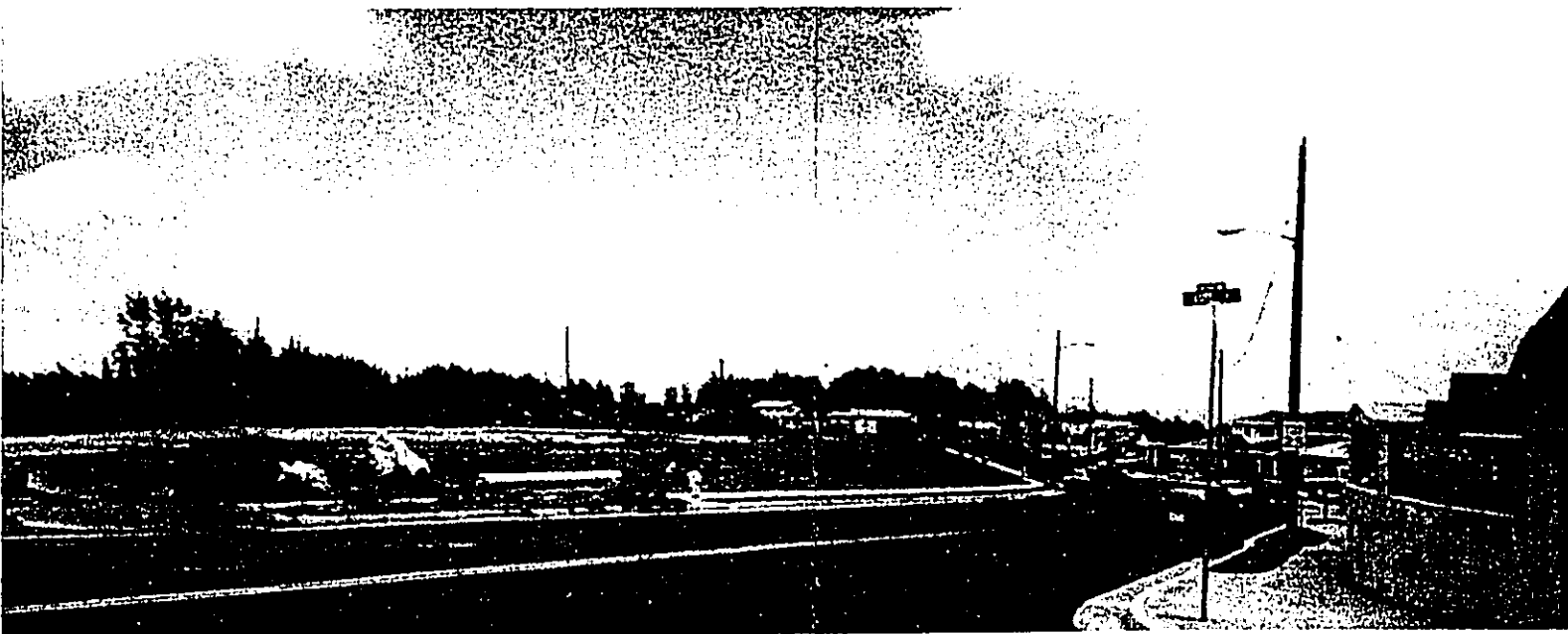
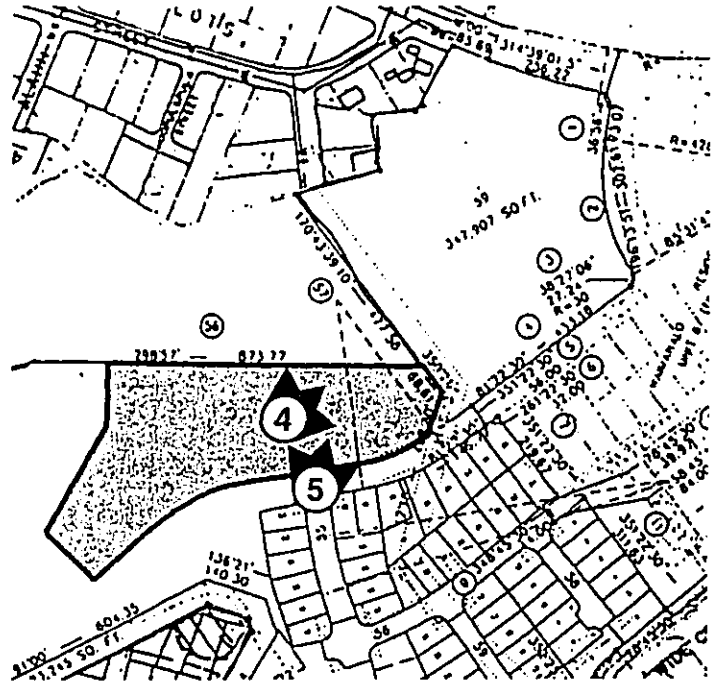
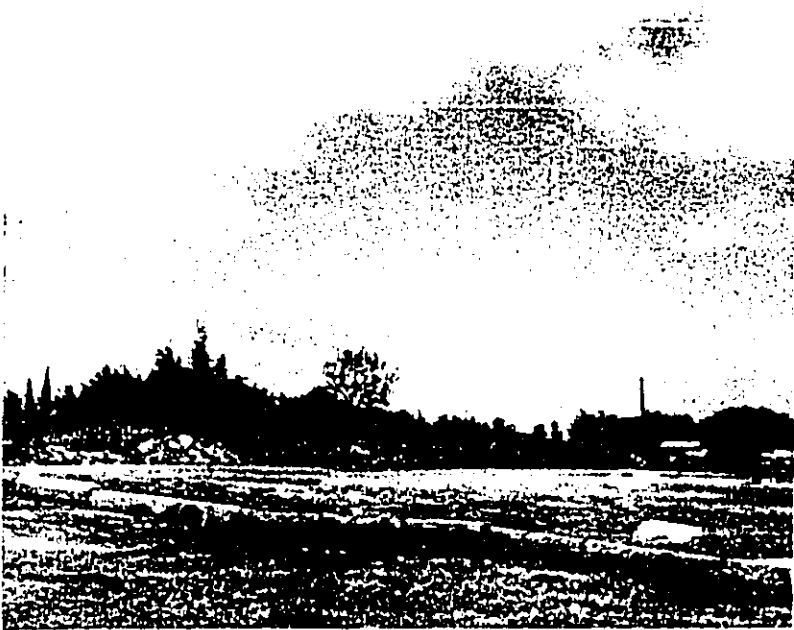




4. View towards the east from within KSBE Preschool site.



5. QLCC and KSBE sites from the Ilauhole and Lupe Streets intersections. The homes to the left are a part of the DHHL Unit 9 residential development.



part of the DHHL Unit 9 residential subdivision.

FIGURE 17b
Photographic Analysis

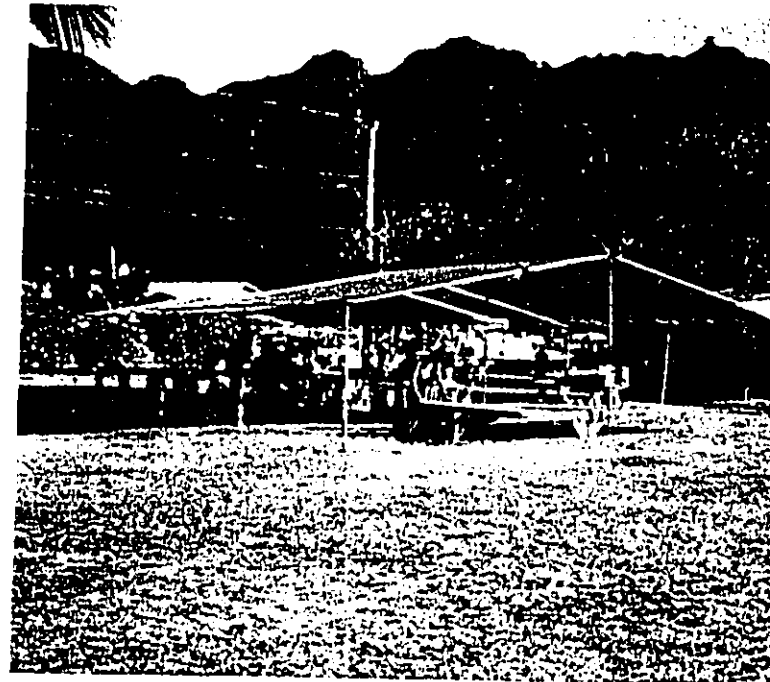
WAIMĀNALO PROJECTS
WHHA Community Center, QLCC, KSBE Preschool

July 1999





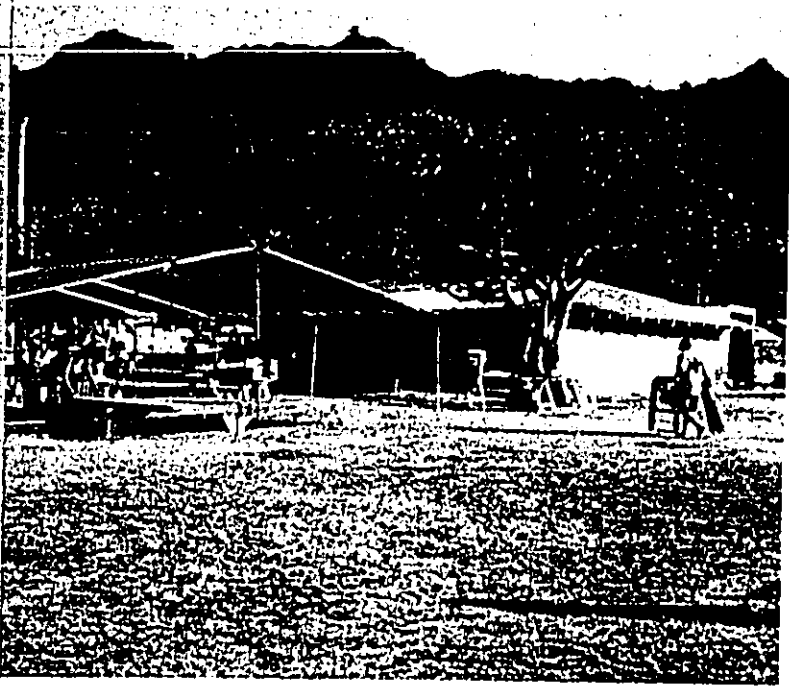
6. View of the west from the intersection of Nakini Street and Ilauhole Street.



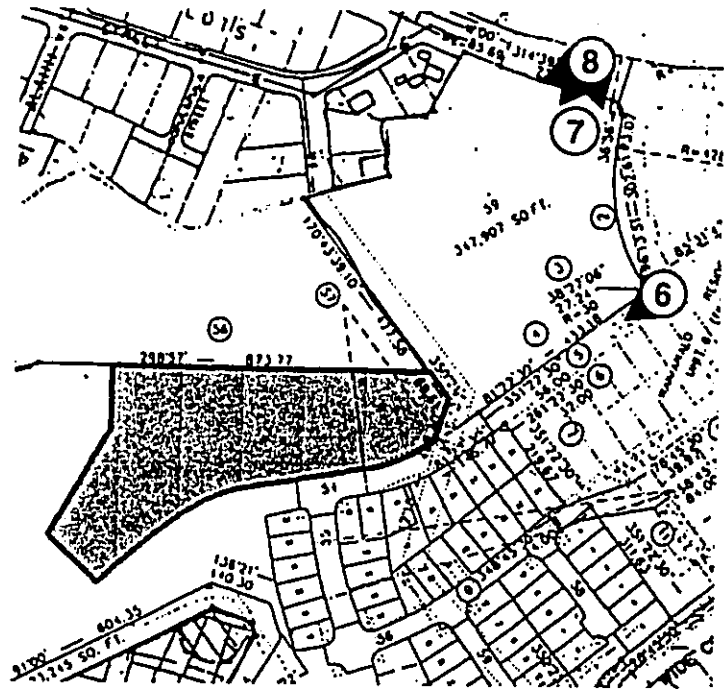
7. The WHHA currently uses this building as its Community Center. It is located at the corner of Kalaniana'ole Highway.



8. View from Waimanalo Beach Park near the intersection of Nakini Street and Kalaniana'ole Highway toward the project site.



ntly uses this building as its Community Center which
 orner of Kalaniana'ole Highway and Nakini Street.



ard the

FIGURE 17c
 Photographic Analysis
WAIMĀNALO PROJECTS
 WHHA Community Center, QLCC, KSBE Preschool

July 1999



WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

4.2.5 Social and Employment Characteristics

According to the Atlas of Hawai'i, approximately 50 to 74.9 of the population in the Waimānalo census tract is of Hawaiian or part-Hawaiian ancestry. A 1995 study indicated that employment opportunities in Waimānalo are generally limited to retail, farming and outdoor recreation. Most of the working residents of Waimānalo are employed outside of the community. According to the State Department of Labor and Industrial Relations, the estimated average unemployment rate in September 1997 for Waimānalo was 8.3 percent. This is compared to 5.1 percent unemployment within the City and County of Honolulu and 6.1 percent in the State of Hawai'i during the same time period. The median household income in the Waimānalo census tract is between \$30,001 to \$40,000, while the median household income of surrounding census tracts is between \$60,001 to \$80,000. This disparity of income puts greater pressures on families, especially on children and their education. Currently, some Native Hawaiian families in Waimānalo are serviced by WHHA, QLCC, and KSBE.

WHHA - The existing WHHA Community Center building is a small concrete block building (approximately 1,400 square feet) surrounded by a lawn and located at the corner of Kalaniana'ole Highway and Nakini Street on a portion of the land planned for the Waimānalo Kūpuna Housing development. The existing WHHA programs which are currently scattered throughout the community include the following programs: Senior or Kūpuna program, Hula Hālau, Hawaiian language classes, and Lawyer Care.

QLCC - The Ko'olau Poko Unit, Waimānalo Facility is currently operating from offices located at 46-316 Haiku Road in Kane'ohe. The Unit services the Windward O'ahu communities of Waimānalo, Kailua, Kane'ohe and Kahalu'u. The Ko'olau Poko Unit has operated from the Kane'ohe area since June 1991. The caseload has increased significantly since that time.

KSBE - Presently, KSBE preschool facilities are located in two different locations, one at Pope Elementary School (located 1,000 feet away) and the other at Waimānalo Elementary School (located more than 7,000 feet away). The facilities at each school, while located in permanent structures in each school, are cramped and could probably be used by the Department of Education (DOE).

Potential Impacts and Mitigative Measures

Population. The three proposed land uses will provide services to the people of Waimānalo and will not cause an increase in population.

Socio-economic. The proposed project will allow WHHA to continue to service the community in face of its planned demolition for the Waimānalo Kūpuna Housing project. The proposed project will also allow QLCC to have a presence in Waimānalo and allows KSBE to consolidate its pre-school program which are currently split between two DOE facilities. These facilities would be concentrated in one location near a new HHL community and adjacent to the proposed Waimānalo Kūpuna Housing project.

Employment. The construction of the project will provide short-term employment opportunities. Positive economic impacts from construction related employment will result from the proposed

**WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment**

project. The Waimānalo Projects will generate a few long-term jobs such as two new teachers at the KSBE Preschool and staff at the QLCC Children's Center.

4.2.6 Economic Factors/Government Revenues

Currently the project site generates no income but it requires little in the way of government services.

Potential Impacts and Mitigative Measures

The Department of Hawaiian Home Lands, as the landowner, will commit 4.9 acres toward the project. The three organizations, as developers of their individual projects, would expend internal funds to construct the project. Sales taxes on building materials will be generated during construction. Also, those employed during construction will generate income taxes. In addition, the proposed uses supplement and enhance social services provided by the State government.

4.2.7 Character of the Community

Waimānalo is a rural area consisting of residential subdivisions, small family farms, and agricultural and conservation lands.

Potential Impacts and Mitigative Measures

With a large Native Hawaiian population the services to be provided by the KSBE Preschool, QLCC facility, and the WHHA Community Center will enhance the lives of the Waimānalo community. The design of the three facilities will conform to the character of the community.

4.2.8 Infrastructure

Infrastructure improvements necessary for the project will be provided using existing easements.

4.2.8.1 Roadways

There are no improved roadways on the subject property. The project site is accessed directly from 'Iluhole Street via Nakini Street which connects to Kalaniana'ole Highway. The roadways are:

- Nakini Street, 56 feet right-of-way (State-owned and City and County of Honolulu maintained); and
- 'Iluhole Street, 56 feet right-of-way (State owned and City maintained).

A 20-foot wide private road will need to be extended approximately 120 feet from the Lupe/'Iluhole Street intersection to access the WHHA Community Center and QLCC sites. In the development of Unit 9, 'Iluhole Street was extended approximately 450 feet.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

Potential Impacts and Mitigative Measures

Two new driveways on 'Ilauhole Street will be constructed and connect to the existing DHHL roadway:

- KSBE Preschool - The Preschool driveway will be aligned directly across Lupe Street at the intersection of Lupe and 'Ilauhole Streets.
- The QLCC facility and WHHA Community Center driveway would be connected to the new private road.

Onsite driveways will be designed to accommodate refuse and fire vehicles and will be in accordance with the City's Subdivision Rules and Regulations. Roadways will be designed according to the Americans with Disabilities Act accessibility guidelines. Traffic impacts have been described in Section 4.2.2.

4.2.8.2 Water System

The existing water system about the project site consists of 12-inch lines within Kalaniana'ole Highway, Nakini Street, and 'Ilauhole Street. The source of the water system in the project vicinity is the Board of Water Supply 230' system. An existing 12-inch waterline exists along the 'Ilauhole Street extension. New individual water laterals and meters will be installed for each parcel.

Potential Impacts and Mitigative Measures

The estimated average daily demand for water for the three projects is anticipated to be approximately 7,560 gallons per day (gpd). The Department of Hawaiian Home Lands has sufficient water allocation to be assigned for this parcel.

As part of the proposed projects, onsite water systems with capacities for fire protection and water service to the facilities will be provided. Lateral connections to the water main on 'Ilauhole Street and individual water meters will be provided to segregate water service to the facilities. Onsite fire mains, hydrants, and fire apparatus access will conform to the requirements of the current Uniform Fire Code. Design standards for the facilities shall include fire hydrant spacings and minimum fire flow requirements.

4.2.8.3 Wastewater Treatment and Disposal

The existing sewer system around the project site consists of an 8-inch sewer line in 'Ilauhole Street, a 10-inch sewer line along Nakini Street, and an 8-inch sewer line along Kalaniana'ole Highway.

The existing Waimānalo Wastewater Treatment Plant (WWTP) is at capacity. Proposed improvements to the WWTP are described by the City Department of Wastewater Management Final Supplemental EIS (Hawai'i Pacific Engineers, Inc. December 1998). The improvements include increasing the average treatment design capacity from the 1984 design capacity of 0.7 million gallons per day (mgd) to the projected 1.1 mgd to accommodate the year 2020 wastewater flows. Additional injection wells are also proposed for effluent disposal.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

Potential Impacts and Mitigative Measures

The Waimānalo Projects are estimated to generate 2,830 gallons per day (gpd) of effluent. DHHL currently has allocations from the City Department of Wastewater Management to hook-up 44 of the 83 kūpuna dwelling units (includes one Manager's residence) to the existing sewer system. If DHHL must allocate portions of the 44-unit credit to accommodate the anticipated wastewater flows of the three projects, there may not be sufficient credits available to the kupuna housing development for a feasible project. A solution being considered is construction of a package sewage treatment plant which would service the kupuna housing as well as the three subject projects.

4.2.8.4 Drainage Facilities

Existing drainage facilities within 'Ilauphole Street consist of manholes, catchbasins and underground 18- and 24-inch concrete drain pipelines. The collected storm runoff is conveyed by underground drain pipelines to an existing concrete channel which eventually discharges into an existing unlined ditch on the makai side of Kalaniana'ole Highway.

Potential Impacts and Mitigative Measures

The proposed development of the three projects will increase runoff to surrounding areas because impermeable surfaces will be increased by the construction of buildings and paved parking lots. The project site is governed by the rules and regulations of the City and County of Honolulu Ordinance 96-34 which requires that additional drainage runoff created by the development be retained onsite by way of detention ponds, retention ponds, infiltration wells or ditches, holding tanks, diversion ditches or swales, drain pipes, check dams, or debris basins.

4.2.8.5 Utilities

Waimānalo is served by the Hawaiian Electric Company (HECO). Overhead electrical, and underground telephone and cable television services for the project are available from the utility distribution system along 'Ilauphole Street. Hook-ups to the water are available at stub-out connectors at 'Ilauphole Street.

Potential Impacts and Mitigative Measures

Schematic design plans include energy conservation measures such as thermal insulation to reduce heat from the sun and daylighting to reduce dependency on electrical lighting.

4.2.9 **Public Facilities**

4.2.9.1 Hazardous Waste

An environmental inspection for hazardous materials was conducted on the parcel designated for the KSBE Preschool and although there is construction debris on the site (that was placed there during the construction of Unit 9, there is no record of hazardous waste activity on the proposal site, nor is it on the Federal CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) list.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUAHI BISHOP ESTATE Preschool
Final Environmental Assessment

4.2.9.2 Solid Waste Disposal

Vegetation removed from property during the construction of the project will be chipped and disposed at a City and County approved landfill or waste-to-energy facility. Other construction material debris will be recycled or disposed in a similar manner. Solid waste generated during the operation of the projects will be collected and disposed of by the City and County, Department of Environmental Services, Refuse Division.

4.2.10 Public Services

4.2.10.1 Fire Protection

The Waimānalo Fire Station is located at 41-1301 Kalaniana'ole Highway, approximately one mile from the project site. There is an existing fire hydrant on 'Iluhole Street within the vicinity of the proposed Waimānalo Projects.

Potential Impacts and Mitigative Measures

There will be an occasional and unavoidable demand for fire protection services associated with the project. The applicant will advise the Fire Department of project implementation and phasing to permit adequate planning and advance notice of project completion. Existing levels of fire protection services and facilities are considered adequate to service the proposed project.

As part of the proposed project, the water transmission system and lines with adequate fire flow capacity and fire hydrants will be installed within the property, improving the fire fighting capabilities in the area. The roadways within the project are anticipated to fall within the Board of Water Supply jurisdiction and all related fire infrastructure will be designed to meet City standards. The design standards shall include the location of fire hydrants and minimum fire flow standards.

Access for emergency vehicles into the project site will be established in the circulation plan for the overall project. Roadways will be all-weather surfaces and will be designed to meet Department of Transportation Services standards.

4.2.10.2 Police Protection

The nearest Police Substation is located at 219 Ku'uilei Road in the neighboring community of Kailua.

Potential Impacts and Mitigative Measures

There will be an occasional and unavoidable demand for police protection services associated with the project, however, it is anticipated that the existing police service will not be adversely affected by the proposed development.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

4.2.10.3 Health Care Services

The Waimānalo Health Center provides primary patient care to adults, women, and children. The clinic is staffed with three physicians. Also within Waimānalo town is the 'Ohana Physicians Group consisting of three private medical offices. All facilities currently provide only out-patient care. The nearest hospital is Castle Medical Center in Kailua, located in Kailua and is 7 to 10 minutes from the project location by ambulance service. Ambulance service is available from the Waimānalo Fire Station.

Potential Impacts and Mitigative Measures

There will be an unavoidable and occasional need for emergency health care services. However, the proposed project will not have a long-term adverse impact on emergency medical services.

4.2.10.4 Schools

Schools which serve the project area include Blanche Pope Elementary, Waimānalo Elementary/Intermediate, Kailua High School, and Kaiser High School in Hawai'i Kai.

Potential Impacts and Mitigative Measures

The proposed projects will not generate new residents or introduce new school-aged children to the area. Construction of the new KSBE Preschool would make available to the DOE, classrooms currently being used by KSBE at Blanche Pope and Waimānalo Elementary Schools. Therefore, no demands will be placed on area DOE facilities.

4.2.10.5 Recreational Facilities

The project site is within walking distance to the Waimānalo Beach Park.

Potential Impacts and Mitigative Measures

The proposed projects will not generate new residents to the area. Therefore, no additional demand will be placed on area parks. The proposed project includes a new WHHA Community Center which provides some recreational opportunities.

4.2.10.6 Public Transit

The Kalaniana'ole Highway accommodates the City and County Bus System. A covered bus stop is located near the project site.

4.2.10.7 Proximity of Commercial and Other Services

There are a few existing commercial uses within walking distance to the project site. There is a Post Office located at 41-859 Kalaniana'ole Highway. The planned adjacent Kūpuna Housing development will also include commercial uses along Kalaniana'ole Highway.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

5.0

ALTERNATIVES TO THE PROPOSED ACTION

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

5.0 ALTERNATIVES TO THE PROPOSED ACTION

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), *the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts.* As such, several alternatives have been evaluated.

5.1 NO ACTION ALTERNATIVE

The no action alternative will not accomplish the desired goal of consolidating services to DHHL beneficiaries and other Native Hawaiians in one location where existing and planned homestead residential lots are and will be located. Without the project, the agencies and organizations who would locate at the project site, would continue to operate at their present locations (except for the WHHA Community Center, which would be completely displaced by the proposed OHA/DHHL Kūpuna Housing project). DHHL beneficiaries and other Native Hawaiians would need to continue to travel back and forth to receive services from WHHA, QLCC, and KSBE, thereby causing inefficiencies and possible delays.

5.2 ALTERNATIVE SITES

While there is a considerable amount of Hawaiian Home Lands, more than half of the acreage is undevelopable Forest Reserve. In DHHL Land Assessment Studies Phase 5 - Planning Assessment: Total Land Inventory (August 1993), a number of DHHL residential development projects were identified in the vicinity of the proposed project. The only other development site identified on DHHL lands that was not located in the project vicinity is the 60-unit Makapu'u Vista project near Kaupō Beach Park. While any location within DHHL lands is a possible alternative site, it is felt that the proposed project is centrally located to the bulk of existing and proposed Hawaiian Homestead residential development, and to Kalaniana'ole Highway, facilitating access by public transportation, car, walking or bicycling.

6.0

**DETERMINATION, FINDINGS AND
REASONS FOR SUPPORTING DETERMINATION**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

6.0 DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING DETERMINATION

To determine whether the proposed action may have a significant impact on the environment, every phase and expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the studies performed and research evaluated, a finding of no significant impact has been found as summarized in this section.

6.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- (1) **Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

The proposed projects are designed as one-story buildings and will not impact scenic views of the ocean or any ridge lines in the area. The visual character of the area will change from the current vacant land to a developed and landscaped public facility cluster. The plant and wildlife consist of exotic species; no natural resources requiring protection occur on the site. In addition, the subject property is located outside of the County's Special Management Area (SMA).

The property has been significantly altered in past quarrying activities. As such, the project should have "no effect" on historic resources. Should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phases of development, their treatment will be conducted in compliance with the requirements of the Department of Land and Natural Resources.

- (2) **Curtails the range of beneficial uses of the environment;**

The project site is a 4.9-acre property. The construction of these three permanent facilities will foreclose other uses, however, the proposed uses will be beneficial to the social environment of Waimānalo. The provision of the planned services at this location could be determined to be the highest and best use of the property since DHHL beneficiaries and other Native Hawaiians would benefit from the new facilities.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUAIHI BISHOP ESTATE Preschool
Final Environmental Assessment

- (3) **Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

- (4) **Substantially affects the economic or social welfare of the community or state;**

The new facilities and programs and services that will be provided as part of the project will positively affect the economic and social welfare of DHHL beneficiaries and other Native Hawaiians.

- (5) **Substantially affects public health;**

Impacts to public health may be temporarily affected by air, noise, and water quality impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive economic, social, and quality of life benefits associated with the project.

- (6) **Involves substantial secondary impacts, such as population changes or effects on public facilities;**

The projects are not anticipated to impact the population; however, it is anticipated that many families with young children who reside in Waimānalo will benefit from the new Queen Lili'uokalani facility and KSBE Preschool. The proposed WHHA Community Center will allow the continuation of existing programs that serve some of the social need of DHHL beneficiaries and other area residents.

The infrastructure demands on roads, and the water and drainage systems are minimal and can be accommodated by the existing systems. Possible solutions to the projects' impact to the sewer system are being discussed among the affected agencies. This project will proceed when a satisfactory resolution has been reached.

In addition, the construction and operation of the Waimānalo Project will generate new sources of direct and indirect revenue for individuals, the City and County of Honolulu, and the State of Hawai'i by providing construction employment opportunities, new jobs at the new QLCC facility and at the new KSBE Preschool. Indirect employment in a wide range of service-related industries will also be created from construction during project development.

- (7) **Involves a substantial degradation of environmental quality;**

The proposed development will utilize disturbed vacant land and is not expected to degrade environmental quality on-site or in the surrounding neighborhood. The property was previously extensively modified by sand quarrying activities and today lacks any significant natural resources. With development of the proposed project, plant communities are expected to improve through a program of landscaping which will utilize native plantings in greater abundance on the site.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

Appropriate best management practices will provide safeguards for protection of water quality during the short-term construction period.

- (8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;**

The Waimānalo Projects are a small but important element of DHHL's plans to convert a former quarry site into a planned residential community for its beneficiaries. Due to the degraded quality of the former quarry site, industrial use would have been suitable for the site, but the provision of new home lots and three social service-type facilities (WHHA, QLCC and KSBE) are seen as more beneficial to the environment and to DHHL beneficiaries.

- (9) Substantially affects a rare, threatened or endangered species or its habitat;**

Due to the highly degraded nature of the site (a former quarry), no threatened or endangered species occur on the property.

- (10) Detrimentially affects air or water quality or ambient noise levels;**

Any possible impact to near-shore ecosystems resulting from surface runoff, will be mitigated by the establishment of on-site detention during the construction phases of development. After development, detention areas will serve the same function to encourage recharge of the groundwater. Minimal impacts on air quality and noise are anticipated during construction, but will be limited by normal construction practices (i.e., mufflers, water wagons, construction during daylight hours only, etc.). BMPs will be implemented for water quality protection to the extent practicable.

- (11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

Development of the property is compatible with the above criteria since there are not environmentally sensitive areas associated with the project and the physical character of the site has been previously disturbed by past quarrying activities. As such, the property no longer reflects a "natural environment." Shoreline, valleys, or ridges will not be impacted by the development.

- (12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

Outstanding views of the Ko'olau Mountains are available from throughout the property. The low-rise single story design of the new buildings are not expected to impede these views.

- (13) Requires substantial energy consumption.**

Construction of the proposed project will not require substantial energy consumption relative to other similar projects. Design of the project will investigate energy saving design measures. Once

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

completed the new buildings are expected to consume energy (i.e., electricity and gas) similar to other developments.

6.2 DETERMINATION

On the basis of the above criteria, and the discussion of impacts and mitigative measures contained in this document, it is anticipated that the proposed projects will not have a significant effect on the environment.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

7.0 COMMENTS AND RESPONSES

The public comment period as required by Chapter 343, *Hawai'i Revised Statutes*, on the Draft EA resulted in the following responses from governmental agencies and community organizations. The comment letters and our responses are included in this section.

7.1 COMMENTS RECEIVED ON THE DRAFT EA

State of Hawai'i

Department of Land and Natural Resources - Historic Preservation Division
Office of Environmental Quality Control

City and County of Honolulu

Board of Water Supply
Department of Environmental Services
Department of Facility Maintenance
Department of Planning and Permitting
Department of Parks and Recreation

Community Organizations

Waimānalo Neighborhood Board No. 32

7.2 DRAFT EA COMMENT LETTERS AND THE APPLICANT'S RESPONSES

The following section includes letters which comment on the Draft EA and the Applicant's responses.

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhewa Building, Room 555
501 Kamohala Boulevard
Kapolei, Hawaii 96707

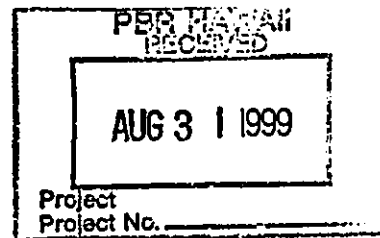
TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWELO

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

August 25, 1999

Ms. Linda Chinn
Acting Land Management Branch Manager
Department of Hawaiian Home Lands
State of Hawaii
P. O. Box 1879
Honolulu, Hawaii 96805



LOG NO: 24002 ✓
DOC NO: 9908EJ17

Dear Ms. Chinn:

**SUBJECT: Historic Preservation Review -- Draft Environmental Assessment for the Waimanalo Hawaiian Homes Association Queen Liliuokalani Children's Center
Waimanalo, Ko'olaupoko, O'ahu
TMK: 4-1-9:03**

Thank you for the opportunity to review the draft Environmental Assessment for the Waimanalo Hawaiian Homes Association Queen Liliuokalani Children's Center. We commented during the pre-assessment consultation phase that a review of our records shows that there are no known historic sites at the project location. Our comments that we believe that this project will have "no effect" on significant historic sites is summarized in Section 4.2.1 and is produced in it's entirety in Appendix A.

If you have any questions please call Elaine Jourdane at 692-8027.

Aloha,

Don Hibbard, Administrator
Historic Preservation Division

EJ:jk

c: ✓ Ms. Yukie Ohashi, PBR Hawaii, Pacific Tower, Suite 650, 1001 Bishop Street,
Honolulu, Hawaii 96813
Office of Environmental Quality Control 235 S. Beretania Street, Suite 702,
Honolulu, Hawaii 96813

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



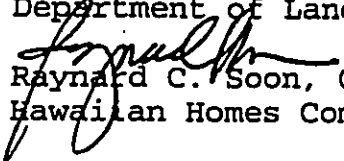
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

September 22, 1999

To: Don Hibbard, Administrator
Historic Preservation Division
Department of Land and Natural resources

From: 
Raynard C. Soon, Chairman
Hawaiian Homes Commission

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-08:03

Thank you for your letter of August 25, 1999 regarding the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association (WHHA) Community Center, Queen Liliuokalani Children's Center (QLCC) Office Facility, and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

Your assessment that the proposed undertaking will have "no effect" on significant historic sites is acknowledged.

We appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

August 30, 1999

Raynard Soon
Department of Hawaiian Home Lands
PO Box 1879
Honolulu, HI 96805

Attn: Linda Chinn

Dear Mr. Soon:

Subject: Draft environmental assessment (EA) for Waimanalo Projects

In order to reduce bulk and conserve paper, we recommend printing on both sides of the pages in the final document. In addition we have the following comments to offer:

1. Community Contacts: The EIS law requires the applicant to make a good-faith effort to notify neighbors, and interested and affected community groups of a proposed project. Please notify community groups other than the applicant organizations as well as neighbors or neighboring landowners about this project, allowing them sufficient time to review the draft EA and submit comments.
2. Sustainable Building Design: Please consider applying sustainable building techniques presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement.
3. Cumulative Impacts: Section 1.2 of the draft EA specifically mentions "future HHL residences ... [and] the proposed Waimanalo Kupuna Housing project" as adjacent planned facilities. The Environmental Impact Statement law requires that full disclosure of cumulative impacts be made on geographically-related projects. Provide a full analysis and discussion of these and any other projects in the area. The analysis should include cumulative impacts regarding storm

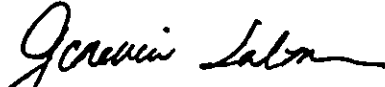
Raynard Soon
August 30, 1999
Page 2

runoff, wastewater, traffic and visual impacts.

4. Waimanalo Wastewater System: Section 2.6 notes that the Waimanalo Wastewater Treatment Plant is currently at capacity and that hook-up allocation for 44 dwelling units will be "borrowed" from Kupuna Housing for this project. Will this allocation be sufficient for the Waimanalo Projects? What is the anticipated completion date for the wastewater system upgrade or for the package sewer treatment plant? How much delay is anticipated in the Kupuna Housing implementation because of the lack of sewer connection?

If you have any questions call Nancy Heinrich at 586-4185.

Sincerely,


GENEVIEVE SALMONSON
Director

Enc.

c: Yukie Ohashi, PBR

BENJAMIN J. CAVETANO
GOVERNOR
STATE OF HAWAII



RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

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

September 22, 1999

To: Genevieve Salmonson, Director
Office of Environmental Quality Control

From: *[Signature]*
Raynard C. Soon, Chairman
Hawaiian Homes Commission

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-08:03

Thank you for your comments of August 30, 1999 regarding the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association (WHHA) Community Center, Queen Liliuokalani Children's Center (QLCC) Office Facility and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

We offer the following responses to your comments:

1. Community Contacts: The three projects which are proposed will positively serve a broad range of people in the Waimanalo community. Over the past few months, numerous individuals and organizations have been contacted as noted in the Final EA.
2. Sustainable Building Design: The sustainable building techniques as presented in the OEQC's Guidelines for Sustainable Building Design in Hawaii have been reviewed by the project's teams. The techniques that are relevant and may be implemented are described in the Final EA.
3. Cumulative Impacts: We are unclear about this comment and the extent of analysis being required by you. In order not to segment the three proposed projects planned on this 4.9-acre parcel, we have made a concerted effort to fully describe all three projects. We note that the planned adjacent Kupuna Housing Project and the Hawaiian Home Lands

Ms. Genevieve Salmonson, Director
September 22, 1999
Page 2

subdivision[s] have been disclosed in their own environmental assessment report, pursuant to Chapter 343, HRS, as amended, and Finding of No Significant Impact (FONSI) determinations have been issued. We are anticipating that a FONSI will be issued for the Waimanalo Projects

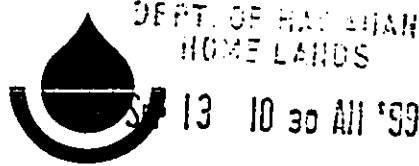
4. Waimanalo Wastewater System: The issues regarding the Waimanalo Wastewater Treatment Plant are still unresolved at this time. The three projects are presently further analyzing their requirements to determine the number of credits they will need to borrow from the Kupuna Housing Project. The Kupuna Housing Project, in addition to other options, is considering a package sewer treatment plant, which will be sized to include the three Waimanalo projects as well. We are unable to provide you with the specific responses you are requesting at this time.

We appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843



September 8, 1999

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
CHARLES A. STED, Vice Chairman
JAN M.L.Y. AMII
HERBERT S.K. KAOPUA, SR.
BARBARA KIM STANTON

KAZU HAYASHIDA, Ex-Officio
ROSS S. SASAMURA, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer

Ms. Linda Chinn
Acting Land Management Branch Manager
Department of Hawaiian Home Lands
State of Hawaii
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

Subject: Your Transmittal of August 13, 1999 of the Draft Environmental Assessment Regarding the Proposed Waimanalo Projects, Waimanalo, Oahu, TMK: 4-1-9: 03

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Waimanalo Projects: Waimanalo Hawaiian Homes Association (Community Center), Queen Liliuokalani Children's Center (Office Building), and Kamehameha Schools Bishop Estate (Preschool).

We have the following comments to offer:


1. The existing water system is presently adequate to accommodate the proposed projects in Waimanalo.
2. There are no existing water services to the proposed project area.
3. The applicant will be required to obtain a water allocation from the Department of Hawaiian Home Lands.
4. The availability of water will be confirmed when the building permit applications are submitted for our review and approval. If the development plan requires action by the City Department of Planning and Permitting, it should be approved by that department before we take action on the proposed development. When water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

Ms. Linda Chinn
September 8, 1999
Page 2

6. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
7. The proposed projects are subject to the Board of Water Supply cross-connection control requirements prior to the issuance of the building permit applications.

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

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Office of Environmental Quality Control

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



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

RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

September 22, 1999

Mr. Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96813

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-8:03

Dear Mr. Jamile:

Thank you for your comments of September 8, 1999 regarding the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association Community Center (WHHA), Queen Liliuokalani Children's Center (QLCC) Office Facility, and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

We offer the following responses to your comments:

1. We acknowledge your statement that the existing water system is presently adequate to accommodate the three proposed Waimanalo projects.
2. The next phase of study for each of the three projects will include detailed design for all infrastructure needs including water services to the project site.
3. DHHL will work with each of the three applicants/lessees for their required water allocation.
4. We understand that the availability of water will be confirmed when the building permit applications are submitted for your review and approval or at the time when the Department of Planning and Permitting takes any required action on the proposed projects, if such action is required. We acknowledge that when water is made available, the

Mr. Clifford S. Jamile, Manager and Chief Engineer
September 22, 1999
Page 2


applicants will be required to pay your Water System Facilities Charges for transmission and daily storage.

5. The on-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
6. The construction drawings showing the installation of any three-inch or larger meter will be submitted for your review and approval.
7. We acknowledge that the proposed projects are subject to the Board of water Supply cross-connection control requirements prior to the issuance of the building permit applications.

We appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

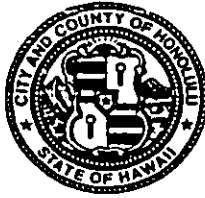
Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

Aloha,



Raymond C. Soon, Chairman
Hawaiian Homes Commission

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 527-6663 • FAX: (808) 527-6675



JEREMY HARRIS
Mayor

KENNETH E. SPRAGUE, P.E., Ph.D.
Director

BARRY FUKUNAGA
Deputy Director

ENV 99-97

AUG 23 1999

Ms. Linda Chinn
Acting Land Management Branch Chief
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96813

Dear Ms. Chinn:

Subject: Draft Environmental Assessment (DEA)
Waimanalo Projects
TMK: 4-1-8: 03

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

1. During construction, employ best management practices to control and reduce discharge of pollutants.
2. Divert surface runoff from the parking lot to landscaped area or water quality inlets.

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

Sincerely,

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

KENNETH E. SPRAGUE
Director

cc: OEQC
PBR Hawaii - Ms. Yukie Ohashi ✓

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



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

RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

September 22, 1999

Mr. Kenneth E. Sprague, Director
Department of Environmental Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-08:03

Dear Mr. Sprague:

Thank you for your letter of August 23, 1999 regarding the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association (WHHA) Community Center, Queen Liliuokalani Children's Center (QLCC) Office Facility, and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

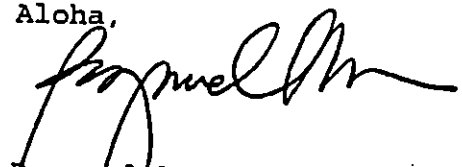
We offer the following responses to your comments:

1. To reduce and control discharge of pollutants, best management practices (BMPs) will be employed during construction.
2. The site design for the proposed projects will consider diverting storm runoff from the parking lots to landscaped areas or water quality inlets.

We appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

Aloha,


Raynard C. Soon, Chairman
Hawaiian Homes Commission



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

RECEIVED
DEPARTMENT OF
FACILITY MAINTENANCE
AUG 13 1 13 PM '99

DEPT. OF HAWAIIAN
HOME LANDS
AUG 18 10 02 AM '99

August 13, 1999

Dear Participant:

Attached for your review is a Draft Environmental Assessment (EA) which was prepared pursuant to the EIS Law (Hawaii Revised Statutes, Chapter 343) and the EIS rules (Administrative Rules, Title 11, Chapter 200).

Title of Project: Waimanalo Projects:
Waimanalo Hawaiian Homes Association - Community Center
Queen Liliuokalani Children's Center - New Facility
Kamehameha Schools Bishop Estate - Preschool

Location: Island: Oahu District: Koolau Poko

Tax Map Keys: 4-1-9: 03

Agency Action: X **Applicant Action:**

Your comments must be received or postmarked by September 22, 1999.

Please address your comments to Ms. Linda Chinn, Acting Land Management Branch Manager

Applicant: Department of Hawaiian Home Lands
State of Hawaii
PO Box 1879
Honolulu, Hawaii 96805

From: August 16, 1999
We do not have any comments.
If you have any questions,
please call Laverne Higa at
527-6246.

Copies of the Comments Should be sent to OEQC and the following:

Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawaii 96813

Ross S. Sasandra
Director and Chief Engineer
City Department of Facility
Maintenance

Approving Agency: Department of Hawaiian Home Lands
PO Box 1879
Honolulu, Hawaii 96805

Contact: Ms. Linda Chinn Phone: 587-6432

Consultant: PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Contact: Ms. Yukie Ohashi Phone: 521-5631

Thank you for participating in the environmental assessment review process.

HONOLULU OFFICE
1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813
TELEPHONE: (808) 521-5631 FAX: (808) 523-1402 E-MAIL: pbrhi@aloha.net

WAILUKU OFFICE
2123 KAOHU STREET, WAILUKU, HAWAII 96793-2204
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE
101 AUPUNI STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-4989

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



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

RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

September 22, 1999

Mr. Ross S. Sasahara, Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-08:03

Dear Mr. Sasahara:

Thank you for your statement of August 16, 1999 regarding the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association (WHHA) Community Center, Queen Liliuokalani Children's Center (QLCC) Office Facility, and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

We acknowledge that you do not have any comments and appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

Aloha,

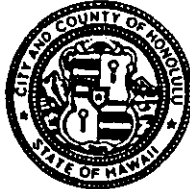

Raynard C. Soon, Chairman
Hawaiian Homes Commission

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743

SEP 2 1 1999

JEREMY HARRIS
MAYOR



JAN NADE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

September 20, 1999

1999/CLOG-5360(jl)
1999 EA Comments Zone 4

Ms. Linda Chinn
Acting Land Management Branch Manager
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

Draft Environmental Assessment (EA)
Waimanalo Projects
Off Ilauhole Street - Waimanalo
Tax Map Key 4-1-008: 003

We have reviewed the Draft EA regarding the above project received on August 13, 1999, and our comments are as follows:

1. It is unclear as to whether the parcel will be subdivided for each project.
2. Page 12, Figure 5, Master Plan. Consideration should be given to revising the proposed parking and on-site vehicular circulation plan so that vehicular traffic can move freely among all three proposed facilities, and parking can be used in a cooperative fashion.
3. Page 14. The DEA notes that the Waimanalo Hawaiian Homes Association (WHHA) may expand its program offerings to include a preschool operation. The FEA should clarify if the WHHA preschool operation would be separate from the KSBE preschool and, if so, why.
4. Page 14, Sec. 2.2.3. The FEA should provide a description of the Halau building.
5. Page 18, Figure 6C. A text or graphic scale should be provided.


Ms. Linda Chinn
Page 2
September 20, 1999

6. Page 20, Table 1. The table should provide identification of what is included in each of the three WHHA phases, or should refer to a textual description of those phases.
7. Page 21. The projects will require a State Special Use Permit (SUP) rather than a Special Permit.
8. Page 21, Sec. 3.1. The FEA should clarify that the General Plan and the Koolaupoko Development Plan Land Use Map are separate documents with different purposes. This clarification may require reconsideration of the conclusion reached in the last sentence of this paragraph, with regard to consistency with DPLUM designations and General Plan goals and objectives. It may also be useful for the FEA to note the policies proposed by the current draft (June 1999) of the Koolaupoko Sustainable Communities Plan, although those proposals have not yet been adopted.
9. Page 21, Sec. 3.1. If WHHA expands its programs to offer a preschool operation separate from the KSBE proposal, a portion of its facility may also be considered a day-care facility.
10. Page 27. Table 2 should reflect a State Special Use Permit (SUP) in column 2. Day-care facilities require a Conditional Use Permit - Minor.
11. Page 37, Sec. 4.2.2. The FEA should provide a citation for the Traffic Assessment report prepared by Julian Ng. The table numbers are referenced incorrectly.
12. Page 45, Sec. 4.2.5. The FEA should clarify the distinction between employment related to "agricultural related activities" and that related to "farming."
13. Page 50, Sec. 4.2.10.7. The FEA should also note the proposal to include commercial uses within the adjacent DHHL/OHA Kupuna project.
14. The applicant should submit a sewer connection application form and an accompanying letter from the Department of Hawaiian Home Lands for the transfer of sewage capacity from the Kupuna Housing Project to the Waimanalo Projects.

Ms. Linda Chinn
Page 3
September 20, 1999

Thank you for the opportunity to comment on the DEA. If you have any questions, please contact Jeff Lee of our staff at 527-6274.

Very truly yours,


for JAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:lg
cc: ✓ Ms. Yukie Ohashi, PBR Hawaii
Office of Environmental Quality Control

DN7339

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

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

September 22, 1999

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-08:03,

Dear Ms. Sullivan:

Thank you for your comments of September 20, 1999 regarding the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association Community Center (WHHA), Queen Liliuokalani Children's Center (QLCC) Office Facility, and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

We offer the following responses to your comments:

1. DHHL has executed long-term formal agreements (General Lease or License Agreements) with WHHA, QLCC, and KSBE for the use of our lands. Individual metes and bounds surveys have been completed; however, the parcels will not be subdivided.
2. The site plan shown in Figure 12 includes a shared driveway between the QLCC and WHHA sites thus allowing vehicular traffic to freely move through the two parcels. Although consideration was made to also connect the KSBE Preschool site, it has been decided that a separate driveway and parking area would provide greater safety and better serves the young children and their families.
3. The Final Environmental Assessment (FEA) will clarify that the possibility of an Aha Punana Leo Preschool at the WHHA Community Center would be an immersion school and instruction would be based on use of the Hawaiian language.

Ms. Jan Naoe Sullivan, Director
September 22, 1999
Page 2

Whereas, the KSBE preschool program is an English language based curriculum.

4. The FEA will describe the WHHA Community Center Halau Building as an indoor gathering open meeting room. There will be no kitchen or bathrooms, which would be served from separate buildings, dedicated to those uses.
5. Figure 6C will be revised to include a graphic scale.
6. The WHHA Community Center construction phases include 1) Toilet Building, parking, and open space outdoor luau area, 2) Kitchen Building, and more parking, and 3) Halau Building. This will be described in the FEA.
7. A correction that a State Special Use Permit would be required will be made in the FEA.
8. Clarification on the General Plan and the Koolaupoko Development Plan will be made in the FEA. In addition the relevance of the proposed draft Koolaupoko Sustainable Communities Plan will be acknowledged.
9. It is correct that should the Aha Punana Leo program elect to operate an immersion preschool at the WHHA Community Center in the future, a portion of the facility would then be considered a preschool.
10. The appropriate corrections will be made in Table 2 of the FEA regarding the required permits for the various proposed facilities.
11. Section 4.2.2 Traffic and Circulation was prepared for the EA by Julian Ng. Appropriate citation will be made in the FEA.
12. The FEA will be clarified to include "farming" as inclusive in "agricultural related activities".
13. The Kupuna Housing Project includes commercial uses. This will be stated in the FEA.


Ms. Jan Naoe Sullivan, Director
September 22, 1999
Page 3

14. As each of the Waimanalo Projects begins the Design Phase, specific details for wastewater management will be analyzed. Each of the three projects will submit a sewer connection application form accompanied by a letter from DHHL to transfer the sewage capacity from the Kupuna Housing Project to the Waimanalo Projects.

We appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

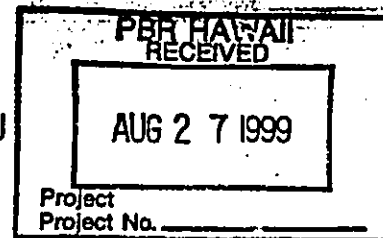
Aloha,



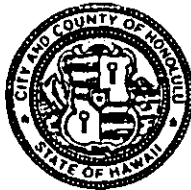
Raymond C. Soon, Chairman
Hawaiian Homes Commission

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4182 • FAX: 523-4054



JEREMY HARRIS
MAYOR



WILLIAM D. BALFOUR, JR.
DIRECTOR

MICHAEL T. AMI
DEPUTY DIRECTOR

August 24, 1999

Ms. Linda Chinn
Acting Land Management Branch Manager
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

Re: Waimanalo Projects (Draft Environmental Assessment):
Waimanalo Hawaiian Homes Association - Community Center
Queen Liliuokalani Children's Center - New Facility
Kamehameha Schools Bishop Estate - Preschool

We have reviewed the above-referenced document and concur with its findings that the projects will have no impact upon City recreation facilities or programs in the Waimanalo area.

Thank you for the opportunity to review and comment on the Draft Environmental Assessment. Should you need further information, please contact Mr. Wilfred Ho, Windward Oahu District Manager, at 233-7300.

WILLIAM D. BALFOUR, JR.
Director

WDB:cu
(99-2094GT)

cc: Office of Environmental Quality Control
✓ Ms. Yukie Ohashi, PBR Hawaii

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



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

RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

September 22, 1999

Mr. William D. Balfour, Jr., Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, Hawaii 96813

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-08:03

Dear Mr. Balfour:

Thank you for your comments of August 24, 1999 regarding the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association (WHHA) Community Center, Queen Liliuokalani Children's Center (QLCC) Office Facility, and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

Your finding that the proposed projects will have no impact upon City recreation facilities or programs in the Waimanalo area is acknowledged.

We appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

Aloha,

A handwritten signature in black ink, appearing to read "Raynard C. Soon".

Raynard C. Soon, Chairman
Hawaiian Homes Commission



WAIMANALO NEIGHBORHOOD BOARD NO. 32

c/o NEIGHBORHOOD COMMISSION • CITY HALL, ROOM 400 • HONOLULU, HAWAII 96813

DEPT. OF HAWAIIAN
HOME LANDS

SEP 15 9 05 AM '99

September 13, 1999

Ms. Linda Chinn
Department of Hawaiian Home Lands
PO Box 1879
Honolulu, HI 96805

RE: Waimanalo Projects, Draft Environmental Assessment

Dear Ms. Chinn:

The Waimanalo Neighborhood Board has considered the draft environmental assessment of the Waimanalo Projects and fully agrees the projects will provide necessary services to the community. We are pleased to have this project considered in a community where four percent of the residents qualify for free school supplies. Over 400 of Waimanalo's children, in a population base of 10,000, received free school supplies through a program of the Waimanalo Health Center.

In this respect the Waimanalo Neighborhood Board offers the following comments regarding wastewater and socio-economic concerns raised in the DEA:

WASTEWATER CONCERNS

In light of the current economic situation in the State of Hawaii, the Legislature failed to pass a funding bill for the proposed improvements at the Waimanalo Wastewater Treatment Plant. We note that the projected effluent volume of the combined Projects is 2,830 gallons per day of effluent (pg. 48). We suggest a subsurface graywater reuse system be incorporated into the design of the Projects. Graywater systems in use in other areas have reduced effluent volumes to treatment plants by 60 to 80 percent and lessened the consumption of potable water for landscape irrigation. Your investigation into this suggestion could discover the means and method whereby the Projects and the stalled Kupuna Housing Project could be commenced without the need for an immediate sewer plant upgrade. If 1,000 gallons per day of water were saved of the estimated 7,560 gpd received by the site, the water bill for the Project would be reduced by about \$66.00 per month.

RECEIVED
LAND MANAGEMENT
DIVISION
SEP 15 11 09 AM '99



Oahu's Neighborhood Board System - Established 1973

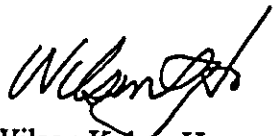
In support of a subsurface graywater reuse system we believe the calcareous and porous nature of the coral in the old Waimanalo quarry would assist in the absorption and discharging of non-fecal wastewater from showers, sinks, and washing machines without risking additional nutrient contamination of the ground water in the area. The use of graywater appears permissible as the Board of Water Supply "No Pass" line is approximately 1/2 mile upslope from the Projects site. The nature of the ground and recent groundwater testing in the beachlots area indicates that additional "clean" groundwater may assist in lowering the high nitrogen levels that were discovered (as high as 42 mg/l, Hoover, 1997) and as yet remain unexplained. The nearest drinking water well (currently used as a monitoring well) is 3/4 mile upslope, at an elevation of 240', and is not at risk of contamination.

SOCIO-ECONOMIC IMPACTS

Waimanalo is known to have larger households than most other areas according to the 1990 census published by DBET. The larger number of persons providing income to a family raises the per capita family income when in reality there are more individuals receiving state assistance or living at or near poverty levels in Waimanalo than in other areas. Your Waimanalo Projects may be able to provide a greater level of temporary employment during the construction for the residents of Waimanalo. We ask that the contract awarded for the construction of the Projects include a covenant requiring the contractor to hire for this job from an on-site location.

Again, we in Waimanalo recognize the need for the Projects and feel the Projects are a good fit with our environment. We, through our review of the Draft EA, provide the above suggestions as a means to get the Projects started without waiting for sewage upgrades and for providing employment and a greater sense of community for our neighbors.

Sincerely and with Aloha;



Wilson Kekoa Ho
Chairman

cc: OEQC

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

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

September 22, 1999

Mr. Wilson Kekoa Ho, Chairman
Waimanalo Neighborhood No. 32
c/o Neighborhood Commission
City Hall, Room 400
530 S. King Street
Honolulu, HI 96813

Subject: Response to Comments on the Waimanalo Projects Draft
Environmental Assessment (EA), Waimanalo, Oahu, Hawaii
Tax Map Key No. (1) 4-1-08:03

Dear Mr. Ho:

Thank you for your letter dated September 13, 1999 regarding your review of the Draft EA for the Waimanalo Projects: Waimanalo Hawaiian Homes Association (WHHA) Community Center, Queen Liliuokalani Children's Center (QLCC) Office Facility, and Kamehameha Schools Bernice Pauahi Bishop Estate (KSBE) Preschool.

We acknowledge the Neighborhood Board's support for the Waimanalo Projects and we offer the following responses to your comments.

Wastewater Concerns: The three proposed Waimanalo Projects are anticipating utilizing sewer hook-up credits allocated to the planned Kupuna Housing Project. The total allocation of credits to the Kupuna project is inadequate for its completion. In addition to other options, the Kupuna Housing Project is considering a package sewer treatment plant, which will be sized to include the three Waimanalo projects as well. It makes sense to assign the available credits to the three proposed Waimanalo Projects so that they are not delayed and can begin to benefit the Waimanalo community. Our analyses will include the use of a gray water system as you have suggested.

Socio-Economic Impacts: We recognize the conditions that many families in the community face. The state laws for the procurement of services require guidelines for hiring contractors

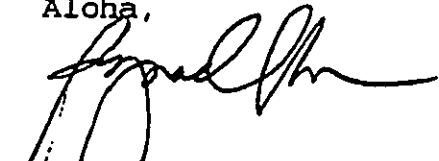
Mr. Wilson Kekoa Ho, Chairman
September 22, 1999
Page 2

and consultants. We would encourage that members within the community with specific services to provide notify DHHL so that they may be notified through the Request for Proposals process.

We appreciate your efforts in reviewing and commenting on the Draft EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions, please call Linda Chinn, Acting Land Management Branch Manager, at 587-6432.

Aloha,



Raynard C. Soon, Chairman
Hawaiian Homes Commission

8.0

REFERENCES

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

8.0 REFERENCES

- Akinaka & Associates, Ltd., *Environmental Assessment Notice of Determination of Negative Declaration, Waimānalo Residence Lots, Unit 8*. 1989.
- Akinaka & Associates, Ltd., *Environmental Assessment for Waimānalo Residence Lots, Unit 9*. 1995.
- Baker, H.L. et al. *Detailed Land Classification, Island of Hawai'i*. L.S. Land Study Bureau, University of Hawai'i, 1965.
- El-Kadi, A.I., R. Fujioka, D.J. Hoover, T.M. Unutoa. *Assessment of Nitrogen and Microbial Contributions of Waimānalo "Beach Lot" Cesspool Systems to Groundwater*. 1997.
- Envirosearch International, *Phase One Environmental Assessment at Nakini Street and Kalaniana'ole Highway, Waimānalo, O'ahu, Hawai'i*. 1995.
- Group 70 International, *Site Assessment and Feasibility Reports, Kalāwahine, Moreira Dairy Farm and Waimānalo, O'ahu, Hawai'i*. 1993.
- Honolulu, City and County, Department of General Planning. *General Plan: Objectives and Policies*. Honolulu, Hawai'i. 1992.
- Hawai'i Pacific Engineers. *Final Supplemental Environmental Impact Statement, Waimānalo Wastewater Facilities Plan, Ko'olaupoko, O'ahu, Hawai'i, Honolulu, Hawai'i*. 1998.
- Hawai'i State Department of Agriculture. *Agricultural Lands of Importance to the State of Hawai'i*. Honolulu, Hawai'i. 1977.
- Juvik, S. & J. Juvik, eds. *Atlas of Hawai'i*. 2nd edition. Honolulu: University of Hawai'i Press, 1998.
- Okaneku, R. *Traffic Assessment, Waimānalo Kūpuna Housing Project*. Honolulu, Hawai'i. 1997.
- Ng, Julian. "Traffic Assessment for Waimānalo Projects" (in *Waimanalo Projects Draft Environmental Assessment*). Kāne'ohe, Hawai'i. 1999.
- PBR HAWAII for Department of Hawaiian Home Lands. *Hawaiian Home Lands: Land Assessment Studies Phase 5 - Planning Assessment: Total Land Inventory*. 1995.
- PBR HAWAII. *Waimānalo Kupuna Housing Final Environmental Assessment*. Honolulu, HI. 1998.
- R.M. Towill Corporation., *Waimānalo Kūpuna Housing Project, Civil Engineering Preliminary Report*. 1997.
- United States Department of Agriculture Soil Conservation Service. *Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i*, 1972.

WAIMĀNALO HAWAIIAN HOMES ASSOCIATION Community Center
QUEEN LILI'UOKALANI CHILDREN'S CENTER Meeting Facility
KAMEHAMEHA SCHOOLS BERNICE PAUHI BISHOP ESTATE Preschool
Final Environmental Assessment

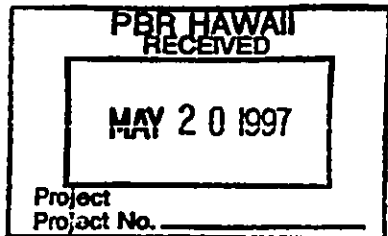
United States Department of Commerce, Bureau of the Census. *1990 Census of Population and Housing, Hawai'i SSEHC. CHP-5-13.* Washington, D.C., 1992a.

United States Department of Commerce, Bureau of the Census. *1990 Census of Population and Housing, Summary Tape File 3-A: Alaska, Hawai'i, Oregon. CD90-3A-02.* Washington, D.C., 1992b.

Job18\1890.01\FEA2.wpd

APPENDIX A

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

DEPUTIES

Gilbert Coloma-Agaran

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND MANAGEMENT

STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

May 14, 1997

Vincent Shigekuni
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813-3429

LOG NO: 19485 ✓
DOC NO: 9705EJ12

Dear Mr. Shigekuni:

**SUBJECT: Historic Preservation Review -- Proposed Department of Hawaiian
Homelands Pre-School at Waimanalo, Oahu
Waimanalo, Ko'olaupoko, O'ahu
TMK: 4-1-8:03, 4-1-19:32**

Thank you for the opportunity to review this project. A review of our records shows that there are no known historic sites at the project location. The 2.0 acre site is situated within the previously graded Waimanalo gravel pit/quarry site, making it unlikely that historic sites remain. Therefore, we believe that this project will have "no effect" on significant historic sites.

If you have any questions please call Elaine Jourdane at 587-0015.

Aloha,

Don Hibbard, Administrator
Historic Preservation Division

EJ:jk