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STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

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January 23, 2003

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson,

RE: Finding of No Significant Impact (FONSI) for Kamuela Senior Housing Project,
TMK (3) 6-4-1: por. of 41, Waimea, South Kohala, Hawaii

The Housing and Community Development Corporation of Hawaii has reviewed the comments received during the 30-day public comment period which began on November 23, 2002. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the February 8, 2003, OEQC Environmental Notice. ✓

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Dean Sakata at 587-0576, Lloyd Fukuoka at 587-0579, or Lisa Wond at 587-0569 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Hall".

Robert J. Hall
Acting Executive Director

Enc.

c: Brian T. Nishimura, Planning Consultant, 101 Aupuni Street,
Suite 217, Hilo, Hawaii, 96720
Keith Kato, Hawaii Island Community Development Corporation
99 Aupuni Street, Suite 104, Hilo, Hawaii, 96720

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**FINAL ENVIRONMENTAL ASSESSMENT AND
FINDING OF NO SIGNIFICANT IMPACT**

KAMUELA SENIOR HOUSING PROJECT

Waimea, South Kohala, Hawaii

JANUARY, 2003

PREPARED FOR:
HAWAII ISLAND COMMUNITY DEVELOPMENT CORPORATION

99 AUPUNI STREET
SUITE 104
HILO, HAWAII 96720

PREPARED BY:
BRIAN T. NISHIMIJRA, PLANNING CONSULTANT

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1. INTRODUCTION

1.1 Purpose

The Hawaii Island Community Development Corporation (HICDC) is proposing to develop the Kamuela Senior Housing Project for low-income elderly residents in Waimea, South Kohala, Hawaii. The HICDC plans to utilize funding from the United States Department of Agriculture (USDA) Rural Development (RD) Rural Rental Housing Program (Section 515), the United States Department of Housing and Urban Development's (HUD) Home Investment Partnerships Program (HOME), the Low Income Housing Tax Credit Program, and the State Rental Assistance Revolving Fund administered by the Housing and Community Development Corporation of Hawaii (HCDCH). The use of federal funds triggers the requirements for an Environmental Assessment (EA) in accordance with Federal Regulations 24 CFR Part 58. In addition, the use of State funds triggers the environmental review process required by Chapter 343, HRS.

1.2 Identification of Applicant

Mr. Keith H. Kato is the Executive Director of the Hawaii Island Community Development Corporation, a Hawaii nonprofit corporation, doing business at 99 Aupuni Street, Suite 104, Hilo, Hawaii 96720.

1.3 Identification of Approving Agency and Responsible Entity

In accordance with Chapter 343, HRS, the HCDCH is the appropriate accepting authority of the Environmental Assessment since the applicant has applied for a construction loan from the Rental Assistance Revolving Fund and tax credits from the Low Income Housing Tax Credit Program. In addition, both the USDA Rural Development Office and the County of Hawaii have responsibilities to carry out the federal environmental review requirements of CFR 24 Part 58.

1.4 Technical Description

The Hawaii Island Community Development Corporation (HICDC) is proposing to develop the Kamuela Senior Housing Project for low income elderly residents on approximately 2.1 acres of land in Waimea, South Kohala, Hawaii, Tax Map Key No. (3) 6-4-1: por. of 41. The property is located on the north side of Mamalahoa Highway across from Don's Pake Kitchen, approximately 2,400 feet east of the Mamalahoa Highway - Kamamalu Street intersection. (See Figure 1 – Kamuela Senior Housing Location Map) The proposed low-income senior project will utilize 8 lots within a 20-lot residential subdivision which received final subdivision approval on June 12, 2002. (See Figure 2 - Subdivision Map) The project site is relatively flat and is well suited for construction in compliance with accessibility requirements contained in Section 504 of the Rehabilitation Act. The proposed senior housing project will be built as three and four-plex units with a visual appearance similar to larger single family dwellings as

FIGURE - 1
 KAMUELA SENIOR HOUSING
 LOCATION MAP

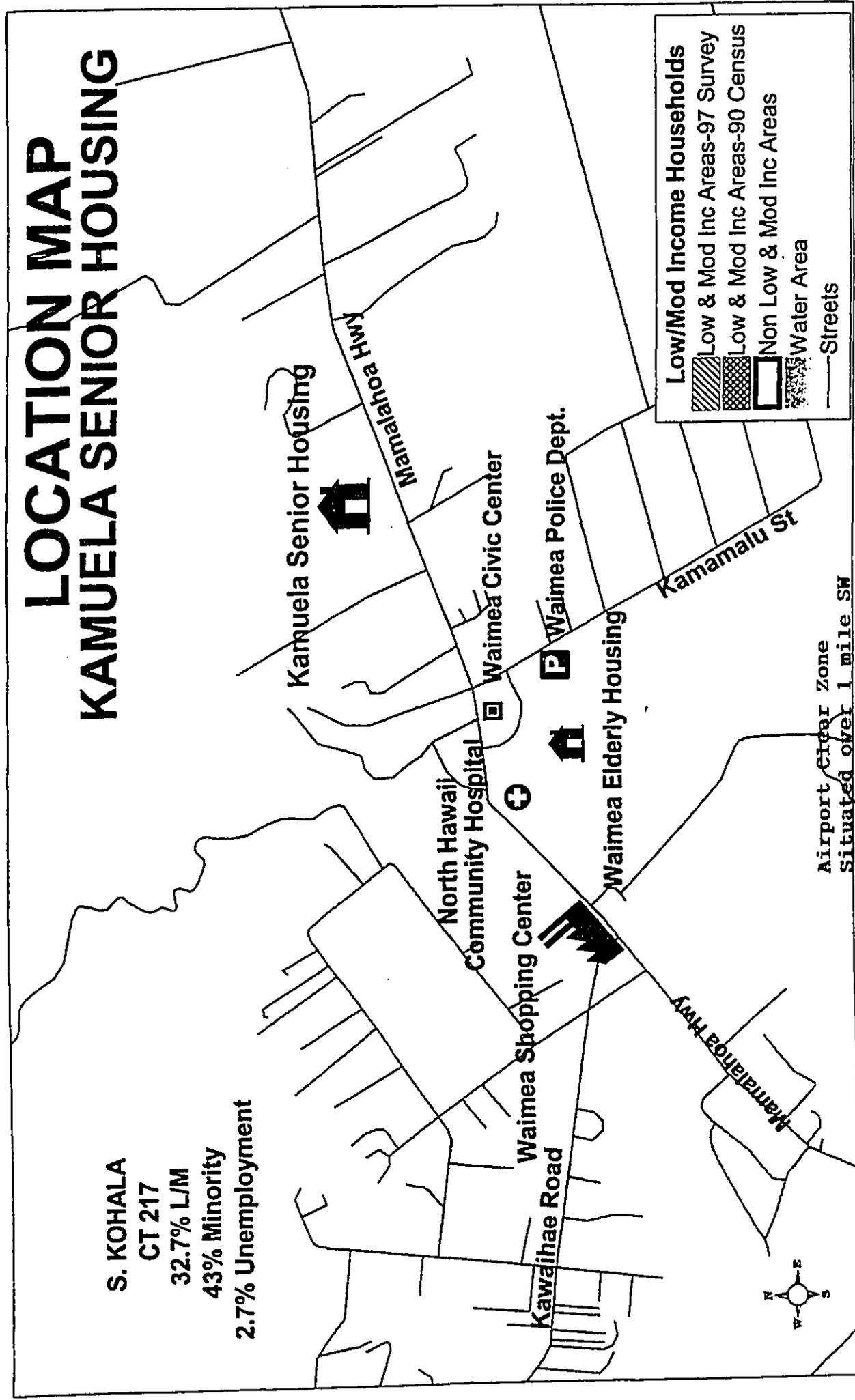


FIGURE - 2
SUBDIVISION MAP

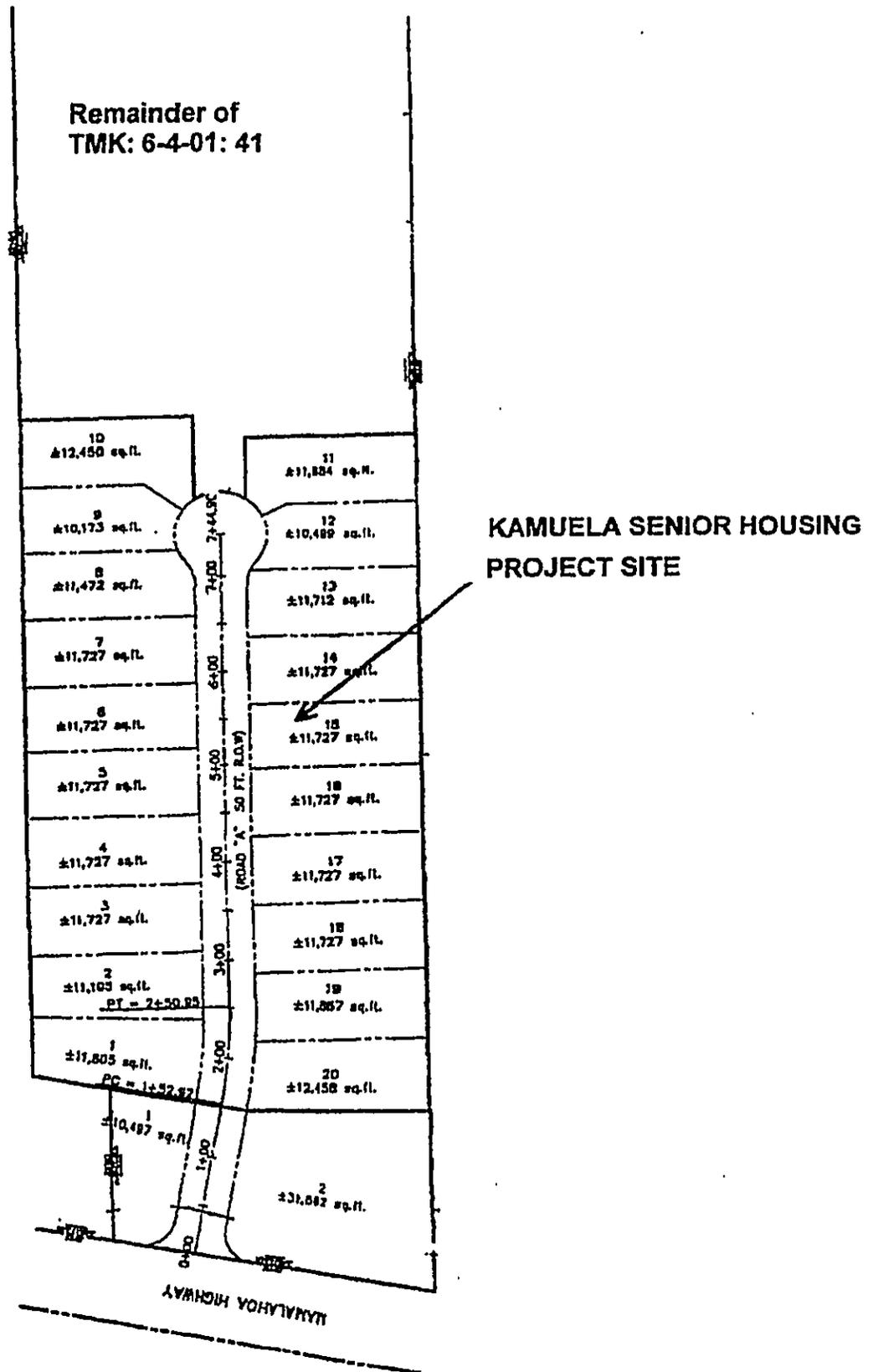
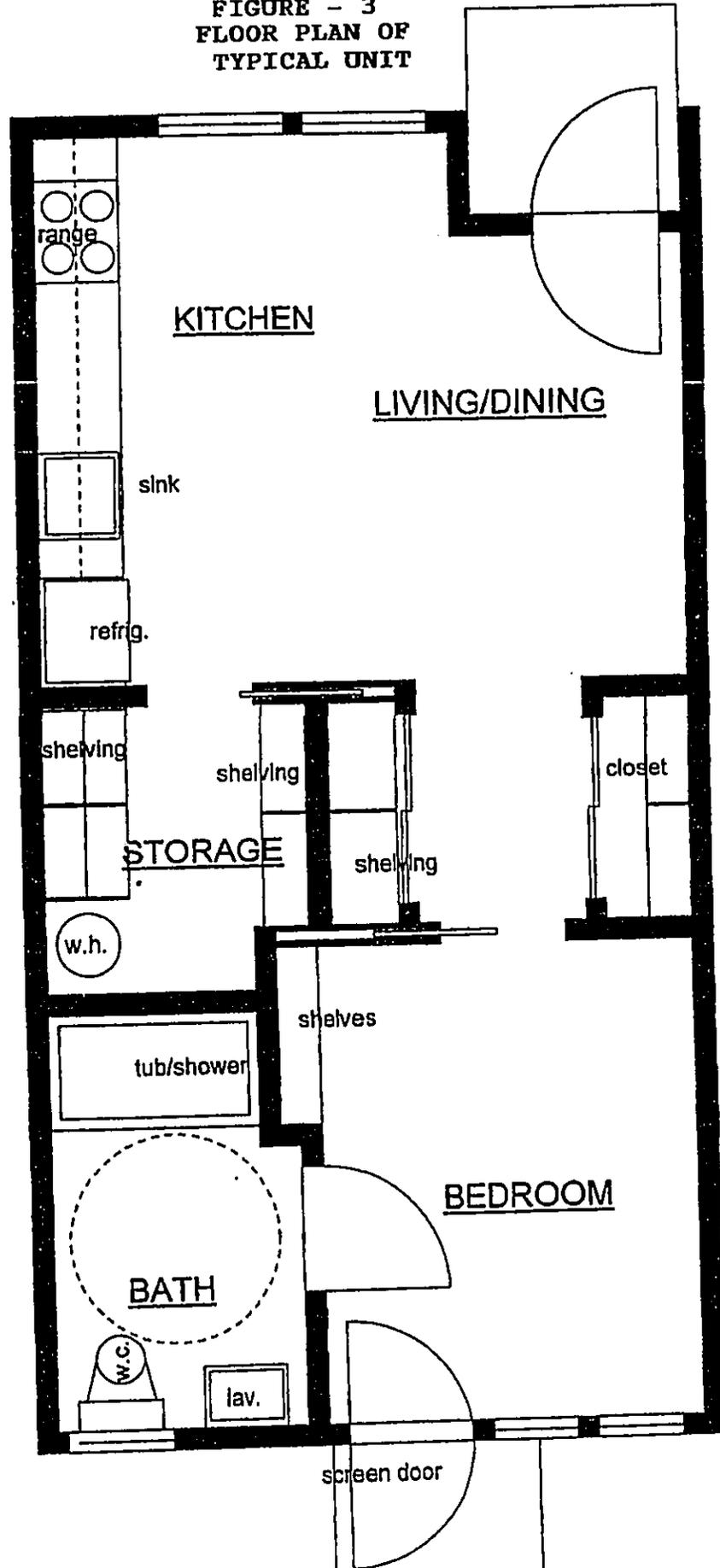


FIGURE - 3
FLOOR PLAN OF
TYPICAL UNIT



PUUKAPU ELDERLY HOUSING
FLOOR PLAN of TYPICAL UNIT (512 s.f.)
scale 1/4"=1'

Odo/McCarty Architects Limited

compared to the typical apartment style complex. The 32-unit project will consist of thirty-one 1-bedroom, 1-bath, and handicap accessible units with three basic floor plans consisting of 512, 527, and 576 square feet of living area and one 2-bedroom, 1-bath managers unit. (Please see Figure 3 - Floor Plan of Typical Unit) The project will include a common area gathering place, laundry facilities, parking and landscaping.

Access to the project will be from an interior subdivision roadway providing access to adjoining residential lots and connecting to the Mamalahoa Highway. All necessary utilities and improvements including electricity, roads and water system serve the area. Sewage disposal will be handled by on-site septic systems meeting with the approval of the Department of Health.

Thirty-one units will be targeted to families earning 40% or below the adjusted median gross income (AMGI). Monthly rents for these tenants will not exceed 30 percent of the household income for residents whose income is at or below 40% AMGI. Construction for the proposed project is expected to begin in March 2003, and be completed in March 2004. The total project cost is estimated at approximately \$4.9 million.

1.5 Project Background

1.5.1 Need for the Project

Nearly 60% of the elderly population living in West Hawaii had annual incomes of less than \$20,000. Hundreds of these elderly individuals and families are paying more than 30% of their gross income for housing costs. These individuals and two person elderly households represent the target market for the proposed elderly housing project in Waimea.

Market rents in West Hawaii greatly exceed the maximum rent guidelines for the low and moderate income elderly residents of the area. However, the current inventory of elderly housing units in West Hawaii represents a mere 0.8 of one percent of the total West Hawaii housing inventory.

The lease up experience of three recent elderly housing projects in West Hawaii clearly indicates that there is excess demand for subsidized elderly housing projects in the region. The Hualalai Elderly housing project built in 1998, the Waimea Elderly housing project built in 1996 and the Ainakea Elderly housing project built in 1990 have maintained high, if not 100% occupancy rates with long waiting lists. The combination of providing safe, affordable and accessible units specifically designed and marketed to the elderly has proved to be quite successful. Rental managers have indicated that elderly units have limited turn over and many tenants live there the rest of their lives. As such, the existing projects remain full and prospective tenants on waiting lists wait years before having an opportunity to live in these projects. Based on the foregoing, there appears to be strong and sufficient demand within the West Hawaii region, and the community of Waimea, South Kohala in particular, to support the proposed 32-unit senior housing rental project.

1.5.2 Land Use Designations

The subject property is situated within the State Land Use Urban District. The County General Plan Land Use Pattern Allocation Guide Map (LUPAG) designates this area as "Low Density Urban". The county zoning designation for the project site is Single-Family Residential Ten Thousand (RS-10).

The proposed project is not situated within the Special Management Area designated by the County of Hawaii. The project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone. The proposed project is consistent with all State and County land use designations and regulations.

1.5.3 Listing of Permits and Approvals

The following list of permits and approvals may be required for the proposed project:
State of Hawaii

Department of Health

Underground Injection Control
Approval-Individual Wastewater Systems

County of Hawaii

Department of Water Supply
Department of Public Works
Planning Department

Approval-Project Construction Plans
Approval-Project Construction Plans
Subdivision Approval

1.5.4 Summary of Financing

The HICDC is in the process of securing interim financing from the State Rental Assistance Revolving Fund in the amount of \$3.25 million and the Home Investment Partnership Program in the amount of \$1.65 million for a total of \$4.9 million. The permanent financing will be secured from the U.S. Department of Agriculture's Rural Development, Rural Rental Housing Program (Section 515) in the amount of \$0.7 million, equity from the Low Income Housing Tax Credit Program in the amount of \$3.0 million and \$1.2 million from the Home Investment Partnership Program.

1.6 Agency and Public Consultation

Several public meetings have been held to consider the proposal to change the zoning of the subject property from agriculture to residential use. The change of zone request was reviewed at a meeting of the Waimea Community Association on September 19, 1999. The Hawaii County Planning Commission held a public hearing on the change of zone application on October 1, 1999 and the County Council considered the application on November 17 and December 1, 1999. In addition, the proposed senior housing project was discussed at the May 7, 2001 meeting of the Waimea Hawaiian Civic Club.

The following public and private organizations were consulted during the preparation of this environmental assessment:

United States Fish and Wildlife Service, Division of Ecological Services
State of Hawaii, Department of Health
State of Hawaii, Department of Land and Natural Resources Division of Forestry and
Wildlife
State Historic Preservation Division
State of Hawaii, Department of Hawaiian Home Lands
State of Hawaii, Office of Hawaiian Affairs
County of Hawaii, Planning Department
County of Hawaii, Department of Public Works
County of Hawaii, Department of Water Supply
County of Hawaii, Police Department
County of Hawaii, Fire Department
Ms. Ululani Sherlock, Office of Hawaiian Affairs, Hilo Office
Mr. Bucky Leslie, President, Kona Hawaiian Civic Club
Ms. Mabel Tolentino, President, Waimea Hawaiian Civic Club
Mr. Walter Victor, President, Hawaiian Civic Club of Laupahoehoe
Mr. Rogello Soto, President, Hawaiian Civic Club of Hamakua
Ms. Raylene Lancaster, President, Kohala Hawaiian Civic Club
Mr. Sonny Kaniho, Kupuna from Waimea
Mr. Eli Nahulu, Kamehameha Schools
Mr. Nalei Pate-Kahakalau, Kanu O Ka Ama
Ms. Pua Kanahele, EKF/Ilio'ulaokalani

2. ENVIRONMENTAL SETTING

2.1 Physical Environment

2.1.1 Geology and Hazards

Environmental Setting

The subject property is located on the southern slopes of the Kohala Mountain, which consists of an oval shield volcano with two rift zones that trend northeastward and northwestward from the summit. The Kohala Mountain is the oldest volcano on the island and last erupted about 60,000 years ago.

The volcanic hazard as assessed by the United States Geological Survey is "9" on a scale of ascending risk 9 to 1 (Heliker 1990). Zone "9" includes all of the Kohala Mountain where the volcanic hazard is extremely low.

The entire island of Hawaii is in earthquake zone 3 of the Uniform Building Code which establishes structural design standards for earthquake resistance for certain types of buildings. This zone is prone to major damages from potential earthquake activity.

Impacts and Mitigation Measures

The proposed project will not expose the residents or the general public to any additional hazard risk that does not already exist. The volcanic hazard risk is the lowest on the island and the same as any other alternative site that could be utilized for the same purpose. All construction activity will be in compliance with current code requirements.

The proposed 32 unit elderly housing project will be constructed to current Building Code standards which includes measures to reduce seismic damage.

2.1.2 Soils

Environmental Setting

The soils of the project area are classified as Maile silt loam (MLD) which are well drained silt loams formed in volcanic ash. This soil is utilized for pasture and woodland and has a capability subclass rating of IVe (U. S. Soil Conservation Service 1973). The Land Study Bureau's overall master productivity rating of the subject area for agricultural use is class "C" or "fair" (Land Study Bureau 1965).

Impacts

Given the location of the project site within the urban boundaries of Waimea town, the fair agricultural capability and productivity ratings of the soil and the limited agricultural use of the site and surrounding properties, no adverse impact on agricultural soils or uses are anticipated as a result of the proposed project.

2.1.3 Climate

Environmental Setting

Hawaii's climate is generally characterized as mild with uniform temperatures, moderate humidity, and two identifiable seasons. The "summer" season, between May and October is generally warmer and drier. The "winter" season, between October and April is cooler and wetter. The project area is situated in what is considered the "wet" side of Waimea with an annual rainfall of approximately 100 inches/year. The elevation of the project area is approximately 2,700 feet above sea level which is considerably higher than most of the other communities in Hawaii. As a result of the higher elevation and exposure to strong winds, temperatures are relatively cooler in Waimea with the average monthly minimum temperature ranging from the low 50's to 60 degrees Fahrenheit while the average monthly maximum temperature ranges from the low 70's to 80 degrees. (University of Hawaii Press, 1983)

Impacts and Mitigation Measures

The strong winds, cooler temperatures and wet conditions present issues that need to be addressed during the planning and design of the proposed senior housing project. These factors will be addressed through the alignment of the structures, selection of appropriate building materials and special design features that will mitigate the impact of these climatic factors present in the Waimea community.

2.1.4 Hydrology and Drainage

Environmental Setting

The project site is designated Zone X (Areas determined to be outside the 500-year flood plain) on the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (Map Panel 168D dated 7/16/90).

Impacts and Mitigation Measures

Development of the proposed project has the potential to increase surface runoff. The proposed project will adhere to County and State requirements for disposing of runoff and addressing drainage concerns. As such, no adverse drainage impacts are anticipated as a result of the proposed project. The proposed project is not located within one mile of a listed Wild and Scenic River and will not have an effect

on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic Rivers system.

2.1.5 Flora and Fauna

Environmental Setting

The existing vegetation of the project area consists of grasses, trees and shrubs that are typical of the Puukapu Homesteads area. The history of continuous disturbance as a dwelling site and cattle grazing, indicates that the property will have very little value in terms of conserving native species or their habitats. In a letter dated November 29, 1999, the U.S. Department of the Interior, Fish and Wildlife Service, provided comments on the mutual self-help housing project proposed for the subject site. These comments stated, in part, the following:

“To the best of our knowledge, no federally endangered, threatened, or candidate species, significant wetlands, or other Federal trust resources occur in the immediate area of the proposed project site. Although the endangered Hawaiian duck or Koloa (*Anas wyvilliana*), endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) and the Hawaiian goose or nene (*Branta sandvicensis*) may occur in the general vicinity of the proposed project site, we believe this project should not affect these species or other Federal trust resources.

“In general, the Service recommends that the draft Environmental Assessment (EA) address potential impacts from the proposed project on all native Hawaiian plants and animals and their habitats and identify the Best Management Practices that will be incorporated into the project to decrease the potential for adverse impacts. For example, we recommend that clearing and grading activities be minimized and limited to the immediate project site and that adequate erosion control measures be incorporated to ensure that project-related sediments are not carried into nearby wetlands or coastal waters by storm water runoff.”

Impacts and Mitigation Measures

No listed, candidate or proposed endangered animal or plant species are found on the subject property. Although several endangered species including the Hawaiian duck, Hawaiian hoary bat, and the Hawaiian goose may occur in the general vicinity of the project site, the proposed project should not affect these species or other valuable resources. The developer will comply with State and County requirements regarding clearing and grading activities, drainage and erosion control to ensure that project related sediments are not carried into nearby wetlands or coastal waters by storm water runoff.

2.1.6 Air Quality

Environmental Setting

Pollutants derived from the volcanic emissions from the ongoing Kilauea eruption affect the subject area. Other sources of air pollutants to a limited degree include vehicle emissions and dust from vehicles utilizing the Mamalahoa Highway. In general, however, the ambient air quality of the project area meets all federal and state standards as evidenced by its designation as an "attainment" area by the State Department of Health, Clean Air Branch.

Impacts and Mitigation Measures

Short term impacts resulting from construction activity include dust and exhaust from machinery involved in the installation of the project improvements. Given the relative short construction time period, the potential impacts of these construction activities should be minimal. In addition, the contractor will be instructed to utilize best management practices to minimize dust impact.

2.1.7 Noise

Environmental Setting

Existing noise levels are typical of a rural residential setting, which is affected primarily by traffic on the adjacent streets. The project site is not situated in close proximity to any significant noise generators such as airports, industrial activity or major highways. The closest airport is situated approximately three miles southwest of the project site. Although the Mamalahoa Highway is situated adjacent to the subject property, it is a two-lane highway over 400 feet from the project site.

Impacts and Mitigation Measures

Temporary noise impacts will occur from construction activities of the project and are unavoidable. Mitigation measures can be taken, however, to minimize noise impacts including the use of mufflers and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction.

2.1.8 Scenic and Open Space Resources

Environmental Setting

The Natural Beauty section of the Hawaii County General Plan describes the Waimea region as follows:

"The Waimea region lies in a plateau between the Kohala Mountains and Mauna Kea. The Kohala Mountains provide backdrop of rolling hills and volcanic cones covered with pastures kept green by fog, fine mist, and rain. Mauna Kea

provides a distant but dramatic mass as it rises steeply above the plateau. Viewed at a distance, the built environment of Waimea town lies nestled at the base of the Kohala mountains.”

Impacts

The proposed project will not have a significant impact on the scenic views and open space vistas of the rolling hills or dramatic mass of Mauna Kea. The structures of the proposed project will be of single story construction and situated on the lower elevations of the subject property and will not obstruct the views of the forested hills behind it.

2.1.9 Aquifers and Wetlands

Environmental Setting

The project area is within the Waimea aquifer system, which has a sustainable yield of approximately 24 million gallons per day. In fiscal year 1990-91 daily withdrawals from the Waimea aquifer system averaged approximately 3.1 million gallons per day. The proposed project will utilize approximately 19,200 gallons of water per day.

The project area is not situated within or adjacent to a wetland identified by or delineated on maps issued by the U.S. Department of Interior, Fish and Wildlife Service. In addition, the proposed project is not located in an area designated by the U.S. Environmental Protection Agency (EPA) as being supported by a sole source aquifer.

Impacts

The proposed project will not have any adverse impact on any wetland or aquifer resource.

2.2 Social, Cultural and Economic Setting

2.2.1 Socio-Economic Characteristics

Setting

Hawaii County's population increased by almost 75,000 persons between 1950 and 1999. Between 1980 and 1990, Hawaii Island's population increased by 19 percent, with an average annual growth rate of 3 percent, compared to a growth rate of 1.4 percent statewide. In 1998, by the State Department of Economic Development and Tourism's population estimate for Hawaii Island was 143,135 persons. The 2000 Census determined that the population for Census Tract 217.02, from Waimea to Puu Anahulu, was 7,116.

Based on 1990 Census data, the Hawaii County Office of Aging indicates that there were 20,755 individuals over the age of 60 living in Hawaii County. Of that total, 29 percent or 6,076 resided in West Hawaii (districts of North & South Kona and North and South Kohala). The Hawaii County Office of Aging projected that the 60+ population in Hawaii County would grow to 32,715 by the year 2000 with 34.2 percent of the total or 11,179 residing in West Hawaii.

Market rents advertised in the West Hawaii Today during the months of January and February, 2001, for a 1 bedroom/1 bath apartment ranged between \$500 to \$995 per month. The average rent for a 1 bedroom/1 bath apartment exceeded \$700/month during the same time frame. Studio apartments ranged from \$495 to \$995 per month with the average rent for any one month exceeding \$550 per month. The market rents for these units are significantly higher than the targeted rents for the proposed project (rents based on 30% of the tenants' adjusted gross income.) The monthly rent structure for the proposed project is based solely on the tenants' ability to pay and not contingent on market conditions. Rent payments for the tenants in phase I of the Hualalai elderly housing project provide a comparable indicator of rents that can be expected in the proposed project. Approximately 80% of the tenants in phase I of the Hualalai elderly housing project pay less than \$200 per month for their portion of the rent.

Impacts

The proposed 32 unit senior housing project will have a beneficial socioeconomic impact by addressing an existing affordable housing demand in the County of Hawaii and in West Hawaii in particular. Monthly rents will not exceed 30 percent of the household income for residents whose income is at or below 40% AMGI. This will be significantly lower than market rents for 'typical' 1-bedroom units in West Hawaii.

The proposed project is not located in a neighborhood that suffers from adverse human health or environmental conditions, nor will it be situated in a neighborhood that is predominantly low income or of a minority population. No adverse impacts on low income or minority persons are anticipated from the proposed project.

2.2.2 Adjacent Land Uses

Existing Setting

The project area is situated in the Puukapu Homesteads area of Waimea, which includes single family residences, commercial activities and agriculture along both sides of Mamalahoa Highway. The general character of the surrounding community is a mixture of residential, commercial and agricultural activities in a rural setting. The project is situated approximately ¾ mile from the Waimea village core which is the center of commerce and medical services for the South Kohala district. This core includes shopping complexes, professional, financial and medical service buildings, retail shops, government services and restaurants.

The proposed project is not situated within an FAA-designated civilian airport Runway Clear Zone (RCZ), within a military airfield Clear Zone (CZ) or Accident potential Zone (APZ). The closest airport is the Waimea-Kohala Airport situated approximately three miles southwest of the project site.

The proposed project is not situated within one mile of a NPL ("Superfund") site, nor within 2,000 feet of a CERCLIS site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials. The proposed project is situated within a rural-residential setting without any nearby explosive or flammable operations.

Impacts

The proposed project will be consistent with the character of existing residential development on properties situated along the northern side of the Mamalahoa Highway. The proposed project will have little or no impact on the existing land use pattern of the surrounding properties including commercial, residential or agricultural activities. The proposed project will not expose either people or buildings to hazards from aircraft, explosive or flammable operations, toxic chemicals or radioactive materials.

2.3 Public Facilities and Services

2.3.1 Roads and Traffic Circulation

Setting

The public roadway providing access to the site is the Mamalahoa Highway, which is a two-lane roadway within a sixty foot wide right-of-way. The County of Hawaii maintains this segment of the Mamalahoa Highway.

Impacts

The additional traffic to be generated by the 32 unit senior housing project will be minimal. Only a few of the residents of the existing elderly housing projects own vehicles. Transportation services for the elderly are provided by social service agencies in the community.

Existing Setting

Water for the proposed project can be made available from an existing 8-inch and 12-inch waterline, which is situated along the Mamalahoa Highway.

Impacts:

The proposed 32 unit senior housing project will not have a significant adverse impact on the existing Department of Water Supply sources. Waterline improvements will be extended to provide service to the proposed project.

2.3.3 Wastewater

Existing Setting

The Waimea community is not served by a municipal wastewater treatment facility. Sewage effluent generated by the proposed project will be handled with on-site septic systems approved by the State Department of Health.

Impacts and Mitigation Measures

Sewage disposal will be handled by an on-site septic system similar to the one previously approved by the Department of Health and installed for the Hualalai Elderly Housing Project - Phase I.

2.3.4 Electricity, Telephone and Cable T.V.

Existing Setting

Electricity, telephone and cable TV. are available to the subject property from existing service lines along the Mamalahoa Highway.

Impacts

The proposed project will not have any significant adverse impact on the existing capacity of these services.

2.3.5 Solid Waste

Existing Setting

The County does not provide any municipal waste pick up services in the area. The nearest county solid waste transfer station to the subject property is within a three mile radius of the subject property. A new landfill facility at Puuanahulu services the communities of West Hawaii.

Impacts and Mitigation Measures

A private waste pick up service will be utilized for the proposed project. In addition, recycling bins can be accommodated on site to encourage the recycling of cans, bottles and paper.

2.3.6 Protective and Social Services

Existing Setting

Protective services including fire, police, rescue and medical services are located in Waimea, all of which are within a mile of the project site. These facilities and services adequately meet the needs that would be generated by the proposed project.

Social service agencies currently serving clients in the Hualalai Elderly Housing Project - Phase I include the County's Elderly Meals on Wheels and Coordinated Services providing transportation, the Food Bank, Department of Human Services - Nursing Home Without Walls and community volunteers. These services can also be expected to be provided to the Kamuela Senior Housing project as well.

Impacts

The proposed project is not likely to create an additional burden on the existing service providers. (Most of the elderly housing residents will be relocating from existing West Hawaii communities.) As such, the proposed project will have a positive impact by placing the residents in closer proximity to the service providers.

2.3.7 Recreation Facilities

Existing Setting

Waimea is served by the existing Waimea Park, which is a 10.5 acre County facility that includes a community center, playfields, tennis courts, restrooms and a playground for children. The County also operates a senior citizens center at the former courthouse in Waimea.

Impacts

The proposed project is not likely to create an additional burden on the existing recreational facilities. (Most of the elderly housing residents will be relocating from existing West Hawaii communities.)

2.4 Archaeology, Historic and Cultural Resources

Setting

The developer has notified the State Department of Land and Natural Resources, Historic Preservation Division of the proposed plans to develop the subject property for residential use. In a letter dated September 21, 1999, the administrator of the State Historic Preservation Division stated, in part, the following:

"According to the information that was submitted with this request the subject parcel has been previously used for pasture and residential use. Based on this

information we believe that it is highly unlikely that the parcel contains significant historic sites. We thus believe that the proposed project will have 'no effect' on significant historic sites."

Impacts

There are no historic resources associated with the project area. As such, the proposed project will have no effect on significant historic sites.

3. SUMMARY OF POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

3.1 Short Term Impacts

Construction Activity:

Impacts: Short term impacts will result from the proposed construction activity including increased noise levels, dust and exhaust from machinery involved in the installation of the project improvements. Given the relative short construction time period the potential impacts of these construction activities should be minimal.

Mitigation: The contractor will be instructed to utilize best management practices to minimize all impacts including the use of mufflers and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction.

3.2 Long Term Impacts

Geologic Hazard:

Impacts: The proposed project will be exposed to damages from potential earthquake activity.

Mitigation: The proposed 32 unit elderly housing project will be constructed to current Building Code standards which includes measures to reduce seismic damage.

Climate:

Impacts: The strong winds, cooler temperatures and wet conditions which affect this section of the Waimea community are factors that need to be addressed during the planning and design of the proposed senior housing project.

Mitigation: These factors will be addressed through the alignment of the structures, selection of appropriate building materials and special design features that will mitigate the impact of these climatic factors present in the Waimea community.

Drainage and Erosion:

Impacts: Development of the proposed project has the potential to increase surface runoff and flooding in the area.

Mitigation: A drainage study will be prepared and submitted to the Department of Public Works for their review and approval. The proposed project will adhere to County and State requirements for disposing of runoff and addressing drainage concerns including requirements to contain all development generated runoff on-site.

Wastewater:

Impacts: Sewage effluent generated by the proposed 32-unit senior housing project will have to be addressed.

Mitigation: Sewage disposal will be handled by an on-site septic system meeting with the approval of the State Department of Health.

Solid Waste:

Impacts: Solid waste generated by the proposed 32-unit senior housing project will have to be addressed.

Mitigation: A private waste pick up service will be utilized for the proposed project. In addition, recycling bins can be accommodated on site to encourage the recycling of cans, bottles and paper.

4. ALTERNATIVES

4.1 No Action

If the proposed senior housing project is not developed, the project site will be utilized for single family residential development.

4.2 Alternative Solutions

The proposed senior housing project could be constructed on other sites within the Waimea region. Although other feasible sites may be available, the financing package for the proposed project is time sensitive and will surely lapse prior to securing an alternative site. Furthermore, it is unlikely that the impacts generated for this site will be significantly less at any other site in the region.

5. DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION

5.1 Significance Criteria

According to the Department of Health Rules (1 1-200-1 2), 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 on the environment if it meets any one of the following thirteen criteria.

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

The proposed project involves the development of approximately 2.1 acres of land that is currently vacant and most recently utilized for pasture use. The project site does not contain any significant natural or cultural resources.

- 2. Curtails the range of beneficial uses of the environment.**

The proposed senior rental housing project will curtail the limited pasture use of approximately 2.1 acres of land on the project site. However, there is an abundance of similar property in the region that are available for pasture use.

- 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 proposed 32 unit senior housing project will have a beneficial socio-economic impact by addressing an existing affordable housing demand in the County of Hawaii and in West Hawaii in particular. The 31 units will be targeted to low-income families earning 40% or below the AMGI. Monthly rents will not exceed 30 percent of the household income for these tenants and will be significantly lower than market rents for 'typical' 1-bedroom units in West Hawaii.

- 5. Substantially affects public health**

The proposed project does not substantially affect public health. Any

construction related impacts of noise, dust and emissions will be mitigated by compliance with the State Department of Health Administrative Rules.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities.

The proposed project will not have any substantial secondary impacts. The proposed project will address an existing housing demand, evidenced by a substantial waiting list for existing elderly housing projects in the region. As such, most of the elderly housing residents will be relocating from existing West Hawaii communities.

7. Involves a substantial degradation of environmental quality.

The proposed project is situated within the urban corridor established in the Waimea community. There is an existing mix of residential, commercial and agricultural activities on surrounding properties. The proposed project will be consistent with the existing character of the surrounding area and, as such, the proposed improvements will not involve a substantial degradation of environmental quality.

8. Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions,

The proposed project will not have any substantial secondary impacts because it is not a generator of growth. The proposed project does not involve a commitment for larger actions and will not induce other actions having a cumulative effect on the environment.

Furthermore, the impacts generated by the development of the entire parcel, a total of 16.36 acres, were evaluated by the County of Hawaii in the consideration of a change of zone and state land use boundary amendment application in 1999. The change of zone and state land use boundary amendment request to allow limited commercial and residential uses on the subject property were approved. Change of zone ordinance no. 99 148 includes a total of nineteen conditions of approval which are intended to mitigate potential impacts resulting from the development of the subject property.

9. Substantially affects a rare, threatened or endangered species or its habitat.

The proposed project will not have any substantial adverse effect on any rare, threatened or endangered species or its habitat.

10. Detrimently affects air or water quality or ambient noise levels.

Short term impacts will result from the proposed construction activity including increased noise levels, dust and exhaust from machinery involved in the construction activity. The contractor will be instructed to utilize best management practices to minimize all impacts including the use of mufflers and implementing construction curfew periods. State Department of Health regulations must be adhered to during construction. Given the relative short construction time period, the potential impacts of these construction activities should be minimal.

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.

The project site is not located in an environmentally sensitive area. The flood designation is Zone X (Areas determined to be outside the 500-year flood plain) and the volcanic hazard risk is the lowest on the island. All construction activity will be in compliance with current code requirements.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.

The proposed project will not have a significant impact on the scenic views and open space vistas of the rolling hills or dramatic mass of Mauna Kea. The structures of the proposed project will be of single story construction and situated on the lower elevations of the subject property and will not obstruct the views of the forested hills behind it.

13. Requires substantial energy consumption.

The proposed project will not require substantial energy consumption. The strong winds, cooler temperatures and wet conditions of the region are factors that will affect energy consumption for the proposed senior housing project. These climatic factors will be addressed through the alignment of the structures (to keep the prevailing winds away from door openings and windows), selection of appropriate building materials and other special design features to mitigate climatic impact and minimize energy consumption for the project.

5.2 Findings

Based on the foregoing information presented, it is determined that the proposed 32-unit senior housing project will not have a significant effect. As such, a Finding of No Significant Impact for the proposed project is appropriate.

5.3 Reasons Supporting Determination

The nature and scale of the proposed action within the urban corridor established for Waimea is such that no significant environmental effects are anticipated. Potential impacts, if any, can be mitigated through sensitive design and careful construction management practices and compliance with all governmental requirements including those of the Department of Public Works and State Department of Health.

REFERENCES

- Chaney Brooks & Company. Interview with rental manager for Ainakea Elderly Housing Project. February, 2001
- County of Hawaii. 1989. *The General Plan Hawaii County*. Hilo, Hawaii.
- Department of Business, Economic Development and Tourism (DBEDT). "Population and Economic Projections for the State of Hawaii to 2025". State of Hawaii. Honolulu. February, 2000.
- Hawaii Affordable Properties. Interview with rental managers for the Hualalai Elderly and Waimea Elderly Housing Projects. January, 2001
- Hawaii County Office of Aging. *Partners in Eldercare*. County of Hawaii. Hilo, May, 1999.
- Heliker, C. 1990. *Volcanic and Seismic Hazards on the Island of Hawaii*. Washington: GPO
- Land Study Bureau. 1965. *Detailed Land Classification - Island of Hawaii*. University of Hawaii. Honolulu
- U.S. Soil Conservation Service. 1973. *Soil Survey of the Island of Hawaii, State of Hawaii*. Washington: USDA
- University of Hawaii at Manoa, Dept. of Geography. 1983. *Atlas of Hawaii*. 2nd ed. Honolulu: University of Hawaii Press
- West Hawaii Today. Classified Ads — Apts. For Rent. January 14 and 28, 2001 and February 4 and 11, 2001. Kailua-Kona. 2001.

APPENDIX A - REPRODUCTION OF COMMENTS AND RESPONSES MADE DURING THE PRE-ASSESSMENT CONSULTATION PERIOD

1. County of Hawaii, Fire Department, from Edward Bumatay, Fire Chief, dated February 14, 2001.
2. State of Hawaii, Office of Hawaiian Affairs, from Cohn C. Kippen, Jr., Deputy Administrator, dated March 8, 2001.
Response: From Brian T. Nishimura dated May 18, 2001.
3. County of Hawaii, Planning Department, from Christopher J. Yuen, Planning Director, dated March 22, 2001.
Response: From Brian T. Nishimura dated May 18, 2001.
4. State of Hawaii, Department of Transportation, from Brian K. Minaai, Director, dated April 2, 2001.
5. United States Department of the Interior, Fish and Wildlife Service, from Robert P. Smith, Pacific Islands Manager, dated November 29, 1999.
6. State of Hawaii, Department of Health, from Aaron Ueno, District Environmental Health Program Chief, Hawaii District, dated October 1, 2002.

Harry Kim
Mayor



Edward Bumatay
Fire Chief

County of Hawaii

FIRE DEPARTMENT

80 Pauahi Street • Suite 101 • Hilo, Hawaii 96720
(808) 961-8297 • Fax (808) 961-8296

February 14, 2001

Mr. Brian T. Nishimura
Planning Consultant
101 Aupuni Street, Suite 217
Hilo, HI 96720

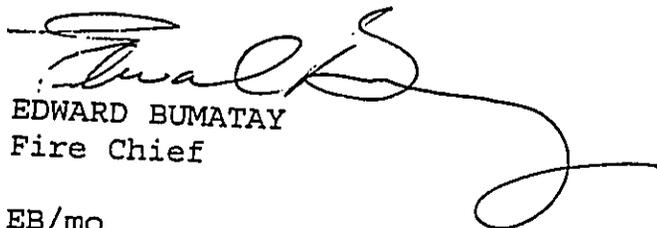
Dear Mr. Nishimura:

Subject: Request for Comments
Pre-Environmental Assessment Consultation

This is in reference to your letter of February 13, 2001.

We have no comments on the proposed development of an elderly housing project for low-income elderly residents in Waimea, South Kohala, Hawaii, Tax Map Key (3) 6-4-1:por. of 41.

Sincerely,


EDWARD BUMATAY
Fire Chief

EB/mo



PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

March 8, 2001

Brian T. Nishimura
Planning Consultant
101 Aupuni Street, Ste 217
Hilo, HI 96720

RE: Request for Comments: Pre-Environmental Assessment Consultation

Dear Mr. Nishimura

This is in response to the above referenced request for pre-environmental assessment consultation. As the HICDC will be using Federal funds, your agency is required to comply with the Federal NEPA guidelines, and to assess the effect of your proposed development on traditional and cultural practices in the area. OHA suggests that you contact our staff person in Hilo, Ms. Ululani Sherlock, at 933-0418. She can suggest other individuals or agencies that can assist you in assessing traditional and cultural practices in the area of your development.

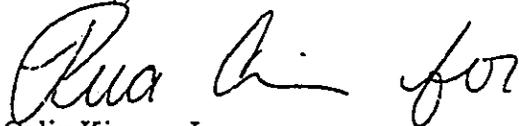
We also suggest that you contact the Royal Order of Kamehameha, local civic Clubs and the Kanaka'ole Foundation and the local contact for the 'Ilioulaokalani Coalition.

Should traditional and cultural properties be found, a request for Formal National Historic Preservation (NHPA) 106 Consultation must be made to our office. Please address your request to:

Attn: Request for Section 106 Consultation.
Administrator
Office of Hawaiian Affairs
711 Kapiolani Blvd., Ste 500
Honolulu, HI 96813

If you have further questions please contact Pua Aiu, Policy Analyst, at 594-1931.

Sincerely,

A handwritten signature in cursive script that reads "Pua Aiu for".

Colin Kippen, Jr.
Deputy Administrator, Hawaiian Rights Division

cc: BOT
Administrator
Hilo CAC

BRIAN T. NISHIMURA, PLANNING CONSULTANT
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720
Phone: (808) 935-7692 Fax: (808) 935-6126 e-mail: btnishi@interpac.net

May 18, 2001

Mr. Colin Kippen, Jr., Deputy Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Subject: Pre-Assessment Consultation
Kamuela Senior Housing Project
TMK: 6-4-1: Por. of 41

Dear Mr. Kippen:

This is in response to your letter dated March 8 2001, transmitting preliminary comments regarding the above-described project. As suggested in your letter, I contacted Ms. Ululani Sherlock in your Hilo office for suggestions of individuals and agencies that could assist in the assessment of project impacts to traditional and cultural practices. Ms. Sherlock was quite helpful and provided me with the following list of names:

1. Ms. Mabel Tolentino, President, Waimea Hawaiian Civic Club
2. Mr. Walter Victor, President, Hawaiian Civic Club of Laupahoehoe
3. Mr. Rogelio Soto, President, Hawaiian Civic Club of Hamakua
4. Mr. Sonny Kaniho, Kupuna, Waimea
5. Ms. Raylene Lancaster, President, Kohala Hawaiian Civic Club
6. Mr. Bucky Leslie, President, Kona Hawaiian Civic Club
7. Mr. Eli Nahulu, Kamehameha Schools
8. Mr. Nalei Pate-Kahakalau, Kanu O Ka Aina
9. Ms. Pua Kanahale, EKF/Ilio'ulaokalani

Letters soliciting their comments were sent to all nine people and their organizations. To date, we have received one response from Ms. Mabel Tolentino, president of the Waimea Hawaiian Civic Club. We were invited to attend the Waimea Hawaiian Civic Club meeting held on Monday, May 7th and had a discussion of the proposed senior housing project. The members of the Waimea Hawaiian Civic club who were present at the meeting were quite supportive of the proposed project. The only potential impact mentioned was the possibility of family graves on the property that was owned by the White family. We have been informed by a representative of the White family that these graves have been relocated some time ago and are no longer on the

property. There were no other comments regarding potential impacts to traditional and cultural practices.

Thank you for providing your comments on the proposed project. Should you have any questions or require more information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian T. Nishimura". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian T. Nishimura
Planning Consultant

c. Keith Kato, HICDC

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

March 22, 2001

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

Mr. Brian T. Nishimura
101 Aupuni Street, Suite 217
Hilo, HI 96720

Dear Mr. Nishimura:

**Pre-Consultation regarding preparation of a Draft Environmental Assessment
Low Income Elderly Housing Project
Hawaii Island Community Development Corporation (HICDC)
TMK: 6-4-1: Por. 41, Puukapu, Waimea, South Kohala, Hawaii**

This is to acknowledge receipt of your letter dated February 13, 2001, requesting preliminary comments regarding the preparation of a draft environmental assessment for a low income elderly housing project on the above-mentioned property. We are providing the following comments for your consideration:

- The property is situated within an area designated Urban by the State Land Use Commission and zoned RS-10 by the County, as approved under Ordinance No. 99 148.
- The subject property is situated on lands designated Low and Medium Density Urban on the General Plan Land Use Pattern Allocation Guide Map.
- The property is not situated within the County's Special Management Area (SMA).

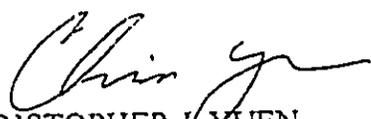
Please be aware of a pending subdivision application (SUB 2000-0061) that received tentative approval on August 9, 2000. According to the tentative approval, lots for residential use approximately 10,000 square feet in size are proposed instead of a low-income elderly housing project. Please indicate the location of the elderly housing project within the subdivision.

We would also like to note that the property was the subject of a rezoning from A-5a to RS-10 per Ordinance No. 99 148 effective December 10, 1999. Under this ordinance, there are nineteen conditions of approval. Please provide clarification regarding the affect of the conditions of approval on the proposed use.

Mr. Brian T. Nishimura
Page 2
March 22, 2001

Thank you for the opportunity to provide comments. If you have any questions, please call Earl Lucero or Phyllis Fujimoto of our office at 961-8288.

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

ELAPF:pak
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cc: Mr. Ed Cheplic, Ministerial Division
Long Range Planning
West Hawaii Office

BRIAN T. NISHIMURA, PLANNING CONSULTANT
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720
Phone: (808) 935-7692 Fax: (808) 935-6126 e-mail: bnishi@interpac.net

May 18, 2001

Mr. Christopher J. Yuen, Planning Director
County of Hawaii
Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

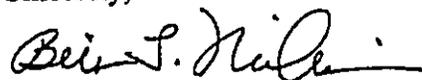
Subject: Pre-Assessment Consultation
Kamuela Senior Housing Project
TMK: 6-4-1: Por. of 41

Dear Mr. Yuen:

This is in response to your letter dated March 22 2001, transmitting preliminary comments regarding the above-described project. As noted in your letter, there is a pending subdivision application (SUB 2000-0061) for the subject property that received tentative subdivision approval on August 9, 2000. Please be advised that the Hawaii Island Community Development Corporation (HICDC) intends to utilize 8 of the residential parcels for the proposed Kamuela Senior Housing project as indicated on the attached Tentative Subdivision Map. The HICDC intends to develop a mutual self-help affordable housing project with the remaining residential parcels. In addition, the HICDC fully intends to comply with all of the conditions of approval listed in change of zone Ordinance No. 99 148.

Thank you for providing your comments on the proposed project. Should you have any questions or require more information regarding this matter, please do not hesitate to contact me.

Sincerely,



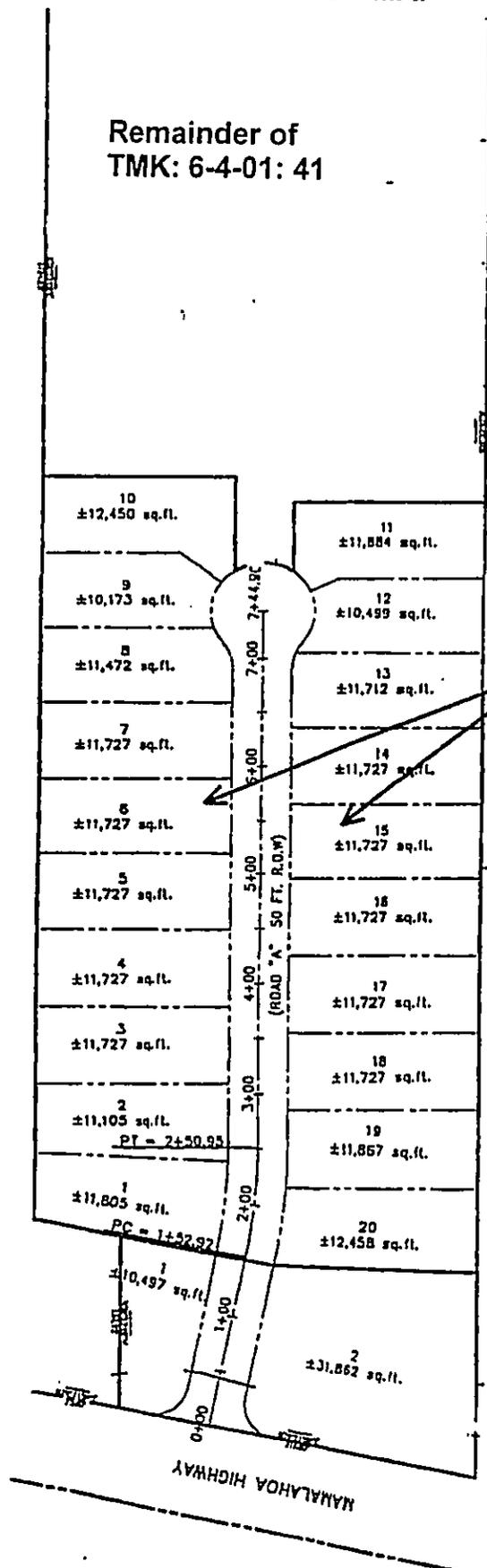
Brian T. Nishimura
Planning Consultant

W/attachment

c. Keith Kato, HICDC

FIGURE 3 - TENTATIVE
SUBDIVISION MAP

Remainder of
TMK: 6-4-01: 41



KAMUELA SENIOR HOUSING
PROJECT SITE

KAMALAHOA HIGHWAY

BENJAMIN J. CAYETANO
GOVERNOR



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

BRIAN K. MINAAI
DIRECTOR
DEPUTY DIRECTORS
GLENN M. OKIMOTO
JADINE Y. URASAKI

IN REPLY REFER TO:

HWY-PS
2.2272

APR 2 2001

Mr. Brian T. Nishimura
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720

Brian
Dear Mr. Nishimura:

Subject: Pre-Environmental Assessment Consultation, Low-Income Elderly
Housing Project, Waimea, South Kohala, TMK: 6-4-1: Por. 41

Thank you for requesting our review and comments on the proposed housing project in Waimea.

The proposed elderly housing project is located along a section of Mamalahoa Highway (Route 19) that is under the jurisdiction of the County of Hawaii.

Very truly yours,

Brian K. Minai
BRIAN K. MINAAI
Director of Transportation



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS ECOREGION
300 ALA MOANA BOULEVARD, ROOM 3122
BOX 50088
HONOLULU, HAWAII 96850

In Reply Refer To: MSR

NOV 29 1999

Brian T. Nishimura, Planning Consultant
101 Aupuni Street
Suite 217
Hilo, Hawaii 96720

Re: Request for Preliminary Environmental Assessment Technical Assistance for the
Puukapu Mutual Self-Help Project, Waimea, South Kohala, Hawaii Island, Hawaii.

Dear Mr. Nishimura:

The U.S. Fish and Wildlife Service (Service) has reviewed the proposed project summary provided with your referenced request for technical assistance. The project applicant is the Hawaii Island Community Development Corporation (HICDC). The proposed project involves subdividing 16.23 acres into twenty parcels in order to build twenty single-family residences. The Service offers the following comments for your consideration.

We have reviewed the information provided with your October 27, 1999, letter and data contained in our own files, including maps prepared by the Hawaii Heritage Program of The Nature Conservancy and the Service's National Wetlands Inventory program. To the best of our knowledge, no federally endangered, threatened, or candidate species, significant wetlands, or other Federal trust resources occur in the immediate area of the proposed project site. Although the endangered Hawaiian duck or Koloa (*Anas wyvilliana*), endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) and the Hawaiian goose or nene (*Branta sandvicensis*) may occur in the general vicinity of the proposed project site, we believe this project should not affect these species or other Federal trust resources.

In general, the Service recommends that the draft Environmental Assessment (EA) address potential impacts from the proposed project on all native Hawaiian plants and animals and their

Page 2: Request for Preliminary Environmental Assessment Technical Assistance for the Puukapu Mutual Self-Help Project, Waimea, South Kohala, Hawaii Island, Hawaii

habitats and identify the Best Management Practices that will be incorporated into the project to decrease the potential for adverse impacts. For example, we recommend that clearing and grading activities be minimized and limited to the immediate project site and that adequate erosion control measures be incorporated to ensure that project-related sediments are not carried into nearby wetlands or coastal waters by storm water runoff.

We appreciate the opportunity to provide early technical assistance on the proposed project. If you have questions regarding these comments, please contact Fish and Wildlife Entomologist Mike Richardson by telephone at (808) 541-3441 or by facsimile transmission at (808) 541-3470.

Sincerely,



Robert P. Smith
Pacific Islands Manager

cc: DOFAW, Hawaii
DOFAW, Honolulu

Oct-01-02 01:43pm From-S OF H DEPT OF HEALTH HILO

+18089330400

T-850 P.01/01 F-140

BENJAMIN J. CAYETANO
GOVERNOR



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH

P.O. BOX 916
HILO, HAWAII 96721-0916

October 1, 2002

Mr. Brian T. Nishimura
Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

SUBJECT: Pre-Assessment Consultation
Kamuela Senior Housing Project
TMK: (3)6-4-1:por. of 41

The Health Department found no environmental health concerns with regulatory implications in the submittals.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Ueno".

Aaron Ueno
District Environmental Health Program Chief
Hawaii District

**APPENDIX B - REPRODUCTION OF COMMENTS AND RESPONSES MADE DURING
THE 30-DAY COMMENT PERIOD**

1. State of Hawaii, Office of Environmental Quality Control, from Genevieve Salmonson,
Director, dated December 23, 2002.
Response: From Brian T. Nishimura dated January 9, 2003.

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANA STREET
SUITE 702
HONOLULU, HAWAII 96813
Telephone (808) 586-4185
Facsimile (808) 586-4185
Email: oeqc@health.state.hi.us

December 23, 2002

Mr. Robert J. Hall, Acting Executive Director
Housing and Community Development Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

Dear Mr. Hall:

Subject: Draft Environment Impact Statement for the Kamuela Senior Housing Project,
Waimea, Hawai'i

Thank you for the opportunity to review the subject document. We have the following comments.

1. Please apply sustainable building techniques as presented in the enclosed *Guidelines for Sustainable Building Design in Hawaii* when designing and building the homes.
2. Please comply with sections 103D-407 and 408 of Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.
3. Under "listing of permits and approvals," please add individual wastewater system from the Department of Health.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "Genevieve Salmonson".

Genevieve Salmonson
Director

c: Brian Nishimura

BRIAN T. NISHIMURA, PLANNING CONSULTANT
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720-4221
Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: btnishi@interpac.net

January 9, 2003

Ms. Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Quality Control
235 S. Beretania St., Suite 702
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Kamuela Senior Housing Project

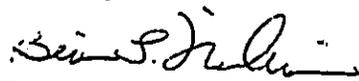
Dear Ms. Salmonson:

Thank you for your letter dated December 23, 2002, providing comments on the subject Draft Environmental Assessment. The responses to your comments are provided as follows:

1. SUSTAINABLE BUILDING TECHNIQUES. The *Guidelines for Sustainable Building Design in Hawaii* will be reviewed by the project architect and will be utilized where appropriate for the proposed project.
2. USE OF INDIGENOUS PLANTS AND RECYCLED GLASS. The use of indigenous plants and recycled glass will be considered for the proposed project.
3. LISTING OF PERMITS AND APPROVALS. The Final Environmental Assessment will include the approval of individual wastewater systems from the State Department of Health under the listing of permits and approvals.

Thank you for taking the time to comment on the proposed project.

Sincerely,



Brian T. Nishimura, Planning Consultant

- c. Keith Kato, Hawaii Island Community Development Corporation
Robert J. Hall, Housing and Community Development Corporation of Hawaii