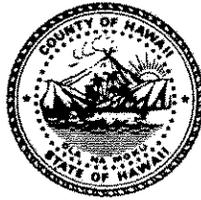


Harry Kim
Mayor



Edwin S. Taira
Housing Administrator

County of Hawaii
OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT

50 Waituku Drive • Hilo, Hawai'i 96720-2484
V/TT (808) 961-8379 • FAX (808) 961-8685

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
OCT -8 10:35
RECEIVED

October 3, 2007

Laurence K. Lau, Acting Director
State of Hawai'i
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawai'i 96813

SUBJECT: Ainakea Senior Residences Project
Final Environmental Assessment (FEA)/
Finding of No Significant Impact (FONSI)
TMK: (3)5-2-11:102, North Kohala, Island of Hawai'i

The County of Hawai'i Office of Housing and Community Development (OHCD) has reviewed the comments received regarding the Draft Environmental Assessment (EA) prepared for the subject project. These comments have been addressed and the EA has been revised accordingly. Based on the foregoing, we have determined that the subject project will not have a significant environmental effect. As such, the OHCD has issued a Finding of No Significant Impact (FONSI). Please publish a notice of this finding in your next edition of *The Environmental Notice*.

We have enclosed a completed OEQC Publication Form and four copies of the Final Environmental Assessment. The project summary previously transmitted for the Draft EA may be utilized since there were no changes to the project description.

If there are any questions, please contact Noel Fujimoto at (808) 961-8379.


Edwin S. Taira
Housing Administrator

Enclosures



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

AINAKEA SENIOR RESIDENCES PROJECT

Ainakea, North Kohala, Hawaii

September, 2007

PREPARED FOR:

HAWAII ISLAND COMMUNITY DEVELOPMENT CORPORATION

100 Pauahi Street, Suite 204
Hilo, Hawaii 96720

PREPARED BY:

BRIAN T. NISHIMURA, PLANNING CONSULTANT

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HILO, HAWAII 96720-4221

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1. INTRODUCTION

1.1 Purpose

The Hawaii Island Community Development Corporation (HICDC) is proposing to develop the Ainakea Senior Residences project in Ainakea, North Kohala, Hawaii. The 3 acre project site is situated adjacent and to the north (makai) of the existing Ainakea Elderly Housing Project on Tax Map Key: (3) 5-3-11: 102 which is owned by the County of Hawaii. The HICDC intends to utilize a combination of funding sources to ensure the financial feasibility of the proposed project including the State Rental Housing Trust Fund, Low Income Housing Tax Credit equity funds and HOME Investment Partnerships Program funds. The use of County land, state and federal funds triggers the environmental review requirements of Chapter 343, Hawaii Revised Statutes (HRS) and the Code of Federal Regulations 24 CFR, part 58. The purpose of this Environmental Assessment is to comply with both of these requirements.

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 100 Pauahi Street, Suite 204, Hilo, Hawaii 96720.

1.3 Identification of Approving Agency and Responsible Entity

In accordance with Chapter 343, HRS, the Mayor of the County of Hawaii, or an authorized representative, is the appropriate accepting authority of the Environmental Assessment. In addition, the County of Hawaii is the "Responsible Entity" that will 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 a 30 unit elderly housing project on approximately 3 acres of land on TMK No. (3) 5-3-11: 102. The property is located on the west side of Ainakea Drive, approximately 250 feet north of the Ainakea Drive – Akoni Pule Highway (Route 270) intersection. (See Figure 1 Location Map and Figure 2 Tax Key Plat Map)

The proposed project will provide 29 one-bedroom, one-bath apartment units for Very-Low Income (60% of the median income) seniors and 1 managers unit in North Kohala. The units will be housed in single story structures with approximately 500 square feet of living area. The project will also include 30 parking stalls, a laundry, mail boxes, patio, meeting room and community garden. The project will be designed with the needs of the senior residents in mind and will be in compliance with ADA and Fair Housing accessibility requirements. Four of the units will be designed and constructed as accessible units, and the remaining units will be adaptable to ADA requirements.

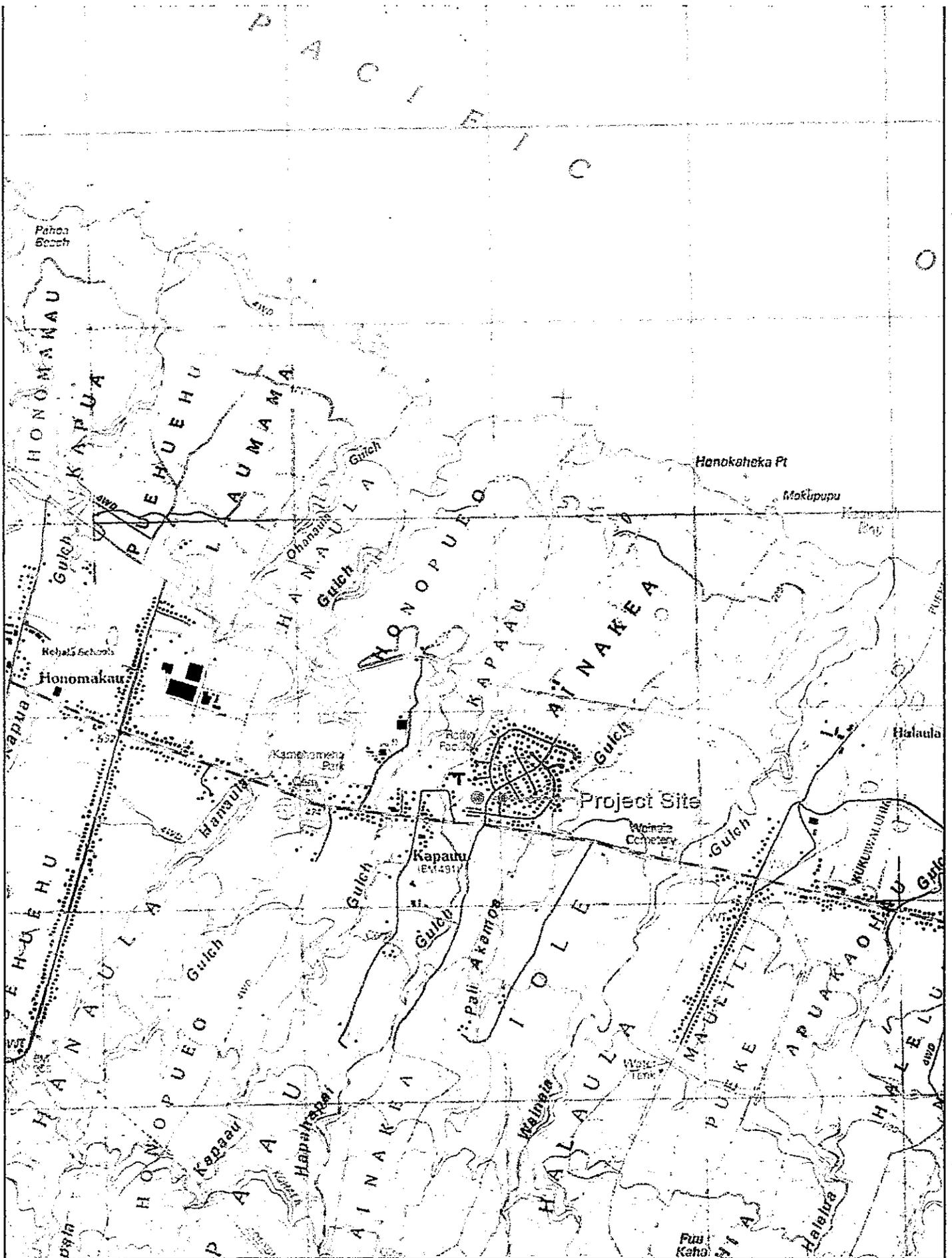


FIGURE 1
Ainakea Property
LOCATION MAP

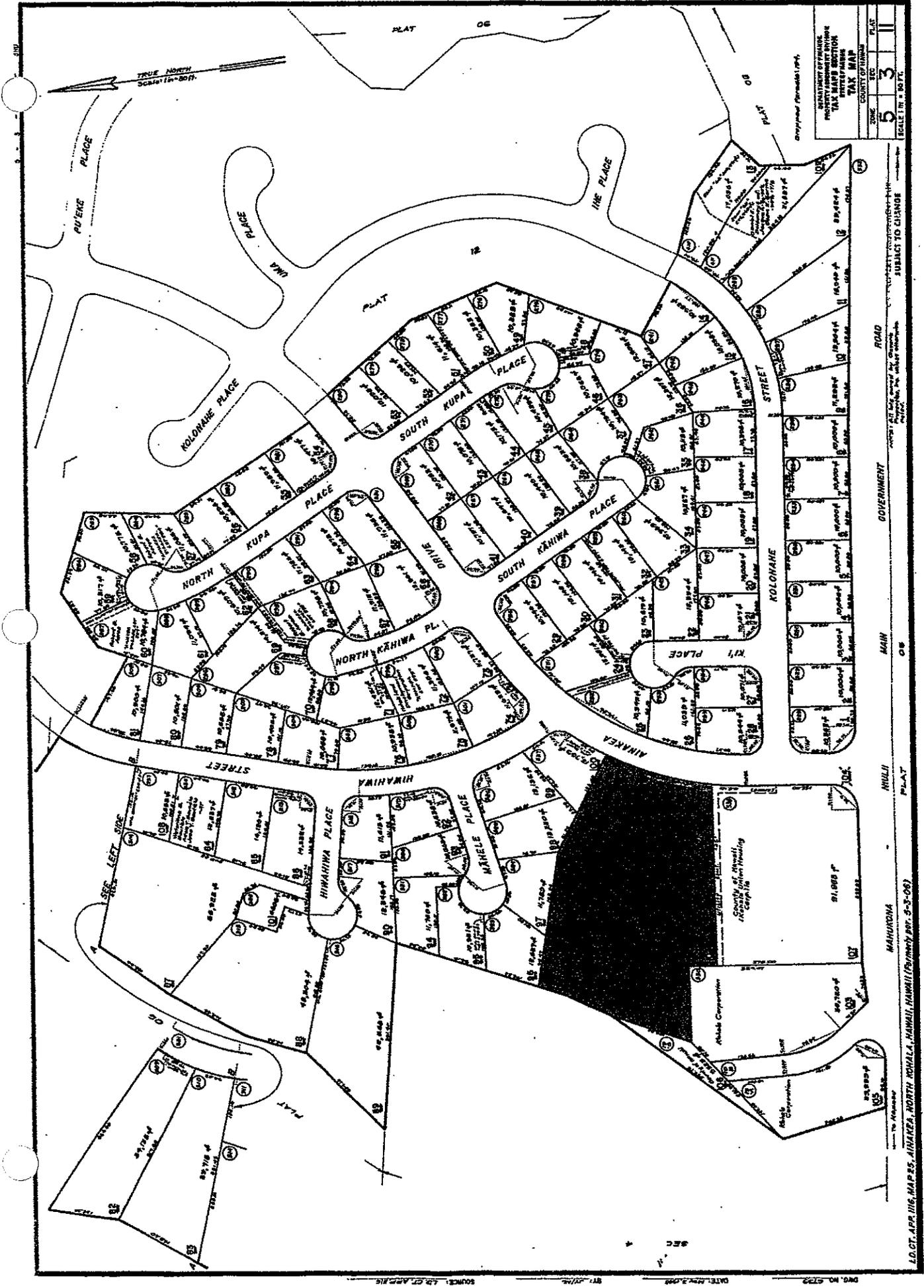


FIGURE 2
Ainaka Property
LANDOWNERSHIP MAP
TMK: (3) 5-3-011: 102

Project Site



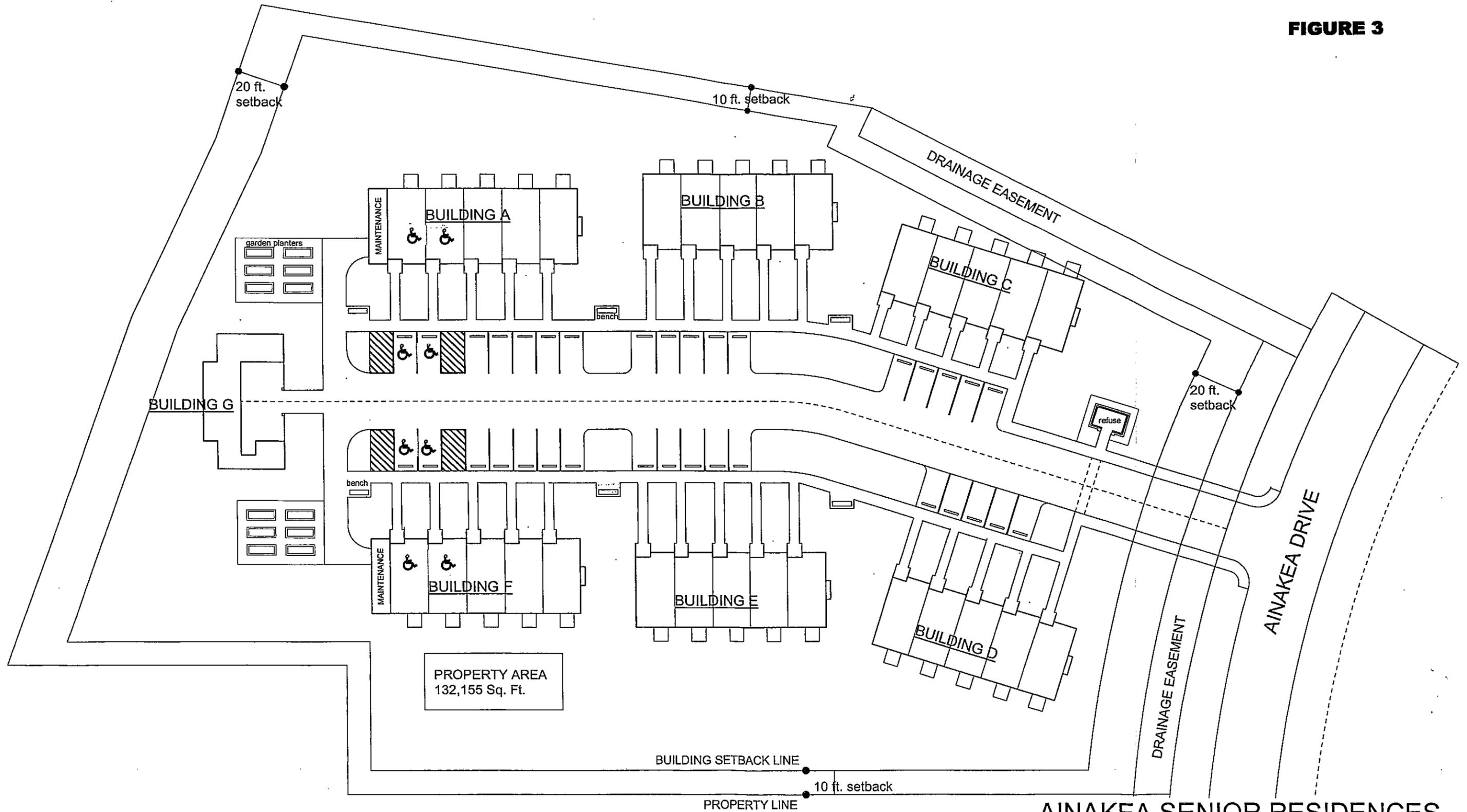
L.O. CT. APR. 11, 1955, MAP 35, AINAKA, NORTH KOHALA, HAWAII, HAWAII (COMMUNITY DIST. 5-5-06)

ROAD GOVERNMENT MAIN NHULI PLAT
 SUBJECT TO CHANGES

ZONE	SEC	PLAT
5	3	11

SCALE 1/8" = 100 FT.

FIGURE 3



SITE PLAN

1"=40'

AINAKEA SENIOR RESIDENCES

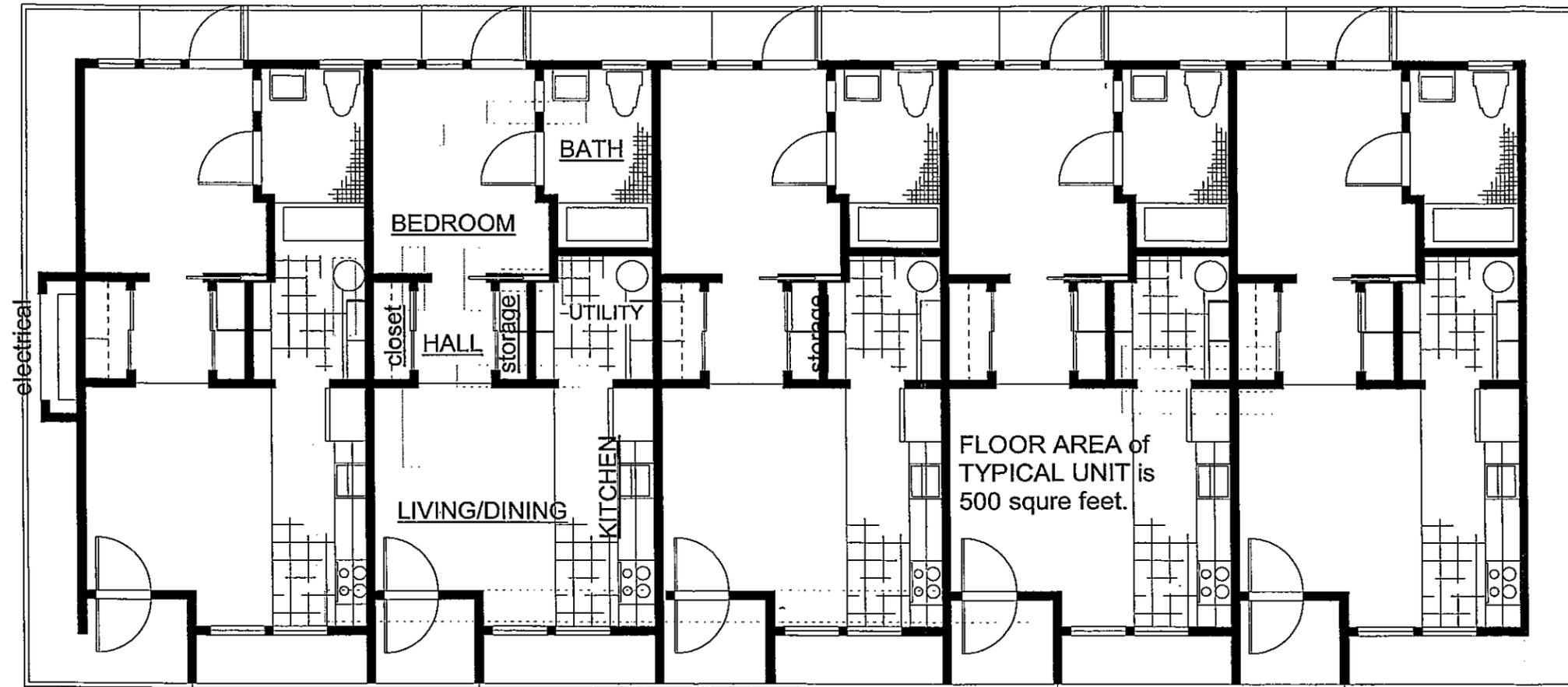
Ainakea Senior Residences

Limited Partnership

January 2007

DURRANT Media Five

FIGURE 5



FLOOR PLAN of TYPICAL 5 UNIT BUILDING

1/8"=1'

AINAKEA SENIOR RESIDENCES

Ainakea Senior Residences

Limited Partnership

January 2007

DURRANT Media Five

(See Figure 3 Site Plan, Figure 4 Elevation Drawing and Figure 5 Typical Unit Floor Plan) Access to the project will be from an interior subdivision roadway connecting to the Akoni Pule 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.

The proposed project is scheduled to begin construction in January, 2008 with completion anticipated in November, 2008. The total cost of the proposed project is estimated at approximately \$7.4 million.

1.5 Project Background

1.5.1 Need for the Project

HICDC intends to address the existing demand for affordable housing units in the County of Hawaii and in West Hawaii in particular. Housing for the elderly presents many challenges due to the rapid growth of this segment of the population, the high cost of market rate housing and the lower income levels of the elderly. The County of Hawaii experienced a substantial growth in their population for those 45 to 60 years of age. As this age group moves into their senior years, there will be a large mass of people in need of senior housing opportunities. There are approximately 158 elderly renters living within the North and South Kohala Districts with annual household incomes under \$25,000/year. Other than the 92 units within the three existing elderly housing projects, there are no other comparable properties in the market area. The proposed 30-unit elderly housing project will address approximately 45% of the potential demand from this low and very low income target group.

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 North Kohala district in particular, to support the proposed affordable housing 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 "Medium Density Urban". The county zoning designation for the project site is Multiple-Family Residential (RM-4).

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
Wastewater Variance

County of Hawaii

Department of Water Supply
Department of Public Works
Planning Department

Approval-Project Construction Plans
Approval-Project Construction Plans
Plan Approval

1.6 Agency and Public Consultation

The proposed project has been discussed during several County Housing Agency meetings as well as County Council Meetings. County Council Resolution No. 208 05, authorizing the Director of Finance to negotiate a fifty-five year lease with the Hawaii Island Community Development Corporation for the development of a senior rental housing project on the subject property was adopted on November 22, 2005.

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
State of Hawaii, Department of Transportation
State of Hawaii, Department of Education
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
County of Hawaii, Department of Environmental Management
County of Hawaii, Department of Parks and Recreation
Desiree Yamamoto, Kohala Hawaiian Civic Club

2. ENVIRONMENTAL SETTING

2.1 Physical Environment

2.1.1 Geology and Hazards

Environmental Setting

The subject property is located on the northeastern 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 project will be constructed to current Building Code standards which include measures to reduce seismic damage.

2.1.2 Soils

Environmental Setting

The soils of the project area are classified as being of the Kohala series (KhC) which are well-drained silty clays that formed in material from basic igneous rock influenced by volcanic ash. The KhC soils range between 3 to 12 percent slopes with the Agricultural Capability Subclass rating of IIIe, irrigated and nonirrigated, which indicates "soils have severe limitations (due to erosion) that reduce the choice of plants, require special conservation practices or both." (U.S. Soil Conservation Service 1973)

The Land Study Bureau's overall master productivity rating for the soils of the subject property is Class B when irrigated which is described as "good". (Land Study Bureau 1965) The project site is designated as prime agricultural land by the Agricultural Lands of Importance to the State of Hawaii (ALISH) classification system. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods.

Impacts

Thousands of acres of the former Kohala Sugar Company lands were designated as prime agricultural land but have not been intensively utilized since the close of the sugar company in 1973. The subject property has only been utilized intermittently for cattle pasturage and the cultivation of hay between 1973 and the mid 1980's. The property has not been utilized for agricultural purposes since the property was subdivided and conveyed to the County of Hawaii in 1988. Given the existing State Land Use Urban designation and Multi-Family Residential zoning, 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 "windward" side of North Kohala with an annual rainfall of approximately 50 inches/year. The elevation of the project area is approximately 440 feet, with a gentle slope from west to east. The project site is exposed to the northeasterly trade winds with frequencies averaging 90% in the summer and 50% in the winter. The average range is between 5 and 20 miles per hour. (University of Hawaii Press, 1983)

Impacts and Mitigation Measures

The strong wind of North Kohala is the primary climatic factor that needs to be addressed during the planning and design of the proposed project. The alignment of the structures, selection of appropriate building materials and special design features will be used to mitigate the impact of the wind. The proposed project will be constructed in accordance with current the current building code requirement for wind load capacity which is 30 psf.

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 .

Impacts and Mitigation Measures

Development of the proposed project has the potential to increase surface runoff. A drainage study will be prepared and a drainage system, meeting with the approval of the Department of Public Works will be constructed. 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 entire parcel has been previously cleared and graded and utilized for sugar cane cultivation spanning the period 1862-1973. Since the closure of the Kohala Sugar Company in 1973, the property was utilized intermittently for cattle pasturage and the cultivation of hay until the mid 1980's. The property has remained vacant since the property was subdivided and conveyed to the County of Hawaii in 1988. The predominant vegetation type on the project site is Guinea grass with a few ironwood trees. The vegetation of the project site is dominated by introduced or alien species with no candidate, proposed, or listed threatened or endangered species as set forth in the Endangered Species Act of 1973, as amended are known from this area.

Two endemic birds, the Short-eared Owl or Pueo and the Hawaiian Hawk or 'lo are known to the area and are commonly found in open grasslands and agricultural lands in Kohala. A variety of exotic birds can be expected to frequent the area and include the Japanese White-eye, Zebra dove, House Finch, Common Myna and House Sparrow. With regard to mammals, the mongoose, feral cats and dogs can be commonly found in the pasturlands of Kohala.

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) reviewed the potential impacts from the proposed project on their management programs and endangered species in particular. In a letter dated April 30, 2007, DOFAW stated that, "We have no objections to your proposed development zoned urban within the (RM-4) multiple-family residential and no further consultation is required from our agency."

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 Short-eared Owl or Pueo and the Hawaiian Hawk or 'Io are known to the area and are commonly found in open grasslands and agricultural lands in Kohala, 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

The air quality of the subject property is primarily affected by pollutants derived from the volcanic emissions from the ongoing Kilauea eruption. The only other source of air pollution affecting the project site is vehicle exhaust emissions from the Akoni Pule Highway (State Highway 270) and the adjacent subdivision roads. 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 in the vicinity of the subject property are typical of a rural residential area. Based on general observations at the project site, the site is not subject to current or projected noise levels that exceed 65 DNL (day-night average sound level, in decibels). The project site is not situated in close proximity to any significant noise generators such as airports, industrial activity or major highways.

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 predominant scenic views in the vicinity of the project area are of the Kohala Mountain to the south and the Pacific Ocean to the north. These views will not be adversely affected by the proposed rezoning. There are no coastal resources in the immediate vicinity of the subject property.

Impacts

The proposed project will not have a significant impact on the scenic views and open space vistas of the ocean or the Kohala Mountain. The existing structures, sloping terrain and construction of single story structures will not adversely affect existing views from the highway.

2.1.9 Aquifers and Wetlands

Environmental Setting

The project area is within the Hawi aquifer system, which has a sustainable yield of approximately 27 million gallons per day. The proposed project will utilize approximately 18,000 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

The North Kohala district is the smallest district and also the most isolated district on the island with roadway connections only with the adjacent South Kohala district. The total land area included in the North Kohala district is approximately

80,350 acres with approximately 2,434 acres of that total situated within the State Land Use Urban district. The North Kohala District is very sparsely populated with a density of approximately 1 person per 13 acres of land area. Population is concentrated in and around the communities of Hawi and Kapaau which were once the center of the sugar industry's activity within the district. The former sugar cane communities remain the focal point of social and economic activity within the district.

The population of the North Kohala District nearly doubled between 1980 and 2000 increasing from 3,249 to 6,038. This growth in population was a significant departure from the trend of declining population experienced in the two previous decades.

The primary economic activity in the North Kohala district is agriculturally related. Cattle, nursery products and macadamia nuts are the major products with some limited activity in truck crops. Another important source of income and employment for the district is the tourism industry with most of the tourism facilities located in neighboring South Kohala. One of the major landowners in the district, the Surety Kohala Corporation is working to develop a 240-unit resort and residential development within the district adjacent to the Mahukona Harbor.

Impacts

The proposed 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. There are approximately 158 elderly renters living in the North and South Kohala Districts with annual household incomes under \$25,000/year. There is an existing unmet demand of approximately 66 units to address the needs for this low and very low income target group. In addition, 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.

2.2.2 Environmental Justice

Existing Setting

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.

Impacts

No adverse impacts on low income or minority persons are anticipated from the proposed project.

2.2.3 Adjacent Land Uses

Existing Setting

The 3-acre project site is situated adjacent and to the north (makai) of the Ainakea Elderly Housing Project, on tax map key number (3) 5-3-11: 102. The project site is situated just to the east of Kapaau Village which provides commercial and governmental services to the surrounding community. The area to the north and east of the project site is developed as a single family residential subdivision with minimum lot sizes of 10,000 square feet.

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 Upolu airfield which is utilized as a general aviation field and is situated approximately 4.5 miles northwest of the project site.

The proposed project is not situated within one mile of a NPL ("Superfund") site, nor within 0.5 mile 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 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

Access to the subject property is provided by Ainakea Drive, a County road with curb, gutter and sidewalk improvements. The project site is located on the west side of Ainakea Drive, approximately 250 feet north of the Ainakea Drive – Akoni Pule Highway (Route270).

Impacts

Although a Traffic Impact Analysis Report (TIAR) has not been prepared for this particular project, information obtained from a TIAR prepared by M&E Pacific in October 2005, provides information regarding the projected traffic generated by another proposed 32-unit senior rental project in North Kohala. The report states, "The proposed senior housing rental units are forecast to generate a very small number of trips. They are expected to generate 2 outbound and 1 inbound trips in the morning peak, 1 inbound and outbound trips in the after school peak, and 2 inbound and 1 outbound trips in the afternoon peak." (M&E Pacific, Inc. p.5, 10/2005) Based on the foregoing, we believe that small scale elderly housing projects in general and this elderly housing project in particular will have a minimal impact on traffic.

2.3.2 Water

Existing Setting

Water for the proposed project can be made available from an existing 8-inch waterline, which is situated within the Ainakea Drive right-of-way.

Impacts

The proposed project will not have any significant adverse impact on the existing water system.

2.3.3 Wastewater

Existing Setting

The North Kohala 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 on-site septic systems similar to the ones previously approved by the Department of Health.

2.3.4 Electricity, Telephone

Existing Setting

Electrical and telephone services are available to the subject property from existing service lines within the Ainakea Drive right-of-way.

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 five mile radius of the subject property. A landfill facility at Puuanahulu, approximately thirty-five miles south of the project area, services the communities of West Hawaii.

Impacts and Mitigation Measures

The proposed project has the potential to generate approximately 77,500 pounds of construction waste (utilizing 5lb./sq. ft.). The contractor will be directed to dispose all waste generated by the construction of the proposed project in a manner and at appropriate sites designated by the Department of Environmental Management. A percentage of the wood and cardboard waste may be recyclable and the contractor will be encouraged to do so where practicable.

According to the Final Environmental Impact Statement for the Construction and Operation of the East Hawaii Regional Sort Station, the average person in the County of Hawaii generates approximately 6.2 pounds of solid waste per day. With a maximum of sixty residents (30 units x 2/unit) the proposed project may generate approximately 135,408 pounds of solid waste/year. Assuming that the residents of the proposed project recycle at the same rate as the rest of the County (estimated at 25.8% in the County of Hawaii's Solid Waste Disposal Summary 2006) a total of approximately 33,852 pounds of waste may be diverted or recycled. A private waste hauler will be utilized to transport the remaining waste to the landfill.

2.3.6 Protective and Social Services

Existing Setting

Protective services including fire, police, rescue and medical services are located in Kapaau, all of which are located within ¼ mile from the project site. These facilities and services adequately meet the needs that would be generated by the proposed project.

Impacts

The proposed project is not likely to create an additional burden on the existing service providers.

2.3.7 Recreation Facilities

Existing Setting

Recreational facilities in North Kohala include the County's Kamehameha Park in Kapaau which provides a gymnasium/community center, lighted play fields and tennis courts, and a swimming pool. Recreational facilities and playfields are available at the Kohala school complex. Parks providing ocean recreational opportunities within the district include Keokea Beach Park, Kapaau Beach Park and the Mahukona Beach Park.

Impacts

The proposed project is not likely to create a level of recreational demand that will burden the existing recreational facilities serving the North Kohala community.

2.3.8 School Facilities

Existing Setting

The project area is served by the Kohala High and Elementary School complex situated approximately two miles west of the project site.

Impacts

The proposed project will not have an impact on the schools serving the area because school age children will be prohibited from living in the 30-unit senior housing project.

2.4 Archaeology, Historic and Cultural Resources

Setting

An archaeological reconnaissance survey covering approximately 72 acres of land was conducted in 1984 prior to the submittal of the State Land Use Boundary amendment and change of zone applications involving the subject property. The report, prepared by Chiniago Inc. states in part that, "No evidence of prehistoric or historic utilization was found, and it is our conclusion that your planned project will not represent a negative impact on any significant archaeological or historical sites." The letter report is attached as Exhibit B.

Impacts

The proposed project is not anticipated to have any adverse effect on cultural, historical or archaeological resources as the property was previously utilized for sugarcane cultivation. Although it is highly unlikely that any historical or archaeological resources remain on the property, the contractor will be instructed to protect any inadvertent discovery of historic sites during the construction of the project. Should any remains of historic sites such as rock walls, terraces, platforms, marine shell concentrations or human burials be encountered during construction, work in the immediate area must cease and the Department of Land and Natural Resources-Historic Preservation Division (DLNR-SHPD) must be immediately notified. Subsequent work shall proceed upon an archaeological clearance from DLNR-SHPD when it finds that sufficient mitigation measures have been taken.

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

Climate:

Impacts: The strong winds which affect this section of the North Kohala district is a factor that needs to be addressed during the planning and design of the proposed elderly housing project.

Mitigation: The project design will address the windy conditions through alignment of the structures, selection of appropriate building materials and other special design features that will mitigate the impact of the wind.

Drainage and Erosion:

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

Mitigation: 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 affordable housing project will have to be addressed.

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

Solid Waste:

Impacts: Solid waste generated by the proposed affordable housing project will have to be addressed.

Mitigation: All waste generated by the proposed project will be disposed in a manner and at appropriate sites designated by the Department of Environmental Management.

4. ALTERNATIVES

4.1 No Action

In the event that the proposed elderly housing project is not built, some type of multi-family residential project will eventually be built on the property. The county zoning designation for the project site is Multiple-Family Residential (RM-4) and is not likely to be changed. Given the County ownership of the subject property and the need for affordable housing in the community, it is highly unlikely that the property will remain vacant.

4.2 Alternative Solutions

The proposed elderly housing project could be constructed on other sites within the North Kohala District. Although there may other locations with similar physical site characteristics, County ownership of the property allows the development of this site at a much lower cost making this site extremely difficult to duplicate. 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 3 acres of land that is remained vacant since 1986. The project site does not contain any significant natural or cultural resources.

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

The proposed elderly housing project will develop approximately 3 acres of land on which has remained vacant since 1986. However, there is an abundance of vacant property in the region that provide similar open space values.

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 affordable 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. The 30 senior rental units will be targeted to low-income families earning 60% 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 elderly housing projects in the region. As such, most of the new residents for the proposed project will be relocating from existing West Hawaii communities.

7. Involves a substantial degradation of environmental quality.

The proposed project is situated within an area designated for medium density urban uses. 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.

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. Detrimentally 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 ocean or the Kohala Mountain. The sloping terrain and construction of single story structures will not obstruct the views from the highway.

13. Requires substantial energy consumption.

The proposed project will not require substantial energy consumption.

5.2 Findings

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

5.3 Reasons Supporting Determination

The nature and scale of the proposed action within an area designated for medium density urban uses 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

Belt Collins & Associates. December 2006. Solid Waste Management Plan for the Waikoloa Beach Club for Waikoloa Land Company. Honolulu, Hawaii.

County of Hawaii. February 2005. The General Plan (Internet Version) Hawaii County. Hilo, Hawaii.

Hawaii Department of Water Supply. December, 1991. Hawaii County Water Use and Development Plan. Hilo, Hawaii

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

M&E Pacific, Inc. October 2005. Traffic Impact Analysis Report Kohala UCC Project. North Kohala, Island of Hawaii.

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University of Hawaii at Manoa, Dept. of Geography. 1983. Atlas of Hawaii. 2nd ed. Honolulu: University of Hawaii Press

Witcher Engineering LLP. February 2007. Kawanakoa Foundation Kekaha O'iolani Luahinu Solid Waste Management Plan. Kailua-Kona, Hawaii

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

1. County of Hawaii, Fire Department, from Darryl Oliveira, Fire Chief, dated May 16, 2007.
2. State of Hawaii, Office of Hawaiian Affairs, from Clyde W. Nāmu'o, Administrator, dated May 9, 2007.
3. County of Hawaii, Planning Department, from Christopher J. Yuen, Planning Director, dated May 22, 2007.
4. State of Hawaii, Department of Transportation, from Barry Fukunaga, Interim Director, dated May 9, 2007.

Response: Brian T. Nishimura, Planning Consultant to Barry Fukunaga, Interim Director, Department of Transportation, dated June 19, 2007.

5. State of Hawaii, Department of Land and Natural Resources, Division of Forestry and Wildlife, from Paul J. Conry, Administrator, dated April 30, 2007.
6. State of Hawaii, Department of Health, from Dale M. Nagata, Acting District Environmental Health Program Chief, Hawaii District, dated May 11, 2007.
7. County of Hawaii, Department of Parks and Recreation, from Patricia G. Engelhard, Director, dated May 8, 2007.
8. State of Hawaii, Department of Hawaiian Home Lands, from Micah A. Kane, Chairman, dated May 7, 2007.
9. State of Hawaii, Department of Education, from Patricia Hamamoto, Superintendent, dated May 7, 2007.

Response: Brian T. Nishimura, Planning Consultant to Patricia Hamamoto, Superintendent, dated June 19, 2007.

10. County of Hawaii, Department of Environmental Management, from Nelson Ho, Deputy Director, dated April 3, 2007.
11. County of Hawaii, Department of Public Works, Engineering Division, from Galen M. Kuba, Division Chief, dated May 17, 2007.

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Glen P.I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 981-8394 • Fax (808) 981-2037

May 16, 2007

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

SUBJECT: PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION
APPLICANT: HAWAII ISLAND COMMUNITY DEVELOPMENT CORP
AINAKEA SENIOR RESIDENCES
TAX MAP KEY: (3)5-3-11:102

We have no comments to offer at this time in reference to the above-mentioned Pre-Environmental Assessment Consultation.

Handwritten signature of Darryl Oliveira in black ink.

DARRYL OLIVEIRA
Fire Chief

PBW:lpc





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

May 9, 2007

HRD07/3013

Brian T. Nishimura, Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawai'i 96720-4221

Dear Mr. Nishimura:

**Re: Pre-Environmental Assessment Consultation
Ainakea Senior Residences
Tax Map Key (3) 5-3-011:102**

The Office of Hawaiian Affairs (OHA) is in receipt of your April 26, 2007 letter seeking comments on a proposed low-income elderly housing project prior to the preparation of a draft Environmental Assessment (EA).

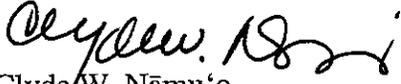
OHA is obligated to work towards the betterment of native Hawaiians and Hawaiians, and to serve the needs and interests of a wide and diverse beneficiary group. OHA must also ensure that other agencies, on the State and County levels, uphold their constitutionally, statutorily and judicially mandated obligations to the native Hawaiian and Hawaiian people.

OHA requests assurances that as this project moves forward, should historic properties, cultural deposits or human skeletal remains be inadvertently discovered during ground disturbance, all work will immediately cease, and the appropriate agencies notified pursuant to applicable laws.

Thank you for the opportunity to comment at this early stage, and we look forward to providing a more substantive review of the draft EA when it is prepared. Should you have any questions, please contact Keola Lindsey, Lead Advocate-Culture at (808) 594-1904 or keolal@oha.org.

Brian T. Nishimura, Planning Consultant
May 9, 2007
Page 2

‘O wau iho nō,


Clyde W. Nāmu‘o
Administrator

c. Ruby McDonald, OHA- Community Resource Coordinator, West Hawai‘i

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

May 22, 2007

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

Dear Mr. Nishimura:

SUBJECT: Pre-Environmental Assessment Consultation
Applicant: Hawaii Island Community Development Corporation
Project: Ainakea Senior Residences
Tax Map Key: 5-3-11:102

This is in response to your letter dated April 26, 2007 concerning the proposal to develop a 30-unit elderly housing project on the subject parcel.

We have the following to offer:

1. This 3.034 acre parcel is designated Urban by the State Land Use Commission.
2. The General Plan Land Use Pattern Allocation Guide Map's designation is Medium Density Urban. It is characterized as *"Village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential – up to 35 units per acre).*
3. It is zoned Multiple-Family Residential (RM-4) by the County. A maximum of 33 units would be allowed.
4. Plan Approval is required from the Planning Director prior to obtaining a building permit for the proposed improvements. Off-street parking will be addressed at that time.
5. It is not located in the County's Special Management Area.

Thank you for the opportunity to provide comments.

Mr. Brian Nishimura
Planning Consultant
Page 2
May 22, 2007

If you have questions, please feel free to contact Esther Imamura of this office at 961-8288, extension 257.

Sincerely,



CHRISTOPHER J. XUEN
Planning Director

ETI:cd
P:\wpwin60\ETI\EA\draftPre-consul\Nishimura Ainakea Sr Res.rtf

LINDA LINGLE
GOVERNOR



BARRY FUKUNAGA
INTERIM DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

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

IN REPLY REFER TO:

STP 8.2478

May 9, 2007

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

Dear Mr. Nishimura:

Subject: Hawaii Island Community Development Corporation
Ainakea Senior Residences
Pre-Environmental Assessment Consultation
TMK: (3) 5-3-11: 102

We have reviewed the subject project to develop a 30-unit elderly housing project on three acres of land in Ainakea, North Kohala. While access to this project will be from Ainakea Drive, a County road, our concern would be at Ainakea's connection to Akoni Pule Highway (Route 270). The Draft Environmental Assessment (DEA) should include a traffic assessment addressing the impact of this project on the intersection.

At least three (3) copies of the Draft Environmental Assessment can be sent directly to our Highways Division, ATTN: Highways Planning Branch for distribution to all concerned highway staff, including the Hawaii District Office, for review and further comments.

We appreciate the opportunity to provide our comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "Barry", written over the typed name.

BARRY FUKUNAGA
Interim Director of Transportation

c: Christopher J. Yuen, Hawaii Planning Department

BRIAN T. NISHIMURA, PLANNING CONSULTANT

101 Aupuni Street, Suite 217

Hilo, Hawaii 96720-4221

Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: bnishi@hawaiiantel.net

June 19, 2007

Barry Fukunaga, Interim Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Subject: Draft Environmental Assessment

Applicant: Hawaii Island Community Development Corporation (HICDC)

Project: Ainakea Senior Residences

TMK: (3) 5-3-11: 102

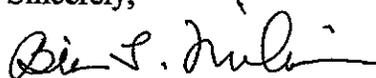
Dear Mr. Fukunaga:

This is to acknowledge receipt of your letter dated May 9, 2007 providing comments regarding the subject project. Your letter states in part that, "While access to this project will be from Ainakea Drive, a County road, our concern would be at Ainakea's connection to Akoni Pule Highway (Route 270). The Draft Environmental Assessment (DEA) should include a traffic assessment addressing the impact of this project on the intersection."

Please be advised that the Draft Environmental Assessment will include an assessment of traffic impacts on the subject intersection. Although a Traffic Impact Analysis Report (TIAR) has not been prepared for this particular project, information obtained from a TIAR prepared by M&E Pacific in October 2005, provides information regarding the projected traffic generated by another proposed 32-unit senior rental project in North Kohala. The report states, "The proposed senior housing rental units are forecast to generate a very small number of trips. They are expected to generate 2 outbound and 1 inbound trips in the morning peak, 1 inbound and outbound trips in the after school peak, and 2 inbound and 1 outbound trips in the afternoon peak." (M&E Pacific, Inc. p.5, 10/2005) Based on the foregoing, we believe that small scale elderly housing projects in general and this elderly housing project in particular will have a minimal impact on traffic.

Thank you for your assistance in providing your comments. Should you have any questions regarding this transmittal, please do not hesitate to contact me.

Sincerely,



Brian T. Nishimura, Planning Consultant

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

ROBERT K. MATSUDA
DEPUTY DIRECTOR FOR LAND

DEPUTY DIRECTOR FOR
THE COMMISSION ON
WATER RESOURCE MANAGEMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE

1151 PUNCHBOWL STREET

HONOLULU, HAWAII 96813

April 30, 2007

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
NAHOLOLAWE ISLAND RESERVE
COMMISSION
LAND MANAGEMENT
STATE PARKS

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

Dear Mr. Nishimura:

Subject: Pre-Environmental Assessment Consultation, Hawaii Island Community
Development Corporation, Ainakea Senior Residences, North Kohala, Island of
Hawaii. TMK: (3) 5-3-11: 102.

DOFAW has reviewed your information dated April 26, 2007, regarding the potential impacts your project may have on our management programs and endangered species in particular. We have no objections to your proposed development zoned urban within the (RM-4) multiple-family residential and no further consultation is required from our agency. Thank you for the opportunity to comment on your project.

Sincerely yours,

Paul J. Conry
Administrator



**STATE OF HAWAII
DEPARTMENT OF HEALTH**

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

May 11, 2007

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

Subject: Pre-Environmental Assessment Consultation
Applicant: Hawaii Island Community Development Corporation
Ainakea Senior Residences
Tax Map Key (3) 5-3-11:102

The project lot is 132,155 square feet. Under the current provisions, a total of 13 individual wastewater systems (IWS) can be utilized on this lot.

Each septic IWS can be connected to 2 units (26 units maximum). If additional IWS's are proposed or more than 2 units are proposed to be connected to 1 IWS, a variance must be obtained (30 units proposed and laundry and common meeting buildings).

The applicant would need to meet the requirements of our Department of Health Air Pollution Rules, Chapter 60.1, Title 11, State of Hawaii for fugitive dust control. If there is need to discuss these requirements, please contact our Clean Air Branch staff at Ph. 933-0401.

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of the subject document on April 27, 2007. The CWB has reviewed the limited information contained in the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the "Clean Water Act" (CWA)), Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters...". The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations, Section 122.2, and Hawaii Administrative Rules (HAR), Chapter 11-54.
2. In accordance with HAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice

of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).

- a. An application for an NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/individual-index.html>.
- b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit. The NOI forms may be picked up at our office or downloaded from our website at: <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/general-index.html>.
 - i. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]
 - ii. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities. [HAR, Chapter 11-55, Appendix C]
 - iii. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]
 - iv. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]
 - v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]
 - vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]
 - vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]

- viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]
 - ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]
 - x. Discharges of storm water from a small municipal separate storm sewer system. [HAR, Chapter 11-55, Appendix K]
 - xi. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]
2. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.
 3. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

Hawaii Revised Statutes, Subsection 342D-50(a) requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this chapter, or a permit or variance issued by the director."

If you have any questions, please contact Mr. Alec Wong, Supervisor of the Engineering Section, CWB, at (808) 586-4309.

Construction activities must comply with the provisions of Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control."

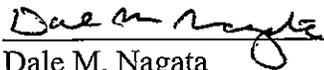
1. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.
2. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
3. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.

Should there be any questions on this matter, please contact the Department of Health at 933-0917.

Lands formerly used for sugarcane production are now being developed into communities where residential homes, schools and commercial businesses are being constructed. Chemicals associated with the sugarcane industry persist in soil today and may be a threat to public health and the environment. Elevated arsenic levels were discovered in soil at former sugarcane production areas on the islands. The HEER Office has identified former sugarcane production areas for assessment throughout the state and plans to work with property owners to conduct environmental assessments to identify and address elevated soil arsenic levels prior to finalizing development plans for the properties.

We recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

Sincerely,



Dale M. Nagata
Acting District Environmental Health
Program Chief

WORD:AinakeaSeniorResidences.my

Harry Kim
Mayor



Patricia G. Engelhard
Director

Pamela N. Mizuno
Deputy Director

County of Hawai'i

DEPARTMENT OF PARKS AND RECREATION

101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720
(808) 961-8311 • Fax (808) 961-8411

May 8, 2007

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

Project: **Pre-Environmental Assessment Consultation**
Applicant: **Hawaii Island Community Development Corporation**
Ainakea Senior Residences
TMK: (3rd) 5-3-11:102

We have reviewed the Pre-Environmental Assessment information you sent dated April 26, 2007 for the above-referenced project and have no comments to offer.

Thank you for including the Department of Parks and Recreation as part of the review process.

Sincerely,

Patricia G. Engelhard
Director

My Documents\Park Projects\Brian Nishimura Planning Consultant-Pre-EA-Ainakea Senior Residences-5-07.doc

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

May 7, 2007

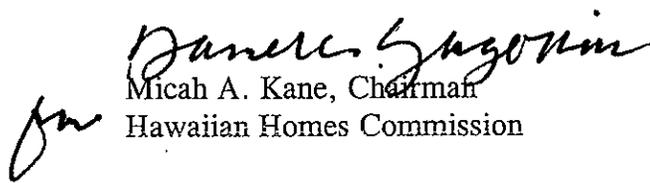
Mr. Brian T. Nishimura
Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720-4221

Dear Mr. Nishimura:

Thank you for the opportunity to provide comments for the Ainakea Senior Residences project submitted by the Hawaii Island Community Development Corporation in preparation of an environmental assessment report. The Department of Hawaiian Home Lands has no comments.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,


Micah A. Kane, Chairman
Hawaiian Homes Commission



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

May 7, 2007

Mr. Brian T. Nishimura
Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawai'i 96720-4221

Dear Mr. Nishimura:

Subject: Early Consultation for a 30-Unit Senior Housing Project, Ainakea,
North Kohala, TMK: 5-3-011: 102

The Department of Education has only one question in considering your proposal for a 30-unit senior housing project close to the existing Ainakea Elderly Housing Project: Can school-age children reside in the senior housing? We would appreciate a response.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at (808) 733-4862.

Very truly yours,


Patricia Hamamoto
Superintendent

PH:jmb

c: Randolph Moore, Assistant Superintendent, OBS
Duane Kashiwai, Public Works Administrator, FDB
Art Souza, CAS, Kealakehe/Kohala/Konawaena Complex Areas

BRIAN T. NISHIMURA, PLANNING CONSULTANT

101 Aupuni Street, Suite 217

Hilo, Hawaii 96720-4221

Phone: (808) 935-7692 Fax: (808) 935-6126 E-mail: bnishi@hawaiiantel.net

June 19, 2007

Ms. Patricia Hamamoto, Superintendent

State of Hawaii

Department of Education

P.O. Box 2360

Honolulu, Hawaii 96804

Subject: Draft Environmental Assessment

Applicant: Hawaii Island Community Development Corporation (HICDC)

Project: Ainakea Senior Residences

TMK: (3) 5-3-11: 102

Dear Ms. Hamamoto:

This is to acknowledge receipt of your letter dated May 7, 2007 providing comments regarding the subject project. Your letter poses a question whether school-age children can reside in senior housing.

To the best of our knowledge, the proposed elderly housing project is required to meet the definition of elder, elderly households and elderly housing contained in HRS 356D-1 which is provided as follows:

“Elder” or “elderly” means a person who is a resident of the State and has attained the age of sixty-two years.

“Elder or elderly households” means households in which at least one member is sixty-two years of age, the spouse or partner has attained eighteen years of age, and the remaining members have attained the age of fifty-five years at the time of application to the project.

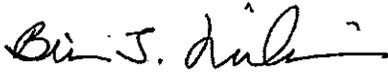
“Elder or elderly housing” means:

(1) A housing project intended for and occupied by elder or elderly households; or

(2) Housing provided under any state or federal program that the Secretary of the United States Department of Housing and Urban Development determines is specifically designed and operated to assist elder or elderly persons, or if the Secretary makes a determination, the project may also be occupied by persons with disabilities who have reached eighteen years of age.

Based on the foregoing definitions, school age children are not allowed to reside in elderly housing projects. Thank you for your assistance in providing your comments. Should you have any questions regarding this transmittal, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Brian T. Nishimura". The signature is written in black ink and is positioned above the printed name.

Brian T. Nishimura, Planning Consultant

Harry Kim
Mayor



Barbara Bell
Director

Nelson Ho
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

April 3, 2007

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

Re: Pre-Environmental Assessment Consultation
Applicant: Hawai'i Island Community Development Corporation
Ainakea Senior Residences
TMK: 5-3-11:102

Dear Mr. Nishimura,

We offer the following comment on the subject Pre-Environmental Assessment Consultation:

- A Solid Waste Management Plan should be incorporated into the Environmental Assessment. Guidelines have been enclosed for that purpose.

Thank you for allowing us the opportunity to offer input on this project. If you have further questions regarding the Solid Waste Management Plan, please contact Michael Dworsky, Solid Waste Division Chief, at 808-961-8515.



Nelson Ho
DEPUTY DIRECTOR

enclosure

cc: SWD Chief

9/15/07 A

Harry Kim
Mayor



Barbara Bell
Director

Michael Dworsky P.E.
Solid Waste Division Chief

County of Hawai'i

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street, Room 210 • Hilo, Hawai'i 96720-4252
(808) 961-8083 • Fax (808) 961-8086

June 6, 2006

SOLID WASTE MANAGEMENT PLAN Guidelines

INTENT AND PURPOSE

This is to establish guidelines for reviewing solid waste management plans, for which special conditions are placed on developments. The solid waste management plan will be used to: (1) encourage recycling and recycling programs, (2) predict the waste generated by the proposed development to anticipate the loading on County transfer stations, landfills and recycling facilities, and (3) predict the additional traffic being generated because of waste and recycling transfers.

REPORT

The consultant's report will contain the following:

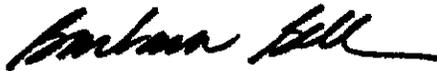
1. Description of the project and the potential waste it may be generating: i.e. analysis of anticipated waste volume and composition. This includes waste generated during the construction and operational phases. Greenwastes will be included in this report for both construction grubbing and future operational landscape maintenance.
2. Description and location of the possible sites for waste disposal or recycling. We will not allow the use of the County transfer stations for any commercial development; commercial development as defined under the policies of the Department of Environmental Management, Solid Waste Division.
3. Since the Department of Environmental Management promotes recycling, indicate onsite source separation facilities by waste stream; i.e. source separation bins of glass, metal, plastic, cardboard, aluminum, etc. Provide ample and equal space for rubbish and recycling.
4. Identification of the proposed disposal site and transportation methods for the various components of the waste disposal and recycling system, including the number of truck traffic and the route that truck will be using to transport the waste and recycled materials.

5. The report will include any impacts to County waste and recycling facilities, and the appropriate mitigation measures. All recommendations and mitigation measures will be addressed.
6. Description of the waste reduction component that analyzes techniques to be employed to achieve a reduction goal.
7. Analysis will be based on the highest potential use or zoning of the development.

REQUIREMENTS AND CONDITIONS

1. A solid waste management plan will be done for all commercial developments, as defined under the policies of the Department of Environmental Management, Solid Waste Division.
2. We will require the developer to provide or resolve all recommendations and mitigation measures as outlined in the report; besides any conditions placed on the applicant by the Department of Environmental Management.
3. A licensed environmental or civil engineer will draft and certify the solid waste management plan.

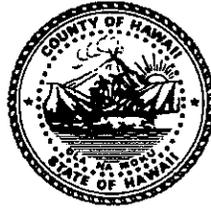
CONCUR:



Barbara Bell
DIRECTOR

10/13/03
Revised 06/06/06

Harry Kim
Mayor



Bruce C. McClure
Director

Jiro A. Sumada
Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS
Aupuni Center
101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
www.co.hawaii.hi.us

May 17, 2007

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

Subject: Pre-Environmental Assessment Consultation
Applicant: Hawaii Island Community Development Corporation
Ainakea Senior Residences
TMK: (3) 5-3-011:012

We have reviewed the Pre-Environmental Assessment Consultation and have no comments. If you have any questions please contact Mr. Kiran Emler of our Kona Office @ 327-3530.

Galen M. Kuba, Division Chief
Engineering Division

ENG-Hilo
ENG-Kona

APPENDIX B – ARCHAEOLOGICAL LETTER REPORT

CHINIAGO INC.

Archaeological Consulting

1040-B SMITH STREET • HONOLULU, HAWAII 96817 • TELEPHONE: (808) 521-2785

May 6, 1984

Mr. Ed Kuniyoshi
Belt, Collins and Assoc.
606 Coral Street
Honolulu, Hawaii 96813

Dear Mr. Kuniyoshi:

On May 5, 1984, I conducted an archaeological reconnaissance survey of approximately 72 acres at Kāpaau, North Kohala, Hawaii, consisting of TMK 5-3-06:18, 19 and 21. The majority of the property was former sugarcane land and relatively free of vegetation. The remainder, consisting of two areas adjacent to the streambeds at the north and south sides of the property, was heavily vegetated. All three areas were walked through by one person, who spent a total of three hours on the property. No evidence of prehistoric or historic utilization was found, and it is our conclusion that your planned project will not represent a negative impact on any significant archaeological or historical sites.

If you should have any questions, please do not hesitate to call.

Sincerely yours,



William Barrera, Jr.
President

APPENDIX C - REPRODUCTION OF COMMENTS MADE ON THE DRAFT ENVIRONMENTAL ASSESSMENT AND RESPONSES TO THE COMMENTS

1. State of Hawaii, Office of Environmental Quality Control, from Laurence K. Lau, Acting Director, dated September 17, 2007.
RESPONSE: Brian T. Nishimura to Laurence K. Lau dated September 27, 2007.
2. State of Hawaii, Office of Hawaiian Affairs, from Clyde W.Nāmu'o, Administrator, dated September 17, 2007.
RESPONSE: Brian T. Nishimura to Clyde W.Nāmu'o, Administrator, dated September 27, 2007.

FILED 09/24/07
E.S.P.
NMF

LINDA LINGLE
GOVERNOR OF HAWAII



LAURENCE K. LAU
ACTING DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HEALTH
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
LEIOPAPA A KAMEHAMEHA, SUITE 702
HONOLULU, HAWAII 96813
Telephone (808) 586-4185
Facsimile (808) 586-4186
Electronic Mail: OEQC@deh.hawaii.gov

September 17, 2007

RECEIVED
SEP 21 11 21 18
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Edwin S. Taira, Housing Administrator
Office of Housing and Community Development
County of Hawai'i
50 Wailuku Drive
Hilo, Hawai'i 96720-2484

Subject: Draft Environmental Assessment for the Ainakea Senior Residences Project
TMK: (3) 5-2-11:102 North Kohala, Island of Hawai'i

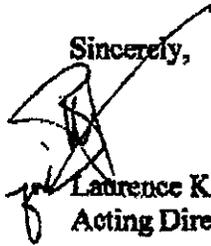
Dear Mr. Taira:

Thank you for the opportunity to review the subject document. The Office of Environmental Quality Control has these comments:

1. On page 10, section 2.1.3, under *Environmental Setting*, please provide the average wind velocity and clarify the high and low wind average range for the area, if you have that information.
2. Also under *Impacts and Mitigation Measures* for section 2.1.3 on page 10, if the information is available, please include the anticipated wind load capacity of the proposed buildings in the final environmental assessment.
3. On page 11, under *Hydrology and Drainage, Impacts and Mitigation Measures*, please include the results of the drainage study and drainage/stormwater management plan.

Please call Herman Tuiolosega at (808) 586-4185 if you have any questions.

Sincerely,


Laurence K. Lau
Acting Director

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@hawaiiantel.net

September 27, 2007

Mr. Laurence K. Lau, Acting Director
State of Hawaii
Office of Environmental Quality Control
235 S. Beretania St., Suite 702
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment
Ainakea Senior Residences Project
TMK: (3) 5-2-11: 102

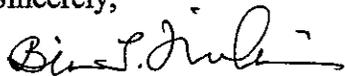
Dear Ms. Salmonson:

This is in response to your letter dated September 17, 2007, providing comments on the subject Draft Environmental Assessment. The responses to your comments are provided as follows:

1. Section 2.1.3 Wind Velocity: This section will be revised to include average wind velocities for the project area which is subject to the northeasterly trade wind pattern. The average range for the area is between 5 and 20 miles per hour.
2. Section 2.1.3 Wind Load Capacity: This section will be revised to address the issue of wind load capacity. The proposed project will be constructed in accordance with current building code requirement which is at 30 psf.
3. Hydrology and Drainage: A drainage study and stormwater management plan has not been completed as yet. Drainage requirements will be reviewed and approved by the Department of Public Works prior to the issuance of the building permit.

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

Sincerely,



Brian T. Nishimura, Planning Consultant



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

HRD07/3013B

September 17, 2007

Brian T. Nishimura, Planning Consultant
101 Aupuni Street, Suite 217
Hilo, Hawai'i 96720-4221

RE: Draft Environmental Assessment, Ainakea Senior Residences, North Kohala, Hawai'i, TMK 5-3-011:102.

Dear Mr. Nishimura,

The Office of Hawaiian Affairs (OHA) is in receipt of the Draft Environmental Assessment (DEA) for the Ainakea Senior Residences in North Kohala, Hawai'i.

We appreciate that the applicant has observed our past comments and assured us that if iwi kūpuna or other cultural deposits are uncovered, work will stop and the applicant will contact the State Historic Preservation Division immediately.

OHA would like to suggest that the project area be landscaped with native or indigenous species. Also, any invasive species should be removed. Doing so would not only serve as practical water-saving landscaping practices, but also serve to further the traditional Hawaiian concept of mālama 'āina and create a more Hawaiian sense of place.

Also, as the area is frequented by the Pueo and 'Io, we suggest that these endemic and culturally important bird populations be supported by this project. As such, we recommend landscaping conducive to these species as habitat.

Further, OHA urges the use of best management practices to mitigate any effects that the construction may have on the environment, such as dust or storm water runoff.

Thank you for the opportunity to comment, and we look forward to continued correspondence. If you have any further questions or concerns please contact Grant Arnold at (808) 594-0263 or granta@oha.org.

Brian T. Nishimura
Planning Consultant
September 18, 2007
Page 2

Sincerely,



Clyde W. Nāmu'o
Administrator

C: Ruby McDonald
Office of Hawaiian Affairs, Kona Office
75-5706 Hanama Pl. Suite 107
Kailua-Kona, Hawai'i 96740

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@hawaiiintel.net

September 27, 2007

Mr. Clyde W. Nāmu'o, Administrator
State of Hawai'i
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawai'i 96813

Subject: Draft Environmental Assessment
Ainakea Senior Residences
TMK: (3) 5-3-11: 102

Dear Mr. Nāmu'o:

Thank you for your letter dated September 17, 2007, providing comments on the Draft Environmental Assessment prepared for the Ainakea Senior Residences project. We have reviewed the comments provided and have addressed them as follows:

1. Archaeological and Cultural Resources: As stated in your letter, we have incorporated your previous comments in the Draft Environmental Assessment to protect any inadvertent discovery of archaeological or cultural resources on the subject property. Should any remains of historic sites such as rock walls, terraces, platforms marine shell concentrations or human burials be encountered during construction, work in the immediate area will cease and the State Historic Preservation Division will be immediately notified.
2. Landscaping: Your comments will be passed on to the landscape architect for the project and will be incorporated to the extent feasible.
3. Best Management Practices: The contractor will be instructed to utilize best management practices to mitigate construction impacts on the environment such as dust or storm water runoff.

Thank you for taking the time to comment on the Draft Environmental Assessment.

Sincerely,



Brian T. Nishimura, Planning Consultant