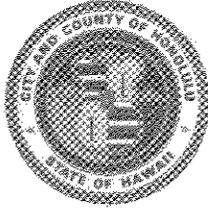


DEPARTMENT OF GENERAL PLANNING  
CITY AND COUNTY OF HONOLULU

FILE COPY

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



DONALD A. CLEGG  
CHIEF PLANNING OFFICER

GENE CONNELL  
DEPUTY CHIEF PLANNING OFFICER

RH/DGP 87/NS-1

May 4, 1987

Honorable Dr. John C. Lewin, Director  
Office of Environmental Quality Control  
State of Hawaii  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

Dear Dr. Lewin:

Final Environmental Impact Statement  
Pacific Basin Conference Resort  
From Residential to Resort Use  
TMK 8-4-29: 15-28, 30-32, and Por. 140

We have determined that the above is an acceptable Final Environmental Impact Statement for the proposed project. This determination in no way implies a favorable recommendation on the applicant's request for any approvals or permits required by the Department of General Planning for this project.

There are a number of concerns that must be addressed by subsequent zoning, subdivision, and other permit processes. These concerns are included in the acceptance report which is attached.

If there are any questions, please contact Randy Hara of my staff at 523-4483.

Sincerely,

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

DONALD A. CLEGG  
Chief Planning Officer

Attach.

DEPARTMENT OF GENERAL PLANNING (DGP)  
REFERENCE NO.: 87/NS-1

ACCEPTANCE REPORT: CHAPTER 343, HRS  
FINAL ENVIRONMENTAL IMPACT STATEMENT  
PACIFIC BASIN CONFERENCE RESORT  
HOME PROPERTIES, INC., A SUBSIDIARY OF  
HONOLULU FEDERAL SAVINGS AND LOAN  
MAKAHA VALLEY, WAIANAЕ, OAHU, HAWAII  
TAX MAP KEY: 8-4-29: 15-28, 30-32  
AND POR. 140

A. BACKGROUND

Home Properties, Inc., is proposing to develop a 300-room Pacific Basin Conference Resort on 23.5 acres in Makaha Valley. This facility would include a conference building, visitor accommodations, tennis courts, swimming pools, landscaping with water features, parking, and maintenance and support facilities. Building heights will be limited to 35 feet to relate to nearby residential land. In accordance with Chapter 343, HRS, this Final Environmental Impact Statement has been prepared in conjunction with an application for an amendment to change the Waianae Development Plan Land Use Map from Residential to Resort use.

The site is situated approximately 1.5 miles mauka of Farrington Highway in Makaha Valley and is part of the undeveloped Mauna Olu subdivision which abuts on the mauka and ewa boundary. Improvements to the infrastructure of the proposed 18-lot subdivision have not been made and the subdivision has not received final approval. Agriculturally designated land is located in the Kaena Point direction and golf course in the makai direction. The Sheraton Makaha Resort and Country Club is approximately 2,000 feet makai.

Access to the project from Farrington Highway would be from Makaha Valley Road, a private road to the Sheraton Makaha Resort, and Mauna Olu Street. Kili Drive provides additional access into the valley. Traffic conditions at the Makaha Valley Road/Farrington Highway intersection may need to be improved with a traffic signal system provided by the developer.

This resort project is estimated to generate approximately 84,000 gpd of wastewater. The City Department of Public Works has indicated that off-site lines connecting this site to the Farrington Highway sewer main are adequate to handle the resort project and has required a complete sewer capacity analysis to be submitted during the rezoning process. Improvements to the Waianae Sewage Treatment Plant will increase its capacity from 1.72 to 5.2 mgd by mid-1988.

Water usage for the resort project is estimated at 145,000 gpd. The applicant is in the process of finalizing a commitment with Makaha Valley, Inc., for 318,500 gpd of water from Makaha Well No. 277-102. The applicant has apportioned 40,000 gpd of that amount to the Resort project and expects the balance of the demand or 105,000 gpd, from the Board of Water Supply (BWS). The BWS is developing wells in upper Makaha Valley that may yield 3-5 mgd. However, the water will not be available or committed until the wells are completed in late 1989.

Planning, design, and engineering, and construction costs have been estimated at \$46 million dollars.

#### B. PROCEDURES

1. On January 15, 1987, the applicant submitted an Environmental Assessment for the proposed development in order to comply with Section 343-5(a)(b) of the Hawaii Revised Statutes. The applicant was notified by letter dated January 16, 1987 that an EIS would be required.
2. Pursuant to this determination, an Environmental Impact Statement Preparation Notice (EISPN) was published in the "OEQC Bulletin" on January 23, 1987. A detailed version of the EISPN was mailed to 38 interested agencies and organizations and 20 responses were received in the ensuing 30-day comment period.
3. A Draft EIS (DEIS) was filed on March 5, 1987 and notice published in the "OEQC Bulletin." Sixty-two agencies or organizations received copies of the DEIS and 27 responses were received.
4. Comments and concerns which were raised were addressed in the DEIS and in the Final EIS (FEIS) which was submitted on April 14, 1987.

#### C. CONTENT

The Final EIS for the Pacific Basin Conference Resort adequately addresses the content requirements specified in Sections 11-200-17 and 11-200-18 of the EIS Rules.

#### D. RESPONSE

The applicant responded to all comments, which were included in the Final EIS.

E. CONTROVERSIAL ISSUE

The archaeological impact is considered controversial because differing expert opinions were presented by the applicant and commenting parties. The applicant's consultant on archaeology indicated that the potential for subsurface remains is high and recommended that a qualified archaeologist monitor excavation and grading activity. Other organizations recommended more rigorous measures such as subsurface testing to disclose the presence of archaeological deposits during the EIS process.

F. UNRESOLVED ISSUES

Several issues, while discussed by the applicant, remain unresolved at the present time.

The following unresolved issues need to be addressed in the rezoning process:

The Board of Water Supply has indicated that, if the resort development requires additional water in excess of the water presently allocated, water will not be available or committed until upper Makaha Wells are completed in late 1989. The subdivision's water system should meet City standards and be turned over to the Board of Water Supply.

The BWS Makaha Wells as well as private Well No. 277-102 require Department of Health approval for new sources of potable water.

The Department of Public Works requires the submission of a sewer master plan for review and approval. Adequate capacity is available for sewer lines on Kili Drive which connect to the Mauna Olu subdivision.

Provision for low- and moderate-income housing or acceptable in-kind substitution may require the approval of the Department of Housing and Community Development under a new Community Benefit Assessment Bill currently before the City Council.

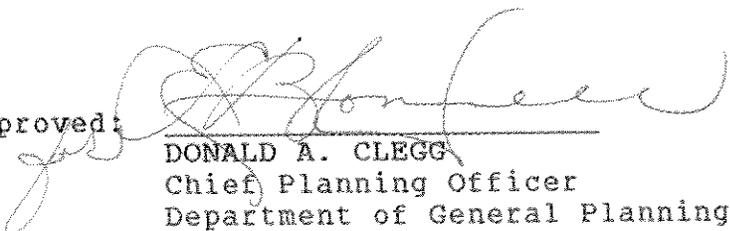
The EIS indicated that the potential for subsurface archaeological sites would be investigated during any further ground alteration by an archaeologist monitoring this activity. However, since a significant archaeological site was present in this area and the potential for subsurface remains is high according to the State Historic Preservation Office, an archaeological survey and report including a literature review, subsurface testing, and the protection of possible archaeological deposits should be accomplished to the satisfaction of the State Historic Preservation Office and the Department of Land Utilization at the time of rezoning. It is not appropriate that such a survey be undertaken at this time as the Development Plan

amendment only requires that a conceptual plan for the project be available. It is at zoning that a more precise plan will be required. A copy of the archaeological report shall be submitted to the U.H. Environmental Center for comments.

Street and highway improvement plans and programs may be necessary as required by the City Department of Transportation Services and the State Department of Transportation. The EIS indicates that traffic congestion at the intersection of Farrington Highway and Makaha Valley Road reaches level of Service "F." Although the applicant does not anticipate any traffic mitigation measures, since traffic can be routed to Kili Drive, signalization of the intersection may still be necessary. A traffic analysis of the impacts on Kili Drive should be conducted before rezoning.

G. DETERMINATION

The Final EIS is determined to be acceptable under the procedures and requirements established in Chapter 343, HRS, and the State "EIS Rules." This determination does not imply a favorable recommendation on the applicant's request for any approvals or permits required by the Department of General Planning.

Approved: 

DONALD A. CLEGG  
Chief Planning Officer  
Department of General Planning

# Final Environmental Impact Statement

## Pacific Basin Conference Resort

Makaha Valley, Island of Oahu, Hawaii

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373

Home Properties, Inc.

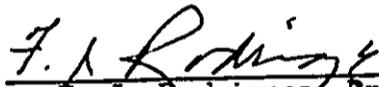
April 1987



FINAL  
ENVIRONMENTAL IMPACT STATEMENT  
FOR THE PROPOSED  
PACIFIC BASIN CONFERENCE RESORT

Makaha Valley, Oahu, Hawaii  
April 1987

Submitted Pursuant to Chapter 343, Hawaii Revised Statutes,  
Environmental Impact Statement Regulations



F. J. Rodriguez, President  
Environmental Communications, Inc.  
Environmental Consultants for  
Home Properties, Inc., a Service Corporation of  
Honolulu Federal Savings and Loan Association

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I. SUMMARY

CHAPTER 343, HRS  
DRAFT ENVIRONMENTAL IMPACT STATEMENT

Action: Applicant

Applicant: Home Properties, Inc.

Landowner: Honolulu Federal Savings & Loan Association

Project Name: Pacific Basin Conference Resort

Project Description: The proposed project consists of the development of the Pacific Basin Conference Resort. The site would be the location for the proposed Pacific Basin Conference Resort. The 300 room Conference Resort would be specially equipped and staffed to provide a specific resort use lacking in today's hotel industry. Important attributes of a conference center hotel include an environment which minimizes distractions of business attendees, extensive recreation and fitness amenities, and specialized staff and facilities to accommodate both small and large meetings and conferences.

Project Location: Makaha Valley, Oahu, Hawaii. The project area is mauka of Sheraton Makaha Resort and Country Club golf course (West Course), and makai of Mauna Olu Street. (Figure 1)

Area: 23.5 acres

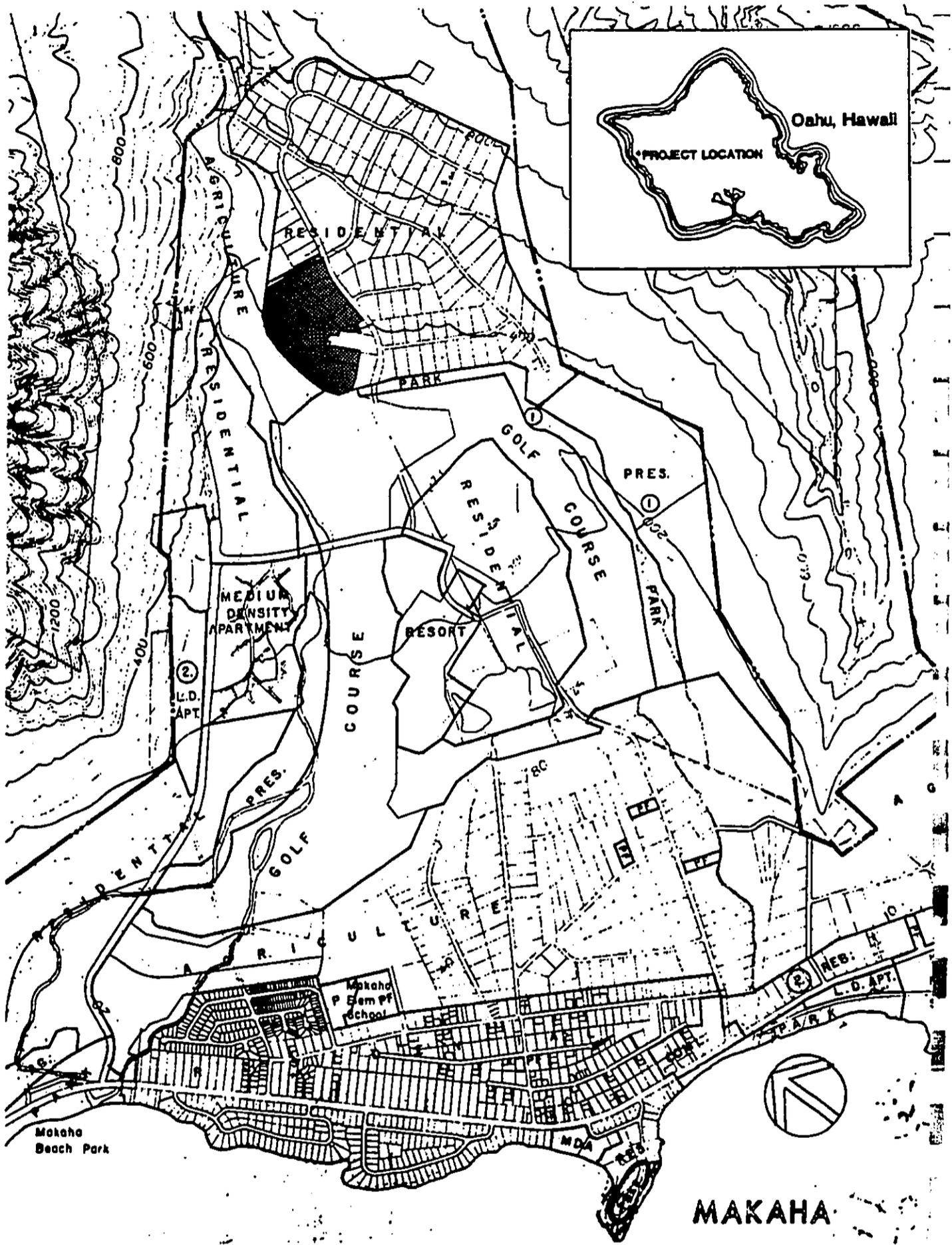


Figure 1

Project Location Map

Tax Map Key: 8-4-29: 15-32, excluding parcel 29 (owned by others); and a portion of parcel 140 (63,831 square foot road parcel).

Existing Use: The site is part of Mauna Olu Subdivision (129 lots, 1.0 acre minimum) with streets and utility systems substantially complete. Mauna Olu awaits final subdivision approval from the City & County pending completion of infrastructure, and therefore, lots are undeveloped.

State Land Use: Urban District

City General Plan: Resort (Site & Environs)

Development Plan Designation:

- a. Land Use Map: Residential
- b. Public Facilities Map: No planned facilities affecting site.

Zoning: Country District

Accepting Authority: Department of General Planning  
650 South King Street  
Honolulu, Hawaii 96813

Environmental Consultants: Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Summary: The proposed Pacific Basin Conference Resort consists of the development of a unique conference resort facility on 23.5 acres in Makaha Valley, Oahu, conference building, visitor accommodations buildings limited to 35 feet in height, tennis

courts, swimming pools, extensive landscaping with water features, parking, and additional maintenance and support facilities. 300 hotel rooms are planned for the resort.

The site is currently designated for urban use on the State Land Use Maps and residential use on the Development Plan Land Use Map. The site is also currently zoned Country. The site, which is part of the Mauna Olu Subdivision, is undeveloped but has been substantially improved with streets and utility systems.

Significant adverse environmental impacts are not expected, however, additional traffic and utilities facilities demand will increase. Water, which is a primary development constraint in the region, is being provided from the existing Makaha Well No. 277-102, which has been designated by the Board of Water Supply for use by the existing subdivision. The proposed conference resort represents a significant use from the existing residential designations, however, resort and recreational areas are found in the immediate area.

No major mitigation measures are expected to be necessary for the operation of the conference resort. Standard measures will be implemented to mitigate construction related impacts.

Project alternatives considered include a no action alternative, R-20 zoning use and R-10 zoning use. These alternatives involve the development of the site for varying residential densities. The present conference resort use represents the applicant's preferred alternative.

## II. PURPOSE

This Environmental Impact Statement is prepared pursuant to Chapter 343, Hawaii Revised Statutes and in accordance with the City and County of Honolulu's Department of General Planning Development Plan regulations.

The initial action required for this project involves a Development Plan amendment of Residential usage to Resort/Hotel usage. The document will be reviewed by the City and County Department of General Planning.

A subsequent but separate action will request an amendment of the Special Provisions to increase the maximum number of resort units for Makaha Valley from 500 to 1000. This action is beyond the scope and purpose of this document.

### III. PROJECT DESCRIPTION AND STATEMENT OF OBJECTIVES

#### A. Location of the Proposed Project

The project site consists of a portion (about 23.5 acres) of the Mauna Olu Subdivision, adjacent to and above the two golf courses serving the Sheraton Makaha Resort and Country Club (Figure 1). Mauna Olu Street and a concrete drainage channel constitute the mauka site boundaries. The mauka area (to the east and northeast) bordering the site consists of the balance of the existing undeveloped Mauna Olu Subdivision (about 186.5 acres). An open space, designated Agriculture on the Development Plan Land Use Map, lies immediately north and northwest of the project site.

#### B. Existing Uses

The site area consists of 18 subdivided lots (one-acre minimum lot size) of vacant land under one ownership. The roadway and other infrastructure improvements to serve these lots have been constructed and are owned by the same party, Honolulu Federal Savings & Loan Association. A single-family dwelling is situated on an adjacent 1.8-acre parcel (identified as TMK 8-4-29: 14). The dwelling structure is accessible via Mauna Olu Street. The parcel is not a part of the proposed project, and is not included in the 23.5-acre project area.

#### C. Design Concept

Executive Conference centers began as a specialized product and industry in the 1980s when demands by major corporate entities on existing hotel facilities began to exceed the ability to provide upscale executive training facilities by the hotel industry.

Originating as "think tanks" on the campuses of eastern universities (Arden House at Columbia University is a good example), these facilities also had as their originating roots, in-house corporate development facilities such as IBM's Homestead and GE's Crotonville Center.

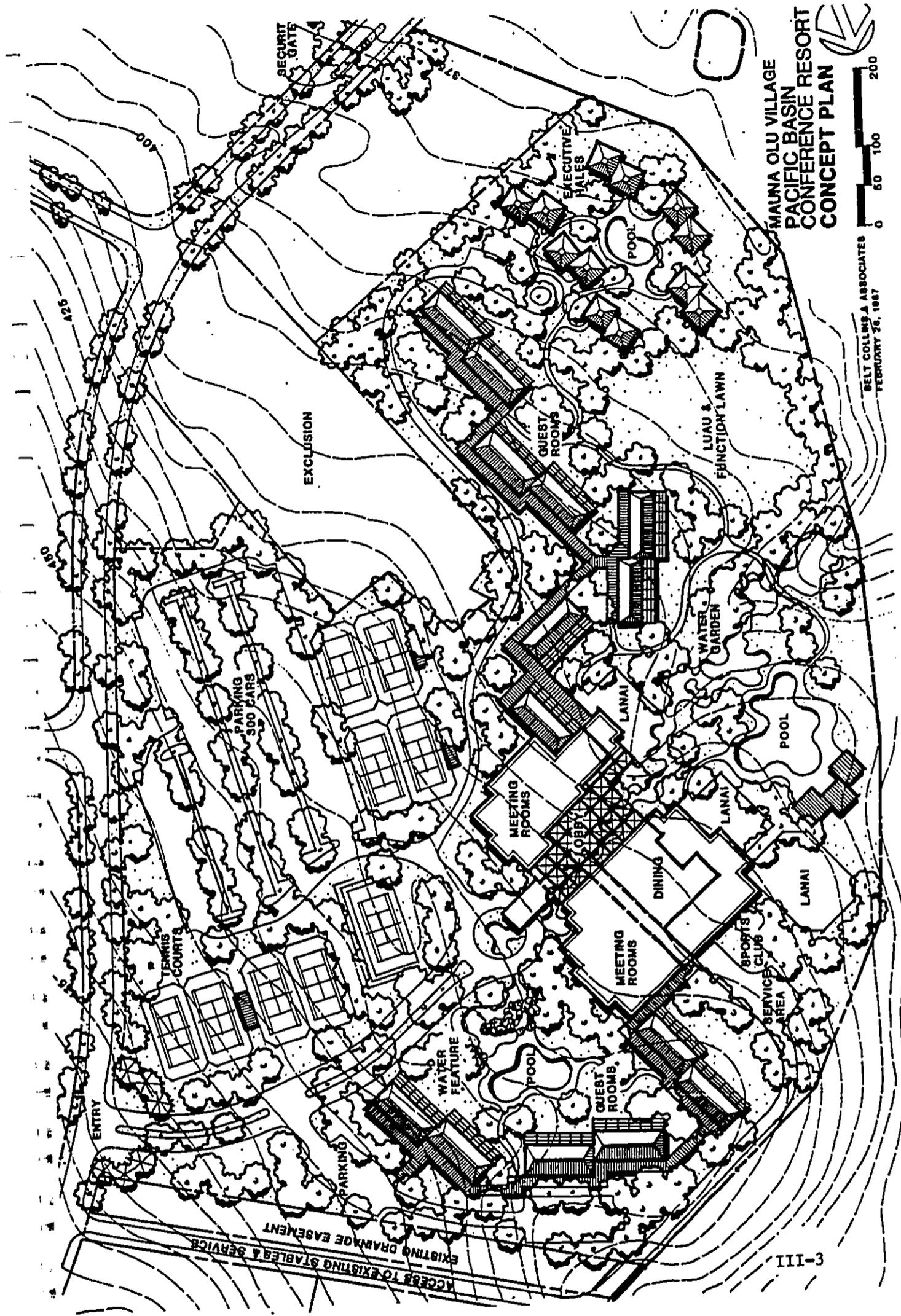
Subsequent development of these rapidly developing specialty services evolved in the 1960s into the Harrison House properties in Glen Cove, New York; Lake Bluff, Illinois; and Heritage Village, Connecticut.

Criteria for the classification of meeting places has been established by the International Association of Conference Centers (IACC) and their base requirements state that in order to qualify as a conference center, a facility must have and provide a complete meeting environment, and its' design must indicate that the meeting market is its' primary market. Unlike traditional resorts and hotels that book weddings and other social functions into their multi-function rooms, conference center space is designed primarily for educational and business purposes.

This means specially designed chairs, good lighting, a full line of audio-visual equipment and a trained staff on hand to operate and service equipment when necessary. Conference rooms are designed specifically for business meetings and not for banquets or other social functions. In short, they exist almost entirely for the purpose of corporate conferences; anything else is secondary.

D. Pacific Basin Conference Resort

The Pacific Basin Conference Resort (Figure 2) will be designed to meet the needs of the corporate meeting market. It is anticipated that 80% to 90% of the revenues generated would be as a result of a corporate meetings. The management and staff operations will primarily be directed at providing for all the corporate needs for a successful meeting. Presidential suites, as well as special executive



# Project Concept Plan

Figure 2

suites, will be designed to accommodate small board meetings, as well as receptions and social gatherings.

Meeting rooms will be appointed with state of the art audio visual equipment, pull-down screens, lighting and seating to accommodate all-day meetings and conferences. A range of telecommunication equipment will be on hand to facilitate communication with corporate attendees' offices and clients. Media rooms will provide full service video production for TV ads, National sales campaigns, etc. Important attributes of a conference resort include an environment which minimizes distractions of business attendees, extensive recreation and fitness amenities, and specialized staff and facilities to accommodate both small and large meetings and conferences. It is anticipated that as a part of the conference package service that the majority of attendees will be met at the airport upon arrival and transported to the conference resort center. Time at the resort center will be spent exclusively for the purpose of the conference and at the conclusion of the work sessions, the attendees will rejoin their families at Waikiki or the Neighbor Islands.

Planned facilities include the following:

		<u>Area</u>
Meeting Rooms		32,000 s.f.
Major Conference Room A	8,000	
Major Conference Room B	6,000	
Conference Room A	4,000	
Conference Room B	4,000	
Conference Room C	2,000	
Conference Room D	2,000	
15 Conference Suites		8,000
Conference Lobby		3,000
Media Rooms		135,000
300 Guest Rooms & Suites		5,500
Conference Dining		3,000
Ala Carte Dining		3,000
Theme Dining		12,000
Kitchens/Storage		6,000
Cocktail Lounge		3,000
Lobby		3,500
Health Club		1,500
Gift Shops		5,500
Offices		3,000
Maintenance		5,000
Housekeeping		7,000
Storage		59,000
Circulation/Mechanical (25%)		<u>59,000</u>
 Sub-Total 1		 295,000 s.f.

Other amenities include:

- Swimming Pools
- Jogging Trails
- Tennis, 8 courts and stadium court
- Golf available nearby
- Parking - 350 cars

The physical structures will be limited to approximately 35-40 feet in height. The centrally located Conference Center structure would house the meeting rooms, offices, restaurants, lounges and support facilities. The separate guest room structures (approximately 30-35 feet in height), would be located on both sides of the main building while the separate executive suites would be sited around another pool south of the main structures.

E. Statement of Objectives

The supporting documentation that is provided as Appendix A, "Phase I Market Report" has been prepared by International Conference Resorts (ICR) as a preliminary review of existing market data and its interpretation of economic and tourism trends as they relate to the successful positioning of the proposed Pacific Basin Conference Resort.

ICR developed America's first conference resort in response to major corporate clients' need for a more effective place to hold business meetings and conferences in an attractive setting, with a full range of healthful recreation amenities. In addition to the superior meeting facilities and audio-visual support of a well designed and operated Executive Conference Center, ICR's conference resorts provide world class dining, recreation and entertainment options which are important for successful top-level management and marketing meetings. Many of these meetings are for motivational or organizational development purposes where informal social exchanges are as important as the structured meeting program.

The proposed development is intended to create a much needed conference center resorts on Oahu. The conference center hotel or resort is distinguished from other hotels by the following characteristics.

The Conference Center:

- o Specializes in the conference business, particularly small to medium sized meetings (over 95% of all corporate meetings have fewer than 300 attendees).
- o Minimizes distractions of social guests and public functions.
- o Provides an appropriate balance of numbers and types of meeting rooms, discussion areas, sleeping rooms, dining facilities, and recreation facilities.
- o Offers complete meeting, planning and support services, including professional meeting coordinators, audio visual services, superior food service, and reliable security.
- o Offers extensive recreation amenities, including executive fitness and wellness activities.
- o Has convenient access to major airport with good air service.

F. Development Timetable

It is estimated that approximately 25 months would be required to process Development Plan and zoning amendments, complete design and engineering, and secure grading and building permits. Construction is expected to require an additional 18 months.

Tentative timetable is as follows:

1. Process Development Plan and Zoning amendments	18 months
2. Design and engineering	4 months
3. Obtain building permits	3 months
4. Complete construction	18 months
Total Time	43 months

With this timetable, the Conference Center could be operational by Summer 1990.

G. Approximate Cost

Planning, design and engineering, and construction costs have been estimated at about \$46-million in 1986 dollars.

H. Historical Perspective

During the years following the arrival of missionaries to Oahu, the Waianae coast remained sparsely populated. While some ranching activities were initiated, the Waianae Coast was generally considered to have a very limited future by most people. However, in the 1880's, the Waianae Sugar Company was established and by 1884, the area around the existing town of Waianae was "the largest settlement on the island of Oahu outside of Honolulu" (Krauss, 1972, P. 42).

The Waianae Sugar Company easily became a dominant force in the area, but the plantation's expansion was limited at the borders of Makaha Valley, which was owned by the Holt Ranch.

The Holt Ranch flourished during the second half of the 19th century. During these years, Makaha Valley remained a "tropical kingdom" which produced nearly all of the food required for feeding the family and crew. Near the end of the century, coffee trees were even introduced into the valley. Unfortunately, the deaths of family leaders produced factional fighting amongst the remaining members and the ranch was sold to the owners of the Waianae Plantation just after the turn of the century.

In 1946, the Capital Investment Company purchased over 9,000 acres of former sugar land on the Waianae coast. Capital Investment became the first major land developer in the area, subdividing much of the land and selling it as house lots or small farms.

Over the years, another major developer has been the State Department of Hawaiian Home Lands (DHHL). Much of the land in Nanakuli and several large parcels in Waianae and Lualualei are owned by DHHL. As of June 30, 1986, a total of 1,327 residential and 65 agricultural homestead lots on the Waianae coast were awarded to native Hawaiians (DHHL, 1986).

These early development efforts have had a lasting effect on the environment of the area. While modernization and urbanization have certainly made an impact on the area, Waianae has managed to retain a strong rural identity. Since much of the land in the area is owned in fee, many of the small farms that were established during the 1940s and 1950s have been passed from one generation to the next. Although the number of agricultural operations continues to decrease, the Waianae region continues to be the major producer of diversified agricultural products on Oahu.

Tourism became an economic factor in the area during the 1960s, primarily around the town of Makaha. Beachside condominiums were developed to provide accommodations for a mix of visitors, residents, and "second home" owners from Honolulu. The Capital Investment Company continued to play a prominent role in the area by developing a major resort complex in Makaha Valley in 1968.

#### IV. ALTERNATIVES CONSIDERED

##### A. No Action

This alternative would result in no action being implemented. The impact of this alternative would be that the project site would remain as is. Eventually, weeds and grasses would cover the vacant portions of the site. However, this use would generally be inconsistent with the surrounding residential and resort developments.

Non-use would render the properties useless to the landowner and the tremendous waste of valuable land adjacent to urbanized areas would not provide any benefit to the surrounding communities or the State at large.

Conversely, development of the site would constitute an irretrievable use of land and would preclude any other uses for the site.

##### B. No Project

The "no project" alternative essentially would entail developing the subdivision in accordance with the current zoning designation, Country. A total of eighteen single-family homes could be developed under this zoning. Seventeen are shown on the current plan.

##### C. Residential Use --R-20 Zoning

Under the R-20 zoning designation, large lot (20,000-square-foot minimum) development would be the principal use. This alternative would require a zoning amendment and significant modification of the utility systems serving the site. Approximately 34 single-family homes would be developed under this alternative. This alternative, and the other alternatives considered, would mean foregoing the

opportunity to serve the corporate meetings market, along with the jobs and other economic benefits that would accrue to the Waianae area as a result of the proposed project.

D. Residential Use--R-10 Zoning

The R-10 zoning designation would enable the development of residential lots of 10,000 square foot minimum size. Under this zoning, approximately 65 single-family homes would be developed. As with alternative 2, substantial costs would be incurred to modify the utilities infrastructure serving the site. A zoning amendment also would be required. Even with the higher allowable density, the prospective return may not support development costs.

## V. THE AFFECTED ENVIRONMENT

### A. Geographical Characteristics

#### 1. Topography

Site terrain is gently sloping for the most part, with natural vegetation consisting of grasses, brush, and some Kiawe. The site has been modified to the extent that roads, drains, water and sewage lines, culverts, and underground power and telephone lines have been constructed as part of the existing subdivision infrastructure.

Site terrain slopes range from about 5 percent to 15 percent, with the majority (approximately 60%) of the site consisting of slopes of less than 10 percent.

#### 2. Soils

The project site is comprised of two types of soil, Lualualei stony clay (LvB) on about 60 percent of the site area, and Lualualei extremely stony clay (LPE) on the balance of the site. These soils occur on Oahu adjacent to drainageways and on talus slopes.

Lualualei stony clay (LvB) is used for urban development, military installations, pasture, truck crops, and sugarcane. The soils's overall capability classification is IIIe if irrigated, and VIIs if non-irrigated. Permeability is slow. Runoff is slow, and the shrink-swell potential is high.

Lualualei extremely stony clay (LPE) soil is used for pasture. Permeability is slow. Runoff is slow, and the shrink-swell potential is high.

## B. Hydrological Characteristics

### 1. Ground Water

The Waianae Coast is a dry area, receiving from less than 20 inches of rainfall per annum along the coastline up to about 30 inches in the lower valleys.

To provide water for the planned growth of the Waianae area, and to reduce water importation from the Pearl Harbor aquifer, the Board of Water Supply (BWS) is in the process of developing a series of upper level wells (up to eight wells, at and above the 1,000 foot elevation) in Makaha Valley. It is estimated that these wells will provide about 4.0 MGD of additional water. Construction of the wells is to be phased, with four wells (Makaha II, III, IV, and V) expected to be on line about 1991. Long-range BWS plans also include the possible development of an additional 2.0 MGD of groundwater resources in Waianae Valley.

### 2. Drainage

As part of the existing subdivision infrastructure, a large concrete drainage channel accommodates rainwater runoff. This drainage channel comprises part of the mauka boundary of the project site. Onsite drainage will be collected and routed through existing storm drainage lines located in the subdivision. These storm drainage lines connect to an existing drainage system located in the Kaneaki Heiau Drive.

### 3. Flood Plain Management

The project site is located within an area of undetermined but possible flood hazard (Zone D), according to the Flood Insurance Study of the Federal Insurance Administration. The Makaha Stream is an intermittent stream in the project area, and is located approximately 300 feet north of the project.

4. Wetlands Protection

The project site is not within a wetland area.

5. Coastal Zone Management

The site is not located within a coastal zone Special Management Area.

C. Biological Characteristics

Flora and Fauna

Construction of subdivision infrastructure in the site area has reduced the amount of vegetation. Remaining vegetation consists mainly of grasses, some Keawe, and other weedy species. Fauna is expected to be limited to stray domestic animals, mongoose, rats, and mice. There are no endangered species known to be located on the project site. Peacocks are to be found on the grounds adjacent to the project site and can be heard calling on occasion.

D. Historical and Archaeological Characteristics

There are a large number of archaeological sites in Makaha Valley. A number of archaeological surveys have included or specifically addressed the Valley. The Kaneaki Heiau is located mauka of the Mauna Olu subdivision, but no known historic or archaeological remains are located on the project site.

E. Existing Neighborhood

The neighborhood in which the project would be located is currently a resort area. The Sheraton Makaha has just under 200 rooms, and in addition to catering to hotel-staying guests, it also promotes excursion packages in which both tourists and residents come to the hotel for golfing, other recreational activities, and dining, but do

not stay overnight. Approximately 2,000 apartment units are situated near the Sheraton. Several hundred of these units are used for visitor accommodations.

Census information indicates that Waianae's population, particularly that in Makaha, has been growing faster than that of our islandwide community. Further, compared to the islandwide population, Waianae has a very high proportion of residents of Hawaiian ancestry, a generally younger population, and a greater proportion of Hawaii-born residents.

Of note is that both Waianae and the Makaha Census Designated Place (CDP) have significantly lower median family incomes than the County as a whole, as well as proportionally more families below poverty level.

Employment and labor force information gives us some clues as to the reasons for economic differences between Waianae and the rest of the island.

Job-creating activities in the Waianae area are few. A large portion of the jobs within the Waianae area are held by government or private sector service workers. The largest segment of primarily economic activities is the retail trade sector, and presumably these jobs are distributed over a wide variety of stores in the different communities. Private sector economic activities bringing outside dollars into the Waianae area are largely limited to modest tourism development at Makaha, small-scale agricultural activities, and the Lualualei Military Reservation in Maili.

In labor force participation in general, Waianae and the Makaha CDP had relatively lower participation rates in the civilian labor force and higher unemployment rates when compared to the rest of the island.

Waianae's housing stock has been substantially increased since 1970, and much of this growth occurred in the Makaha CDP where about half of Makaha's housing stock brought on line in the 1970s were for transient use. Waianae continues, however, to have more people in their households, and Census information shows that crowding is more prevalent in Waianae than around the island.

On the qualitative side, many studies of Waianae's lifestyle have been conducted. These studies generally indicate that Waianae residents placed high value on agricultural activities, the outdoors and the environment, and a slow relaxed pace of life. Threaded throughout the "Waianae lifestyle" is the heritage of native Hawaiian culture. There are evidences of widespread social problems and personal stress, however, with the area's high unemployment rates and high number of welfare caseloads.

F. Existing Road Network

Access to the proposed Conference Center would be the road network comprised of Farrington Highway, Makaha Valley Road, and a private road which connects Makaha Valley Road to the Sheraton Makaha and the project site via Mauna Olu Street (also privately owned). Besides the Sheraton Hotel, Makaha Valley Road provides access to an area of single-family homes and the Makaha Valley Country Club. Kili Drive is an additional access road from Farrington Highway into Makaha Valley. It is located west of Makaha Valley Road and is opposite the Makaha Beach Park. Users of this access road are the residents of Makaha Valley Plantation Towers and the residents along Huiapu Drive and Kili Drive.

G. Ambient Air Quality

A summary of air pollutant measurements from State of Hawaii long term monitoring stations located nearest to the project is presented in Appendix C. Data from several different sampling stations are included in the tabulation.

The sampling station for particulates and sulfur dioxide is located at Barbers Point, about 13 miles south southeast of the project area. Monitoring of particulates at Barbers Point was discontinued in October, 1985.

Until September 1979, and after June 1983, carbon monoxide monitoring was conducted at the Department of Health building at Punchbowl and Beretania Streets in urban Honolulu. This site is about 26 miles southeast of the project. During 1981 carbon monoxide was measured at Fort DeRussy in Waikiki (28 miles southeast of the project), and in 1982 carbon monoxide was monitored at Leahi Hospital in Kaimuki, about 30 miles southeast of the project.

Ozone levels were also measured at the Department of Health building in urban Honolulu until December 1980, when the monitor was relocated to Sand Island (also about 26 miles southeast of the project site). During 1981 nitrogen dioxide was also monitored at the Sand Island location, but all nitrogen dioxide monitoring has since been discontinued. Lead measurements are from Liliha Street in Kalihi, about 24 miles southeast of the project site.

From the data presented, it appears that State of Hawaii ambient air quality standards for particulates, sulfur dioxide, nitrogen dioxide, and lead are currently being met at nearest monitoring stations to the project area.

There are power plants and other potential sources of industrial pollutants along the central portion of the leeward coast to the southeast of the project site, but the generally low readings of particulates and sulfur dioxide at the Barbers Point monitoring station indicate that these sources are not likely to cause any air pollution problems at Makaha.

Finally, natural air pollutant producers which could affect air quality in the Makaha project area include the ocean (sea spray),

plants (aero-allergens), dust, and perhaps a distant volcanic eruption on the Island of Hawaii. Concentrations of air pollutants from these kinds of sources should be fairly uniform for most Oahu locations.

H. Ambient Noise Quality

The existing noise environment is very good since the existing resort and the surrounding rural areas are extremely low noise generators. No heavy machinery or traffic is found in the area.

I. Infrastructure and Utilities

Water and drainage infrastructure is currently in place in the project area. Electric, gas, and telephone utilities also currently service the area.

J. Public Facilities and Services

Public Facilities and Services are currently available in the area. Parks in the area include the Waianae Regional Park, Makaha Beach Park, and numerous other beach parks in the Waianae District. Police services currently cover the area. "Fire protection service is outside the normal response distance for first arriving fire apparatus" (HFD 2/9/87).

## VI. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

### A. Federal

No federal plans or programs directly affect development of the proposed conference resort.

### B. State

#### 1. Hawaii State Plan

The Hawaii State Plan consists of a series of broad goals, objectives, and policies which act as guidelines for the growth and development of the State. In general, the proposed project is consistent with the overall intent of the State Plan. The overall theme of the Hawaii State Plan is:

- Individual and family self-sufficiency
- Social and economic mobility
- Community or social well-being

Specifically, the Hawaii State Plan details objectives and policies in the various areas such as population, the economy, physical environment, facility systems, socio-cultural advancement and fiscal management. The Pacific Basin Conference Resort project is consistent with many of the goals and policies of the Hawaii State Plan and has been designed to facilitate its objectives. Plans of particular importance are presented below:

SEC. 226-6 Objectives and policies for the economy in general.

The proposed Pacific Basin Conference Resort provides

a unique and specific facility not currently found in the State. Although the resort is considered a visitor facility, its specific use will play an important role in the development of "conference/think tank" type functions as opposed to convention type meetings.

The proposed project will provide a much needed employment center for the Leeward coast and it is expected that a major portion of the positions required for its operation could be filled by Leeward residents.

It is estimated that construction of the Pacific Basin Conference Resort will generate 300 direct jobs and 144 indirect and induced jobs in the Waianae area alone. Adding these to an estimated 396 construction jobs throughout the State, this project could generate a total of 780 direct and indirect/induced jobs during the construction period.

During the facility's operation, it is estimated that 330 Full Time Equivalent (FTE) positions would be available at the Pacific Basin Conference Resort itself. In addition, within Waianae, there would be 90 indirect/induced positions and about 45 off-site direct jobs. With the potential for 360 additional jobs throughout the State, this project could generate 825 jobs during its operation.

SEC. 226-10 Objectives and policies for the economy-potential growth activities.

The conference resort concept proposed may promote growth through its establishment as an international conference resort which will serve in its capacity as a think tank type of facility. This role should enhance Hawaii as a center for international relations, trade, finance, services, technology, education, culture, and the arts.

SEC. 226-16 Objective and policies for facility systems - water.

On the general subject of water availability, the proposed project will be utilizing the water from the existing Makaha Well No. 277-102 which has been designated by the Board of Water Supply for use by the Mauna Olu Subdivision. The proposed project is located within the Mauna Olu Subdivision and will draw the anticipated demand of 105,000 gallons per day (GPD) from Well No. 277-102 which has a stated capacity of 318,500 gpd based on a maximum pumpage of 500,000 gpd.

SEC. 226-103 Economic priority guidelines - Priority guidelines to promote the economic health and quality of the visitor industry:

The proposed conference resort will be planned and developed with the intent of producing the highest quality facility available in the State. The physical design of the main building will be designed specifically for conference meeting uses while the accommodations and amenities will fully utilize the scenic and relaxing environment afforded to the site.

The conference resort will provide a secure and non-obtrusive environment which should blend into the surrounding area harmoniously. It should be noted that the Pacific Basin Conference Resort, while considered a visitor facility, is not a tourist resort but is intended to provide a relaxing work environment opposed to a pure relaxation resort.

2. State Functional Plan

The Hawaii State Plan has been prepared for use as the primary planning tool in directing the planning process for Hawaii's

long and short-term goals. By setting the overall theme and directive, functional plans were created as extensions of the State Plan. These functional plans specify objectives, policies, and implementing actions to address these concerns. These plans were reviewed to determine their relationship to the proposed project and are described as follows.

#### State Historic Preservation Plan

A brief field inspection of the project site found the area to be totally cleared of any archaeological surface remains. There is potential that subsurface remains will be found. In the event that any remains are uncovered, construction will be stopped and the State Historic Preservation Officer will be notified.

#### State Transportation Plan

The transportation needs for the proposed conference resort will be minimal since it is expected that most guests will be brought on site by buses or limousines. Once participants have registered in the resort, off site trips will be minimal and should not have any significant impact on area roadway systems.

#### State Tourism Plan

The proposed resort will provide a high quality conference center which is currently non-existent in the State of Hawaii. This unique facility will complement the State's resort inventory and should promote Hawaii as a serious business oriented as well as tourism oriented destination.

#### State Water Resources Development Plan

A water commitment for the proposed project has been agreed

upon by the applicant; Makaha Valley, Inc., the water rights owner for Makaha Well No. 277-102; and the Board of Water Supply. This well contains sufficient capacity to accommodate the proposed project.

3. State Land Use

The proposed Conference Resort will be located within the existing State Land Use Urban District boundaries in Makaha Valley.

4. H.R.S. Chapter 205-A Coastal Zone Management

The project site is not designated as a special management area for which a permit is required pursuant to H.R.S. Chapter 205-A. However, the project site is within an area controlled by the CZMA and is, therefore, subject to H.R.S. Chapter 205-A's objectives and policies. No permits will be required.

C. City

1. City and County of Honolulu General Plan

The General Plan sets forth the long-range social, economic, environmental, and design objectives for enhancing the general welfare and prosperity of Oahu residents. General Plan policies in support of the objective (Objective B under Economic Activity) of maintaining the viability of Oahu's visitor industry are relevant to the proposed Conference Resort. These policies are:

Policy 6 - Permit the development of secondary resort areas in West Beach, Kahuku, Makaha, and Laie.

Policy 7 - Manage the development of secondary resort areas in a manner which respects lifestyles and the natural environment, and avoids substantial increases in the cost of providing public services in the area.

Policy 9 - Encourage the visitor industry to provide a high level of service to visitors.

With respect to Policy 7, development of the Conference Resort would be in close proximity to the existing Sheraton Makaha, thus preserving shoreline area for use by local residents and the general public. There would be little or no impact on existing lifestyles since the project would be located in that part of Makaha Valley already predominantly used by visitors and Honolulu residents playing golf or participating in other resort activities. The proposed site area is part of an existing subdivision, and therefore streets, drainage, and other infrastructure are substantially complete. City sewer lines presently serve the apartment complexes near the Sheraton Makaha and can be connected to the proposed Conference Resort with minimal disruption to the area.

In relation to Policy 9, the Conference Resort would provide quality services designed to accommodate the specific needs of the business conference and meetings market. The quiet rural setting of Makaha would be a very positive factor in serving this market.

## 2. Development Plan

The project site is located in the Waianae Development Plan area, the coastal area extending from the Ewa- Waianae boundary, just north of the Kahe Power Plant, to Kaena Point, and enclosed by the Leeward slopes of the Waianae mountain range. Makaha is one of four principal communities situated within this coastal area, the other three communities being Waianae, Nanakuli, and Maili.

a. Common Provisions

The proposed amendment to allow resort development is, in general, consistent with the relevant portions of Development Plan Common Provisions, Sections 1 through 14.

Located in the rural development plan area of Waianae, the Conference Resort would be designed so that the open space and country-like environment would be preserved to the maximum extent possible. Extensive, low-maintenance landscaping around Conference Resort structures and other facilities would be designed to provide an aesthetically pleasing complement to adjacent golf course and low-density residential areas (Section 4 - General Urban Design Principals and Controls).

Specific sections which apply to the proposed resort are presented below:

4.6 - Existing Built-up, Single-family Residential Areas

The proposed project is within an area designated for resort use. The immediate surrounding areas include existing resort and low density residential uses which are considered compatible with the proposed development. It should be noted that the proposed Conference Resort will generally function as a self contained unit which should have minimal interaction or impact on surrounding areas.

4.8 - Rural Areas

Although the surrounding area contains existing resort, golf course, and residential uses, the area may be characterized as a rural setting. In this respect, the

proposed project will be designed to maintain and enhance the sensitive environment through well planned architecture and extensive landscaping. The Conference Resort is expected to be very quiet for a resort use since its primary function is as a working conference center.

#### 6 - Identification of Areas, Sites and Structures of Historical Significance

Several extensive archaeological surveys have been conducted in the area over the years, however, the most recent field inspection of the area indicated that there were no existing surface remains on the project site. The possibility of subsurface remains within the site are high and it has been recommended that a qualified archaeologist be retained to monitor any ground altering activities.

#### 10 - Social Impact of Development

The social impact assessment for the proposed project suggested that the Conference Report would have positive impact on the surrounding community. Generally, those interviewed either had a strong positive feeling toward the project, or expressed some reservations based on the effects of the project, rather than the project itself. An overview of these concerns is presented in Appendix E.

#### b. Special Provisions

The proposed project would, with one exception, be consistent with the Special Provisions for Waianae. The Conference Resort design would be in conformance with the principals and controls governing open space, public views, and building heights.

Although the expansion in the number of hotel rooms (300) would be within the overall limit of 500 units designated for Makaha Valley, development of vacant resort land adjacent to the Sheraton Makaha Hotel would account for these units. An amendment of the Special Provisions is being requested.

c. Land Use Map

The parcels proposed for Conference Resort use are designated Residential on the Development Plan Land Use Map.

d. Public Facilities Map

No existing or planned public facility is indicated in proposed project area on the Development Plan Public Facilities Map.

3. City and County Zoning District

The parcels proposed for the Conference Resort are designated Country on the Zoning Map. The applicant will request a change in zoning to Resort to accommodate the proposed conference resort use at the completion of the Development Plan amendment process.

## VII. ANTICIPATED IMPACTS AND MITIGATIVE MEASURES

### A. Impacts on Geographical Characteristics

No major impacts are expected to result from the development of the proposed project. All earthwork will be mitigated to prevent siltation and unnecessary runoff.

### B. Impact on Hydrological Characteristics

No major on-site or off-site drainage problems are anticipated. As part of the existing subdivision infrastructure, a large concrete drainage channel accommodates rainwater runoff. This drainage channel comprises part of the mauka boundary of the project site. Makaha Stream, the nearest stream, is located approximately 300 feet north of the project site. Onsite drainage will be collected and routed through existing storm drainage lines located in the subdivision. These storm drainage lines connect to an existing drainage system located in the Kaneaki Heiau Drive.

### C. Impact on Flora and Fauna

No major impacts are expected to result from the clearing and use of the project site. No rare or endangered species are found onsite.

### D. Historical and Archaeological Characteristics

The last formal archaeological investigations conducted by the Bishop Museum in the area took place in the early 1970's as reported in Green's Interim Report No. 2 and Summary Report No. 5. More recently, the Environmental Impact Study Corporation, undertook some work in conjunction with the Mauna Olu Subdivision.

In September of 1983, at the request of Mr. Dean Ho, the Museum

undertook informal site reassessments and recommended mitigation procedures. At that time, the subject area was inspected and some additional bulldozed areas were observed. Subsequently, the whole area was cleared, graded, and subdivided with roads and utilities in place.

Since Bordner's report was not available, the scope and results of mitigation procedures conducted in the subject area could not be determined. Thus, the Bishop Museum conducted a brief field inspection of the proposed project areas. The proposed project area was found to be totally cleared of any archaeological surface remains. However, the proposed project area was occupied by a portion of State Site 50-80-07-997, a complex of agricultural, prehistoric, and historical features. Consequently, the potential for subsurface remains are high and it was recommend that a qualified archaeologist be retained to monitor any ground-altering activities such as utility excavations and additional grading.

E. Social and Economic Impacts

Population policies indicate further growth in Waianae, and Makaha has a substantial portion of unused, but designated, land. Planned new public facilities are limited to relatively modest infrastructure improvements to meet current needs and the needs of a slightly expanded population.

The Department of Hawaiian Homes Land proposes further development in Nanakuli, and a number of future projects in the Ewa area are being proposed and approved.

To address existing and potential community concerns and issues, a number of planning efforts are being undertaken by the community. While philosophies may differ, these groups seem to share a common trait of looking at existing and potential forces shaping Waianae and working to help the community design and prepare for the future.

These efforts reflect a growing community awareness of and determination to exercise control over and participate in the changes facing the Waianae Coast.

The Pacific Basin Conference Resort, then, is being proposed in a community where a large number of families are plagued by serious socio-economic problems, and personal stress. It is also a community whose strong cultural identity is defined to a large extent by its Hawaiian heritage. There have been repeated expressions of love for the land, of valuing agricultural activities, the outdoors and the environment, and a desire to maintain a slow relaxed pace of life.

The potential social impacts of the Pacific Basin Conference Resort are therefore provided within this context.

1. Employment, including construction and operational jobs, and the adequacy of regional labor supply and potential sources of labor;
2. Employee housing, including number of units required, and housing supply and affordability;
3. Population impacts, including resident population, visitor population, and de facto population;
4. Preliminary community issues and concerns related to Pacific Basin Conference Resort.

It is estimated that construction of the Pacific Basin Conference Resort will generate 300 direct jobs and 144 indirect and induced jobs in the Waianae area alone. Adding these to an estimated 396 construction jobs throughout the State, this project could generate a total of 780 direct and indirect/induced jobs during the construction period.

During the facility's operation, it is estimated that 330 Full Time Equivalent (FTE) positions would be available at the Pacific Basin Conference Resort itself. In addition, within Waianae, there would be 90 indirect/induced positions and about 45 off-site direct jobs. With the potential for 360 additional jobs throughout the State, this project could generate 825 jobs during its operation.

Analyses show that Waianae's labor supply could fill these positions, with the exception of management. This does not mean that Waianae does not have people capable of management positions. Often residents with managerial skills prefer to commute to higher-paying jobs in town.

Potential sources of labor includes the unemployed, commuters who wish to work closer to home, future high school graduates, educationally disadvantaged-residents, mothers with young children, job switchers and underemployed workers.

The 330 FTE employees at the Pacific Basin Conference Resort will be mostly drawn from already-housed Waianae residents. Limited housing pressure may come from in-migrant managers and some employees who are already housed in larger households, but may desire their own quarters. Housing data indicate that Waianae contains a considerable number of vacant available units. While the in-migrant managers could probably afford market housing, some people moving out on their own may experience difficulty in affording single family homes. Most, however, would be able to afford multi-family units.

Population impacts will probably be created to the extent that new jobholders choose to move to the area of employment. A substantial potential labor force is already in place, however, thereby minimizing in-migration. If the managers choose to move to Waianae, it is estimated that the project will support a residential population growth of 96, based on an average household size of 3.2 for the estimated

33 (10 percent) in-migrants. This relatively minor population growth can be readily accommodated within population guidelines for the district.

It is estimated that the visitor population will increase by an average daily census of 252. The total de facto population is estimated at 343.

In addition to quantitative analyses, Appendix E also made a preliminary identification of community issues and concerns related to the Pacific Basin Conference Resort. One to one interviews with some Waianae residents were held 1) to identify possible issues on this project, 2) to gain an understanding of how this project relates to community goals and aspirations, and 3) to identify possible solutions or ways of reaching these solutions.

The addition to the Makaha Valley resort district as additional capacity is supported by the existing Sheraton Makaha Hotel operations. The expansion of the critical mass for resort hotel use is felt to be positive in impact since the public facilities found in resort hotel operations add to the variety of venues available to guests and residents alike.

Generally, those interviewed either had a strong positive feeling toward the project, or expressed some reservations based on the effects of the project, rather than the project itself. Many people expressed their concerns through questions, such as "What will happen to the water...I have problems with it if it means that we will not be able to get water." An overview of those concerns/questions raised those interviewed is included in Appendix E.

F. Impact on Traffic Conditions

Access to the proposed Conference Resort would be the road network comprised of Farrington Highway, Makaha Valley Road, and a private

road which connects Makaha Valley Road to the Sheraton Makaha and the project site via Mauna Olu Street (also privately owned). Makaha Valley Road provides access to an area of single-family homes and the Makaha Valley Country Club, in addition to the Sheraton Hotel.

Farrington Highway, Makaha Valley Road, and the intersection of Makaha Valley Road and Farrington Highway are the principal road network components of concern with respect to traffic that would be generated by the proposed project. The intersection of Makaha Valley Road and Farrington Highway is an unsignalized "T" intersection with a stop sign for traffic turning onto Farrington Highway from Makaha Valley Road. Kili Drive is an additional access road from Farrington Highway into Makaha Valley. It is located west of Makaha Valley Road and is opposite the Makaha Beach Park. Users of this access road are the residents of Makaha Valley Plantation Towers and the residents along Huipu Drive and Kili Drive. A complete description of the traffic analysis is included in Appendix B.

1. Traffic Distribution

Peak hour traffic was assumed to enter and exit the area using Makaha Valley Road. Turning moves at the intersection of Farrington Highway and Makaha Valley Road were distributed in approximately the same ratio as the turning moves that were counted on January 21, 1987.

2. Capacity Analysis

The capacity of Farrington Highway, Makaha Valley Road and the intersection of Makaha Valley Road and Farrington was calculated using the methods outlined in the "Highway Capacity Manual," Special Report 209, Transportation Research Board, 1985.

The approximate capacity of Farrington Highway is 2,200 vehicles

per hour and for Makaha Valley Road is approximately 2,100 vehicles per hour.

The intersection of Makaha Valley Road and Farrington Highway was analyzed for the AM and PM peak hours for existing condition and with the single-family subdivision and Conference Resort constructed. The analyses determined the level of service for traffic turning onto southbound Farrington Highway from Makaha Valley Road (movement no.7), turning onto northbound Farrington Highway from Makaha Valley Road (movement no. 9) and from southbound Farrington Highway onto Makaha Valley Road (movement no. 4). The analyses indicated the following level of services at peak hours:

	<u>Level of Service for Turning Movement</u>		
	<u>No. 7</u>	<u>No. 9</u>	<u>No. 4</u>
<b>Existing Condition</b>			
AM Peak Hour	E	A	A
PM Peak Hour	F	A	A
<b>Future Condition</b>			
AM Peak Hour	F	A	A
PM Peak Hour	F	A	A

Level of Service "A" indicates little or no delay, and Level of Service "E" and "F" indicates very long traffic delays.

### 3. Traffic Impacts

The projected traffic with the existing condition plus the Conference Resort and subdivision amounts to about 830 VPH for the peak hour on Makaha Valley Road (including both entering and exiting vehicles). Since the existing capacity of Makaha Valley Road is approximately 2,100 VPH, the additional traffic can be accommodated.

Likewise, for Farrington Highway, the existing capacity is approximately 2,200 VPH compared with the projected traffic of about 1,500 VPH with the Conference Resort. The existing capacity of Farrington Highway is adequate to handle the additional traffic.

#### 4. Conclusion

Makaha Valley Road and Farrington Highway are adequate to handle the additional traffic generated by the Conference Resort, however, the intersection is currently congested and is expected to be congested with the Conference Resort. The turning movement from Makaha Valley Road to southbound Farrington Highway (movement no.7) is currently operating at Level of Service "E" during the AM peak and Level of Service "F" during the PM peak and is projected to operate at Level of Service "F" during the AM and PM peak hours with the Conference Resort. The intersection may have to be improved to reduce delays for vehicles turning left from Makaha Valley Road to Farrington Highway. The potential use of Kili Drive as an alternate means of access and ingress into Makaha Valley for the proposed Pacific Basin Conference Resort is undetermined at this time. Traffic patterns that would consider the use of Kili Drive as an alternate means will need to be established before a determination can be made on its' impact.

#### G. Impact on Air Quality

##### 1. Impacts from Project Construction

During the site preparation and construction phases of this project, it is inevitable that a certain amount of fugitive dust will be generated. Actual emissions of fugitive dust from this project can be expected to vary daily depending upon the amount of activity and the moisture content of exposed soil in work areas.

One major generator of fugitive dust is heavy construction equipment moving over unpaved roadways. This problem can be substantially mitigated by completing and paving roadways and parking areas as early in the development process as possible. Because the area is relatively dry, dust control will have to be an item of special concern.

2. Indirect Air Quality Impact of Increased Traffic

Once construction is completed, the proposed project will not in itself constitute a major direct source of air pollutants. By serving as an attraction for increased motor vehicle traffic in the area, however, the project must be considered to be a significant indirect air pollution source.

Motor vehicles, especially those with gasoline-powered engines, are prodigious emitters of carbon monoxide. Motor vehicles also emit some nitrogen dioxide and those burning fuel which contains lead as an additive contribute some lead particles to the atmosphere as well. The major control measure designed to limit lead emissions is a Federal law requiring the use of unleaded fuel in most new automobiles.

Federal control regulations also call for increased efficiency in removing carbon monoxide and nitrogen dioxide from vehicle exhausts. By the year 2000 carbon monoxide emissions from the Oahu vehicle fleet then operating should be little more than half the amounts now emitted. At present, however, no further reductions in vehicular emissions have been mandated for years following 2000, and increases in traffic levels after 2000 will result in directly proportional increases in vehicle-related pollutant emissions.

### 3. Carbon Monoxide Diffusion Modeling

In order to evaluate the air quality impact of projected increases in traffic associated with the proposed project, a detailed carbon monoxide modeling study was carried out. The study was designed to yield carbon monoxide concentration values which could be compared directly to allowable State and National Ambient Air Quality Standards.

Results of the peak hour carbon monoxide study are presented in Appendix C. Both current and expected worst case carbon monoxide levels with or without the proposed project are within acceptable State of Hawaii and National standards.

#### a. Short Term

As previously indicated the only direct adverse air quality impact that the proposed project is likely to create is the emission of fugitive dust during construction. State of Hawaii regulations stipulate the control measures that are to be employed to reduce this type of emissions. Primary control consists of wetting down loose soil areas. An effective watering program can reduce particulate emission levels from construction sites by as much as 50 percent. Other control measures include good housekeeping on the job site and pavement or landscaping of bare soil areas as quickly as possible.

#### b. Long Term

Once completed, the proposed Pacific Basin Conference Resort is expected to have little direct impact on the air quality of the surrounding region. Indirect long term impacts in the form of increased air pollutant emissions from power plants serving the project can be mitigated

somewhat by planning and implementing solar energy design features to the maximum extent possible.

Other indirect long term air quality impacts are expected in those areas where traffic congestion can potentially be worsened by the addition of vehicles traveling to and from the proposed project. Detailed modeling performed for a critical receptor site at the intersection of Makaha Valley Road and Farrington Highway indicates that present and future levels of carbon monoxide are likely to be within allowable State of Hawaii and National air quality standards even under worst case traffic and meteorological conditions. For that reason, no specific mitigative measures are suggested in this regard.

The traffic analysis for the project suggests that queuing of traffic at the stop sign on Makaha Valley Road during peak hours could necessitate installation of a signal at this intersection. Modeling of the worst case carbon monoxide concentration with a signal in place for the 1991 scenario with project construction yields an eight hour value of 5.3 milligrams per cubic meter and indicates that the State of Hawaii eight hour carbon monoxide standard could be exceeded with a signal in place. From an air pollution standpoint, a traffic signal at this intersection is thus not recommended.

#### H. Impact on Noise Environment

The proposed Conference Center is bordered by a golf course and undeveloped residential lots, except for a single residence located adjacent to the project area. Contact with the residence owner indicates the residence is used primarily as a weekend guest house.

The "isolated" nature of the Conference Hotel resort dictates that

the facility will be atypical from the traditional vacation oriented resort hotel. In that regard, no significant impacts are expected to occur from the operation of the proposed Conference Resort. Short-term noise impacts will occur during construction of the resort, however, all applicable governmental noise regulations will be complied with.

I. Impact on Infrastructure and Utilities

1. Water System

a. Regional Water Conditions

The Waianae Coast is a dry area, receiving from less than 20 inches of rainfall per annum along the coastline up to about 30 inches in the lower valleys. Water demand has been identified as one of the major concerns in this Development Plan area. From a rate of consumption of 7.6 MGD (million gallons per day) in 1978, water demand has been projected to increase to 10.3 MGD in the year 2000. A large part of Waianae's water comes from the Pearl Harbor groundwater aquifer and must be pumped via a system of transmission mains and line booster pumps. Only about 4.6 MGD is supplied by the Waianae area itself.

To provide water for the planned growth of the Waianae area, and to reduce water importation from the Pearl Harbor aquifer, the Board of Water Supply (BWS) is in process of developing a series of upper level wells (up to eight wells, at and above the 1,000 foot elevation) in Makaha Valley. It is estimated that these wells will provide about 3 to 5 MGD of additional water. Construction of the wells is to be phased, with four wells (Makaha II, III, IV, and V) expected to be on line about 1991. Long-range BWS plans to include the possible development

of an additional 2.0 MGD of groundwater resources in Waianae Valley.

b. Project Water

Privately owned water resources already exist in Makaha Valley. These sources were developed largely in conjunction with the development of the Sheraton Makaha hotel and the two golf courses, and to provide water for the Mauna Olu residential subdivision. The privately owned water sources are comprised of water from Glover Tunnel and a deep well (Makaha Well No. 277-102).

In constructing the Mauna Olu subdivision infrastructure, water system improvements include provision of a pumping station (Makaha Well No. 277-102 Pumping Station), a booster station, and a 0.5 million gallon reservoir. Water for the subdivision was planned to come from Makaha Well No. 277-102. The BWS has determined that the maximum pumping rate for this well should not exceed 500,000 GPD (gallons per day) to preclude negative impacts on other groundwater resources in the area.

Approximately 318,500 GPD was to be made available to the new subdivision.

After substantial completion of the water and other utility systems, but before final subdivision approval by the City, title to the subdivision property (including the proposed site) was transferred to the applicant. The deep well source of water was not part of the transfer of property ownership, but the previous water commitment of at least 318,500 GPD is understood to still be in effect. The applicant is in process of finalizing the documents to confirm this commitment with the owner of Well No. 277-102.

Water demand for the proposed Conference Resort is estimated to be 145,000 GPD (350 GPD/resort unit 40,000 GPD/landscaping).

The applicant assumes that past water commitments of at least 318,500 GPD from Well No. 277-102 will be honored.

The proposed Conference Resort will replace approximately 18 lots which would use approximately 40,000 GPD (318,500 divided by 140 lots allowed by the Board of Water Supply by letter dated March 13, 1984). The difference between the water usage of the replaced lots (40,000 GPD) and the water usage for the Conference Resort (145,000 GPD), or approximately 105,000 GPD, would need to come from Board of Water Supply water sources from wells now under development.

A water commitment between the applicant, Makaha Valley, Inc., and the Board of Water Supply is currently being finalized.

## 2. Sewage Waste Water

The Waianae Sewage Treatment Plant (STP) serves the urbanized areas between Nanakuli and Makaha, including the apartment complexes on Kili Drive, near the Sheraton Makaha, and the existing Mauna Olu subdivision sewage system. The City Department of Public Works, Division of Wastewater Management, has indicated that the offsite lines connecting the proposed site to the Farrington Highway sewer main are adequate for handling the proposed Conference Resort hotel, based on the information submitted. However, a complete sewer capacity analysis must be done when the applicant submits the required project design information to the Division. It should be noted that by mid-1988, the Department of Public Works will complete

improvements to the Waianae Sewage Treatment Plant which will increase the STP's capacity by 3.5 MGD from 1.72 to 5.2 MGD.

3. Drainage

No major on-site or off-site drainage problems are anticipated. As part of the existing subdivision infrastructure, a large concrete drainage channel accommodates rainwater runoff. This drainage channel comprises part of the mauka boundary of the project site. Makaha Stream, the nearest stream, is located approximately 300 feet north of the project site. Onsite drainage will be collected and routed through existing stream drainage lines located in the subdivision. These storm drainage lines connect to an existing drainage system located in the Kaneaki Heiau Drive.

4. Solid Waste

Solid waste will be collected by a commercial refuse collection firm, for disposal at the Waianae Landfill.

5. Utilities

a. Electric

Electric power for the project will be provided by Hawaiian Electric Company. Underground conduits will accommodate electrical lines serving the Conference Resort.

b. Gas

A decision has not been made on whether the Resort will incorporate a gas system.

c. Telephone

Telephone service will be provided by Hawaiian Telephone. Transmission lines will be placed underground.

J. Public Facilities and Services

1. Schools

The proposed project is expected to have a minimal impact on the Waianae population, and therefore, little effect in terms of increased school enrollments.

2. Parks

The combined increases in visitor and resident population expected as a result of the proposed Conference Resort would represent a modest increase in usage of parks and other recreational facilities. The Waianae Regional Park, Makaha Beach Park, and numerous other beach parks in the Waianae District should easily accommodate the additional usage.

3. Police

The adopted Waianae Development Plan provides for a population of approximately 39,500 in 2005, an increase of about 6,100 relative to estimated 1984 population. The expected increase in resident population of 300 or less, plus about 250 in daily visitors, as a result of the project, should not result in any problems in terms of adequate police protective services.

4. Fire

The Honolulu Fire Department has indicated that the proposed Conference Resort exceeds normal response distances for first-

arriving fire apparatus, however, the water system serving the proposed Conference Resort will meet all applicable fire code requirements and fire protection standards. This will include standards for the fire truck access, built-in fire protection facilities, and adequate water flow.

VIII. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY AND IRREVERSIBLE/IRRETRIEVABLE COMMITMENTS OF RESOURCES

It is anticipated that the construction of the proposed project will commit the necessary construction materials and human resources (in the form of planning, designing, engineering, construction labor, landscaping, and personnel for the management, services offices, and maintenance functions). Some of the construction materials could be reused if and when the structures are demolished; however, at the present time and state of our economy, it is felt that the reuse of much of these materials is not practical. Labor expended for this development is not retrievable. However, labor will be compensated during the various stages of the project by the developer, commercial businesses, and the resort's operator.

The appearance of the project site will be altered from its present open vacant appearance to that of a completed planned low density resort. The development will be highly visible but visually integrated with the surrounding areas.

Air and noise quality will be adversely affected by this proposed project, but will remain in compliance with State standards. While ambient air and noise quality in the area is relatively good, the proposed development will result in greater number of vehicles going to and from the project areas, resulting in increased vehicular pollution emissions.

The project development will result in a commitment of land for a long-term period. Once the conference resort use is established, it is unlikely that the land will be reverted to a lower usage in the long-term future. Commitment of land for these purposes will likely foreclose certain future use options of the land.

The project development will, in the short- and long-term result in resort uses which will likely benefit the resort operator, the landowner, private businesses, area resident, and State tourism in general.

IX. ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The following adverse environmental effects (both short- and long-term) cannot be avoided.

- (1) Residential use of the land will be lost.
- (2) The site-clearing and construction work will result in temporary fugitive dust, some disruption to traffic, and noise.
- (3) Traffic will increase from the number of additional cars and buses utilized by the proposed development. Additional impacts associated with increased traffic include potential air and noise quality deterioration.
- (4) The need for utility services will increase.
- (5) The need for public services for fire and police protection, and public recreational facilities will increase slightly.
- (6) Solid waste and sewage generated by the project will increase the need for disposal and treatment and will increase total local waste output.

X. SUMMARY OF UNRESOLVED ISSUES

At this time, there are no unresolved issues with respect to potential physical impacts. No environmental approvals outside of normal building and construction permits are required for the project. Zoning, which is contingent upon the Development Plan Amendment and the Special Provisions Amendment, will be filed for at the appropriate stage of the planning process. Alternatives to the proposed action were developed, but were found to be less desirable than the subject project.

XI. ORGANIZATIONS AND AGENCIES CONSULTED DURING THE EIS PREPARATION NOTICE COMMENT PERIOD

<u>Organizations/Agencies</u>	<u>Date of Comment</u>	<u>Date Comment Received</u>	<u>Date of Response</u>
<u>State</u>			
Department of Accounting and General Services	----- 1/29/87	----- 1/30/87	----- NRN
Department of Health	-----	-----	-----
Department of Hawaiian Home Lands	-----	-----	-----
Department of Land and Natural Resources	2/19/87	2/20/87	3/05/87
Department of Planning and Economic Development	2/19/87	2/25/87	3/05/87
Department of Transportation	2/13/87	2/18/87	3/05/87
Office of Environmental Quality Control	2/12/87	2/18/87	3/05/87
<u>Univeristy of Hawaii</u>			
Environmental Center	-----	-----	-----
Water Resources Research Center	2/17/87	2/19/87	NRN
<u>City and County</u>			
Board of Water Supply	2/09/87	2/11/87	3/05/87
Building Department	-----	-----	-----
Department of General Planning	2/27/87	3/02/87	**
Department of Land Utilization	2/19/87	2/23/87	3/05/87
Department of Parks and Recreation	2/04/87	2/12/87	NRN
Department of Transportation Services	2/10/87	2/11/87	3/05/87
Honolulu Fire Department	2/09/87	2/11/87	3/05/87
Honolulu Police Department	1/27/87	1/31/87	NRN
<u>Federal</u>			
Soil & Conservation Service	2/11/87	2/12/87	NRN
Fish and Wildlife Service	2/19/87	2/20/87	NRN
Geological Survey, Water Resources Division	2/05/87	2/09/87	NRN
Department of the Army	2/04/87	2/10/87	3/05/87

<u>Organizations/Agencies</u>	<u>Date of Comment</u>	<u>Date Comment Received</u>	<u>Date of Response</u>
<u>Private</u>			
American Lung Association	-----	-----	-----
Hawaiian Electric Company, Inc.	-----	-----	-----
Hawaiian Telephone Company	2/03/87	2/13/87	3/05/87
PRI Gasco, Inc.	2/17/87	2/20/87	3/05/87
Senator James Aki	-----	-----	-----
Chuck Armstrong, *	-----	-----	-----
Makaha Subdistrict, Waianae Neighborhood Board, #24	-----	-----	-----
Agnes Cope	-----	-----	-----
U.H. Sea Grant Extension Service	-----	-----	-----
Joe Lapilio, Management by Islanders	-----	-----	-----
John Desoto, City Council	-----	-----	-----
Germaine Keliikoa	-----	-----	-----
Donald Ryder, Makaha Valley Towers	-----	-----	-----
Takashi Niino, Makaha Valley County Club	-----	-----	-----
Millie Ludwick, ANA Hotels, Hawaii, Inc.	-----	-----	-----
Kahawai Investment Ltd.	-----	-----	-----
Richard Boddy, Waianae Neighborhood Board, #24	-----	-----	-----
Waianae Land Use Concerns Committee	2/23/87	2/24/87	3/05/87

\* EISPN RETURNED - NO FORWARDING ADDRESS  
\*\* COMMENT RECEIVED BEYOND RESPONSE DATE  
NRN: NO RESPONSE NEEDED

JOHN WAIHEE  
DEPARTMENT OF LAND AND NATURAL RESOURCES



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

FEB 19 1987

DOC. NO.: 2524B

WILLIAM M. PATT  
CHAIRPERSON  
Libert Landgraf  
DIRECTOR  
DIVISIONS:  
AGRICULTURE DEVELOPMENT  
AGRICULTURE MARKETING  
CONSERVATION AND  
RECREATION  
SUBSISTENCE ENFORCEMENT  
FORESTRY AND WILDLIFE  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

Mr. Fred Rodriguez

DOC. NO.: 2524B

- 2 -

We appreciate your consideration of our concern.

Very truly yours,

*William M. Patt*  
WILLIAM M. PATT, Chairperson  
Board of Land and Natural Resources

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

**SUBJECT: Review of Environmental Impact Statement (EIS) Preparation Notice, Pacific Basin Conference Center Makaha, Waianae, Oahu**  
**TRK: 8-4-29; 15-32, excluding 29, plus 140 (por)**

We have reviewed the EIS Preparation Notice and suggest the following concern should be addressed in the Draft EIS.

The proposed 300 room Pacific Basin Conference Center will develop 23.5 acres of urban zoned property in the mid-elevation zone of Makaha Valley. There are no significant historic properties listed on or eligible for the National or Hawaii Registers within the parcel. A site complex (site 80-07-997) was present in this area, which was recorded during the Makaha Valley Historical Project (Green 1970, 1980; Ladd 1969, 1970; Neller 1984). This complex was significant for its information content and included excellent examples of site types from the Makaha and Waianae region.

Unfortunately, clearing and land-grubbing activities associated with construction of the Mauna Olu Village subdivision have probably obliterated the surface remnants of this site. However, it is likely that subsurface remnants of the site, which include significant information on the past, are still present. Therefore, we strongly recommend that archaeological subsurface testing be conducted at the project parcel prior to the preparation of the EIS. This study should identify any subsurface remains that might be present, should gather sufficient information to allow an evaluation of significance, and should offer initial significance evaluations. We strongly encourage the applicant to submit the report for this study to our Historic Sites Section for review and comments prior to preparation of the EIS.

FEB 20 1987

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

XI. ORGANIZATIONS AND AGENCIES CONSULTED DURING THE EIS PREPARATION NOTICE COMMENT PERIOD

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Office of Environmental Quality Control	2/12/87	2/18/87	3/05/87
<u>Univeristy of Hawaii</u>			
Environmental Center	-----	-----	-----
Water Resources Research Center	2/17/87	2/19/87	NRN
<u>City and County</u>			
Board of Water Supply	2/09/87	2/11/87	3/05/87
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Senator James Aki	-----	-----	-----
Chuck Armstrong, *			
Makaha Subdistrict,			
Waianae Neighborhood			
Board, #24	-----	-----	-----
Agnes Cope	-----	-----	-----
U.H. Sea Grant Extension			
Service	-----	-----	-----
Joe Lapilio, Management by			
Islanders	-----	-----	-----
John Desoto, City Council	-----	-----	-----
Germaine Keliikoa	-----	-----	-----
Donald Ryder, Makaha Valley			
Towers	-----	-----	-----
Takashi Niino, Makaha Valley			
County Club	-----	-----	-----
Millie Ludwick, ANA Hotels,			
Hawaii, Inc.	-----	-----	-----
Kahawai Investment Ltd.	-----	-----	-----
Richard Boddy, Waianae			
Neighborhood Board, #24	-----	-----	-----
Waianae Land Use Concerns			
Committee	2/23/87	2/24/87	3/05/87

\* EISPN RETURNED - NO FORWARDING ADDRESS  
\*\* COMMENT RECEIVED BEYOND RESPONSE DATE  
NRN: NO RESPONSE NEEDED

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

March 5, 1987

Mr. William W. Paty, Chairman  
Department of Land and Natural  
Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Paty:

We have received your department's comments dated February 19, 1987 on the Environmental Impact Statement Preparation Notice (EISP/N) prepared for the proposed Pacific Basin Conference Resort. The concerns expressed over the presence of the site complex site 80-07-997 has been forwarded to the applicant for their information.

The Bishop Museum will be reviewing the project site in terms of existing or unrecorded sites based on existing literature and a field reconnaissance. The proposed project will be reviewed extensively during the remaining process of Development Plan Amendment and the ensuing zoning process. During this period of approximately 12-18 months, the archaeological impacts will be evaluated and mitigation measures proposed for your office's review.

Thank you for your comments and continuing concern.

Very truly yours,



F. J. Rodriguez

FJR:ls



ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ,  
PRESIDENT

March 5, 1987

Mr. William W. Paty, Chairman  
Department of Land and Natural  
Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

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Thank you for your comments and continuing concern.

Very truly yours,



F. J. Rodriguez

FJR:ls



**DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT**

COMMUNICATIONS SECTION  
MAIL ROOM  
150 SOUTH KING STREET, HONOLULU, HAWAII 96813-4070

JOHN WAINHE  
DIRECTOR  
ROGER A. UVELING  
DEPUTY DIRECTOR  
MURRAY E. TORVILL  
DEPUTY DIRECTOR  
BARBARA KIMA STANTON  
DEPUTY DIRECTOR

DEVELOPMENT DIVISION  
PLANNING DIVISION  
ECONOMIC ANALYSIS DIVISION  
ADMINISTRATIVE SERVICES OFFICE  
INFORMATION OFFICE

Ref. No. P-5955

February 19, 1987

Mr. Fred Rodriguez  
President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Pacific Basin Conference Center (EISPN), Makaha, Oahu

We have reviewed the subject environmental impact statement preparation notice (EISPN) and offer the following comments.

The draft EIS should provide (1) estimates of the daily water requirements for the proposed project, (2) analysis of how the water source, supply and projected demand are interrelated in light of the Makaha wells proposed for development by 1991, and (3) a detailed analysis of the competing demands for water in the Waianae area relative to urban vs. agricultural needs.

The Waianae area has experienced an ongoing water shortage for many years. To illustrate the magnitude of the problem, the Fiscal Year 1986-87 Waianae Development Plan Annual Review, prepared by the City and County of Honolulu, concludes that the productivity of farm units in Waianae is constrained by the availability of agricultural water at reasonable rates. Page 2 of this document states, "Increasing economic activities and the development of new housing, as well as the expansion of diversified agriculture, have been deterred by Waianae's limited water supply." In addition, page C-10 of the Fiscal Year 1985-86 Waianae Development Plan Annual Review, indicates that water demand in the Waianae Water District will reach 10.6 mgd by the year 2000.

The requested information will be useful in assessing whether the anticipated demand from the competing urban and agricultural sectors will exceed the potential supply provided from the new Makaha Valley wells.

FEB 25 1987

Mr. Fred Rodriguez  
Page 2  
February 19, 1987

The EISPN states that the site is not located within a coastal zone Special Management Area. While this is true, this does not exempt the project from addressing the applicable requirements of the Hawaii Coastal Zone Management (CZM) law, Chapter 205A of the Hawaii Revised Statutes. Under this Chapter, the CZM area includes all lands in the State except forest reserves and excluded Federal lands. The draft EIS should, therefore, discuss the project with respect to the objectives and policies of the Hawaii CZM Program.

The draft EIS should address the project's relationship to Hawaii State Plan objectives and policies, in particular, Economy (Sections 226-6 and 226-10, HRS) and Facility Systems (Section 226-16, HRS), and Priority Guidelines, Economy (Section 226-103(b), HRS). The State Functional Plans should be reviewed to determine relevance to your project and important relationships should be discussed in the draft EIS.

Thank you for the opportunity to comment on the subject document.

Sincerely,

*Roger A. Uveling*  
Roger A. Uveling

cc: Office of Environmental Quality Control

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

March 5, 1987

Mr. Roger A. Ulveling, Director  
Department of Planning and  
Economic Development  
P.O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Ulveling:

We are in receipt of your agency's comments dated February 19, 1987 on the Environmental Impact Statement Preparation Notice (EISPN) for the proposed Pacific Basin Conference Resort. The comments have been reviewed by the applicant and the retained civil engineering consultant and we respond to your comments in the following:

On the general subject of water availability, the proposed project will be utilizing the water from the existing Makaha Well No. 277-102 which has been designated by the Board of Water Supply for use by the Mauna Olu Subdivision. The proposed project is located within the Mauna Olu Subdivision and will draw the anticipated demand of 105,000 gallons per day (GPD) from Well No. 277-102 which has a stated capacity of 318,500 gpd based on a maximum pumpage of 500,000 gpd.

Appropriate language regarding compliance with the Hawaii State Plan and Hawaii Coastal Zone Management objectives and policies will be provided in the Draft Environmental Impact Statement (DEIS).

Thank you for your comments and continuing concern.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

JOHN W. WILSON  
GOVERNOR

EDWARD Y. HIRATA  
DIRECTOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
185 PUNCHBOWL STREET  
HONOLULU HAWAII 96813

IN REPLY REFER TO  
STP 8.1858

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

February 13, 1987

March 5, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Mr. Edward Y. Hirata, Director  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Rodriguez:

EIS Preparation Notice  
Pacific Basin Conference Center Project

Dear Mr. Hirata:

While we have no objections to the proposed project, a Traffic Impact Analysis Report must be prepared and submitted for our review. It should address the development's traffic impacts on the Farrington Highway/Makaha Valley Road intersection.

We are in receipt of your department's comments dated February 13, 1987 on the Environmental Impact Statement Preparation Notice (EISPN) prepared for the Pacific Basin Conference Resort. The traffic consultant will be providing a traffic report that will be included in the Draft EIS for your agency's review. Particular attention is being paid to the Makaha Valley Road/Farrington Highway intersection and the potential impacts that could accrue to that intersection.

Thank you for this opportunity to provide comments.

Thank you for your comments and we look forward to your review of the Draft EIS.

Very truly yours,

Edward Y. Hirata  
Director of Transportation

Very truly yours,

F. J. Rodriguez

FJR:ls

FEB 18 1987

John Waihee  
DIRECTOR



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
451 SOUTH KING STREET, ROOM 104  
HONOLULU, HAWAII 96813

DIRECTOR  
TELEPHONE NO.  
548-2915

F. J. RODRIGUEZ  
PRESIDENT

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

February 12, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Preparation Notice for Proposed Pacific Basin  
Conference Center Project, Makaha Valley, Oahu

The environmental impact statement for the development of  
Makaha Wells indicated that there was evidence of  
agricultural activity in the upper valley. We have also  
received information from the University of Hawaii, during  
the review of the EIS, that the area is rich in  
archaeological artifacts. We therefore suggest that an  
archaeological reconnaissance be conducted for the area.

Sincerely,

John C. Lewin, M.D.  
Director of Health

FEB 18 1987

March 5, 1987

Dr. John C. Lewin  
Director of Health  
Office of Environmental Quality  
Control  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

Dear Dr. Lewin:

We are in receipt of your office's comments dated February 12, 1987 on the  
Environmental Impact Statement Preparation Notice (EISP) for the proposed  
Pacific Basin Conference Resort. There will be archaeological reconnaissance  
conducted on the 23-acre site.

Thank you for your comments.

Very truly yours,

F. J. Rodriguez

FJR:ls



University of Hawaii at Manoa

Water Resources Research Center  
Holmes Hall 203 • 2540 Ukele Street  
Honolulu, Hawaii 96822

17 February 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, HI 96809

Dear Mr. Rodriguez:

Subject: Environmental Impact Statement Preparation Notice, Pacific Basin Conference Center, February 1987

We have reviewed the subject EISPN and have no comment to offer at this time. Thank you for the opportunity to comment. This material was reviewed by WRRC personnel.

Sincerely,

*Edwin T. Murabayashi*  
Edwin T. Murabayashi  
EIS Coordinator

ETM:jm

NO RESPONSE NEEDED

FEB 19 1987

AN EQUAL OPPORTUNITY EMPLOYER

RUSSEL S. NAGATA  
GOVERNOR  
KAY KUYAMA  
SOLICITOR GENERAL  
LETTER #P1105117



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
DIVISION OF PUBLIC WORKS  
P. O. BOX 118, HONOLULU, HAWAII 96810

JAN 29 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Pacific Basin Conference Center Project  
Environmental Impact Statement  
Preparation Notice

We have reviewed the subject document and have no comments to offer.

Very truly yours,

*J. Tominga*  
TEUANE TOMINAGA  
State Public Works Engineer

EM:jk

NO RESPONSE NEEDED

JAN 30 1987



BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANA  
HONOLULU, HAWAII 96843

FRANK F. FASI, Mayor  
DONNA B. GOYH, Chairman  
ERNEST A. WATABI, Vice Chairman  
MILTON J. AGADER  
SISTER M. DAVID, AH CHICK, OSF.  
EDWARD Y. HIRATA  
KAZU HAYASHIDA  
Manager and Chief Engineer

February 9, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Environmental Impact Statement (EIS) Preparation  
Notice for the Proposed Pacific Basin Conference  
Center Project in Makaha Valley and Your Letter of  
January 20, 1987

Thank you for the opportunity to review the EIS Preparation  
Notice for the proposed Pacific Basin Conference Center project.  
We offer the following comments:

1. The water requirement for the proposed project should be stated in the EIS.
2. The amounts of water that are committed to the Mauna Olu subdivision and the proposed project from Makaha Well No. 277-102 should both be stated in the EIS. The increased demand may have an impact on the existing reservoir of the 875' system (0.5 mg reservoir) which will be serving the Mauna Olu subdivision.  
Should the development require more water than the existing Mauna Olu subdivision well can provide, additional water from the Board of Water Supply system will not be available until the upper Makaha Valley wells are constructed in late 1989.
3. On page III-2, the amount of additional water that our new Makaha Valley wells will provide is estimated to be between 3 to 5 mgd.
4. The project site is located in our "No Pass Zone" where there are restrictions on the installation of new cesspools. This is to protect the ground water basins from being contaminated.

Mr. Fred Rodriguez  
Page 2

February 6, 1987

All sewage disposal plans should be coordinated with the City's Wastewater Management Division, Department of Public Works.

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,

  
KAZU HAYASHIDA  
Manager and Chief Engineer

FEB 11 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

March 5, 1987

F. J. RODRIGUEZ,  
PRESIDENT

Mr. Kazu Hayashida  
Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania  
Honolulu, Hawaii 96843

Dear Mr. Hayashida:

We are in receipt of your comments dated February 9, 1987 on the Environmental Impact Statement Preparation Notice (EISP/N) prepared for the proposed Pacific Basin Conference Resort. The comments have been provided to the applicant and the retained engineering firm and we respond as follows:

1. The water demand for the project is estimated at 105,000 GPD based on 350 gallons per day per hotel unit (300 rooms).
2. Water commitment from well No. 277-102 is being negotiated at the present time between Makaha Valley, Inc. and the applicant. At the present time, the maximum pumpage from this well is 500,000 gpd; available at the present time is approximately 318,500 gpd. The stated demand of 105,000 is within the capacity of this well to provide potable water for the proposed project.
3. We will correct the new well volumes at the stated 3-5 mgd rate in the Draft EIS.
4. The proposed project is in a sewerred area and there will be no onsite disposal of wastewater. Sewage plans will be provided to the Department of Public Works, Division of Wastewater Management for their review during the zoning application phase of land use policy review.

Thank you for your comments.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
850 SOUTH KING STREET  
HONOLULU, HAWAII 96813-1000



FRANK P. FASI  
DIRECTOR

JOHN P. MHALEN  
DIRECTOR

LU1/87-297 (BHM)  
87/EC-8

February 19, 1987

Mr. Fred Rodriguez  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Environmental Impact Statement  
Preparation Notice (EISPN)  
for Pacific Basin Conference Center  
Makaha Valley, Oahu

Tax Map Key 8-4-29: 15-32 (except 29), and 140

We have reviewed the EISPN for the project and have the following comments regarding subject areas which may require in depth discussion in the EIS:

1. Water

We understand that water demand in Waianae has increased from 4.97 mgd in 1970 to 7.72 mgd in 1980 with BMS projections for 2000 AD at 10.60 mgd.

Existing water sources in Waianae produce only about 5 mgd with the balance (about 3.4 mgd) being imported from the Pearl Harbor Ground Water Control Area (PHGWCA). Even with the development of the Makaha Valley wells for an additional 4.0 mgd, and the Waianae Valley wells for an additional 2.0 mgd, the future water supply will nearly equal future demand. It appears that the proposed development with water requirements of 0.50 mgd would utilize the system to near its upper limit. We are especially concerned since there is some uncertainty whether the Makaha and Waianae wells will be able to produce to expectations.

Mr. Fred Rodriguez  
Page 2

The EIS should make clear that there are water exploration and development problems, and should discuss the very real possibility that significant water importing from the PHGWCA will have to continue for some time, perhaps past 2000 AD.

2. Agricultural Use

Increased urban developments, such as the proposed project, will compete with agricultural uses for scarce water resources. In the preparation of the EIS, the applicant should consult with the Board of Water Supply, the State Department of Agriculture, Waianae farmers, organizations and other concerned organizations about the projected water supply available for Waianae use, the water needs of this project, the needs of other planned urban development designated on the Development Plan, and projected agricultural water demand. Will the BMS maintain a reserve adequate to allow for agricultural expansion? How will water be allocated among urban and agricultural uses in the future?

3. Wastewater

It is our understanding that a number of improvement districts will generate wastewater flows which will increase the flow beyond the current capacity of the Waianae STP. The EIS should describe what effect this development will have on the available capacity of the Waianae STP. The EIS should describe the required improvements to the Waianae STP, including the deep-ocean outfall. It should also describe the time phasing and financial responsibilities for improvements to the wastewater system.

Thank you for the opportunity to comment. If you have any questions regarding our comments, please contact Bennett Mark of our staff at 527-5038.

Very truly yours,

JOHN P. MHALEN  
Director of Land Utilization

JPM:s1  
0715B

FEB 23 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ,  
PRESIDENT

March 5, 1987

Mr. John P. Whalen, Director  
Department of Land Utilization  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Whalen:

We are in receipt of your department's comments dated February 19, 1987 on the Environmental Impact Statement Preparation Notice (EISPN) prepared for the proposed Pacific Basin Conference Resort. The applicant has reviewed the comments and the responses are provided as follows:

1. Water

The anticipated water demand for this project is planned to come from water committed to the Mauna Olu Subdivision from Makaha Well No. 277-102. Board of Water Supply comments dated February 9, 1987 have requested specific water consumption figures from the applicant and they have advised that the daily consumption demand will be 105,000 gallons per day. Well No. 277-102 has a maximum pumpage of approximately 500,000 gpd and there is 318,500 gpd currently available. In the unlikely event that the project would require more than the existing Mauna Olu Subdivision well can provide, the Board of Water Supply has advised that their system will not be able to provide additional capacity until the upper Makaha Valley wells are constructed in late 1989 (BWS 2/9/87). The management of water for the Waianae District and the import/export of water from the Pearl Harbor Ground Water Control Area is under the jurisdiction of the Board of Water Supply and the applicant will comply with their decisions.

2. Agricultural Use

The current land use designations for the subject parcel are Urban (State Land Use Boundary), Residential (Land Use Map), and Country (Land Use Ordinance)

Future water allocations for competing urban and agricultural uses in the Waianae District would fall under the jurisdiction of the Board of Water Supply and availability for water will be provided in accordance with their long range planning review decisions.

1146 FORT STREET, SUITE 200 • P. O. BOX 534 • HONOLULU, HAWAII 96809 • TELEPHONE (808) 521-8361

Mr. John P. Whalen  
March 5, 1987  
Page 2

3. Wastewater

The Mauna Olu Subdivision is fully sewered and capacity will be available at the Waianae Sewage Treatment Plant by mid-1988 when current capacity of 1.72 MGD will be increased to 5.2 MGD. The sewerage demand master plan will be submitted to the Department of Public Works by the civil engineering consultant. The Division of Wastewater Management will determine adequacy of capacity at the Waianae STP and whether improvements will be necessary, if at all.

Thank you for your comments and continuing concern.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

DEPARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**  
450 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FARR  
DIRECTOR

DONALD A. CLEGG  
Chief Planning Officer  
GENE CONNELL  
Deputy Chief Planning Officer  
RH/DGP 2/87-222

February 27, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Environmental Impact Statement Preparation  
Notice for the Pacific Basin Conference  
Center Project, Makaha Valley, Waianae, 87/W-2

We have the following comments on the EIS being prepared on this project.

The EIS in general should consider the potential impacts of a doubling of the capacity of the Resort area in Makaha Valley.

Since Makaha Valley is an area of archaeological significance, a site survey with subsurface testing should be considered. The State Historic Preservation Office should be consulted on this project.

The EIS should address the potential impacts including parking, traffic, and noise on the adjoining Residential area.

In Section V, Alternatives Considered, what are the modifications of the utility systems required to implement the alternatives?

Thank you for giving us an opportunity to comment on this matter.

Sincerely,

DONALD A. CLEGG  
Chief Planning Officer

RECEIVED AFTER DEADLINE DATE

MAR 2 1987

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
1455 S. BERETANIA STREET, ROOM 305  
HONOLULU, HAWAII 96814



FRANK P. PARI  
1411000

FRANK K. KAHOOHANOHANO  
Fire Chief  
LIONEL E. CAMARA  
Deputy Fire Chief

F. J. RODRIGUEZ  
PRESIDENT

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

February 9, 1987

March 5, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Frank K. Kahooohanohano  
Fire Chief  
Honolulu Fire Department  
City and County of Honolulu  
1455 S. Beretania Street, Room 305  
Honolulu, Hawaii 96814

Dear Mr. Rodriguez:

Dear Chief Kahooohanohano:

SUBJECT: EIS PREPARATION NOTICE  
HOTEL AND CONFERENCE CENTER  
TAX MAP KEY: 8-4-29: 15-32

We are in receipt of your department's comments dated February 9, 1987 on the Environmental Impact Statement Preparation Notice (EIS/PTI) prepared for the proposed Pacific Basin Conference Resort. The applicant has advised that the applicable codes and standards for fire truck access, built-in fire protection facilities (sprinkler system, cellular containment), and adequate water flow for fire protection will all be met.

We have reviewed the materials provided for the Pacific Basin Center. The Center exceeds normal response distances for first-arriving fire apparatus. Presently, no stations are proposed which would reduce the response distance. Insurance rates may be affected by available fire protection.

The exceedance of the normal response distance for first-arriving fire apparatus is acknowledged; all items will be cited in the Draft EIS.

Fire truck access, built-in fire protection facilities and water flow for fire protection are subject to applicable codes and standards.

Thank you for your comments.

We appreciate the opportunity to comment on this matter. Should you have any questions, please contact Battalion Chief Kenneth Word of our Administrative Services Bureau at 943-3838.

Very truly yours,

Sincerely,

  
FRANK K. KAHOOHANOHANO  
Fire Chief

F. J. Rodriguez

FJR:ls

FRK/JS:ab

FEB 11 1987

POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

1515 SOUTH BERTYNGA STREET  
HONOLULU, HAWAII. PHONE - ONE A COOL (808) 943-3111

FRANK F. ZASI  
MAYOR



DOUGLAS G. GIBB  
CHIEF OF POLICE  
WARREN FERREIRA  
DEPUTY CHIEF

OUR REFERENCE SS-LK

January 27, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Environmental Impact Statement Preparation Notice  
(EISP/N) for the Proposed Pacific Basin Conference  
Center in Makaha Valley, Oahu

We have reviewed the EISP/N for the above project and have no  
comments at this time. We request that we be consulted during  
the preparation of the Environmental Impact Statement.

Sincerely yours,

*Douglas G. Gibb*  
DOUGLAS G. GIBB  
Chief of Police

NO RESPONSE NEEDED

JAN 31 1987

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

550 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. ZASI  
MAYOR

HIRAM K. KANAKA  
DIRECTOR  
WALTER M. OJEDA  
DEPUTY DIRECTOR

February 4, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Environmental Impact Statement (EIS) Preparation Notice for the  
Proposed Pacific Basin Conference Center

We have reviewed the EIS Preparation Notice for the proposed Pacific Basin  
Conference Center and have no substantive comments to offer at this time.

Sincerely,

*Hiram K. Kanaka*  
HIRAM K. KANAKA, Director

HKK:e1

NO RESPONSE NEEDED

FEB 12 1987

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. PARI  
DIRECTOR

JOHN E. HIRTEN  
DIRECTOR

JOSEPH M. MAGALDI, JR.  
DEPUTY DIRECTOR

TE-386  
PL1.0561

F. J. RODRIGUEZ  
PRESIDENT

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

February 10, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Environmental Impact Statement Preparation  
Notice for the Proposed Pacific Basin  
Conference Center Project

This is in response to your letter of January 20, 1987 regarding  
the preparation of an EIS for the above project.

Your preparation notice indicates that a traffic study will be  
conducted for the proposed project. The traffic study should  
address the following traffic concerns:

1. The amount of traffic to be generated by the project and its  
impact on the surrounding streets.
2. The traffic impact of the project on the arterial system that  
will be affected.
3. The need for street improvements on the surrounding streets  
to support the proposed use.

We appreciate this opportunity to comment on the proposed  
project.

If there are any further questions, please contact Kenneth Hirata  
of my staff at 527-5009.

Sincerely,

JOHN E. HIRTEN

FEB 11 1987

March 5, 1987

Mr. John E. Hirtten, Director  
Department of Transportation Services  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Hirtten:

We are in receipt of your department's comments dated February 10, 1987  
on the Environmental Impact Statement Preparation Notice (EISP) prepared  
for the Pacific Basin Conference Resort. The applicant and the traffic  
consultant have been advised of your comments and will provide the data as  
requested to the best of their ability.

Thank you for your comments.

Very truly yours,

F. J. Rodriguez

FJR:ls



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 230  
FT. SHAFTER, HAWAII 96858 -5440

February 4, 1987

REPLY TO  
ATTENTION OF:

Mr. Fred Rodriguez  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Thank you for the opportunity to review and comment on the EIS Preparation Notice for the proposed Pacific Basin Conference Center, Makaha, Oahu. The following comments are offered:

- a. Based upon the preparation notice, the project does not involve any work in waters of the US or their adjacent wetlands, therefore, a Department of the Army permit is not required.
- b. According to the Flood Insurance Rate Map for the City and County of Honolulu, prepared by the Federal Insurance Administration, the parcels are located in designated Zone D areas, or areas of undetermined but possible flood hazards (Enclosures).

Sincerely,

*Fred Rodriguez*  
Fred Rodriguez  
Chief, Engineering Division

Enclosures

FEB 10 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ,  
PRESIDENT

March 5, 1987

Mr. Klaus Cheung  
Chief, Engineering Division  
Department of the Army  
U.S. Army Engineer District,  
Honolulu  
Building 230  
Ft. Shafter, Hawaii 96858-5440

Dear Mr. Cheung:

We are in receipt of your office's comments dated February 4, 1987 on the Environmental Impact Statement Preparation Notice (EISPN) prepared for the proposed Pacific Basin Conference Resort. Our response is provided as follows:

- a. We acknowledge the comment that a Department of Army permit is not required for this project.
- b. The subject parcel is located in Zone D, areas of undetermined but possible flood hazards.

These acknowledgements will be noted in the Draft EIS. Thank you for your comments.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls





United States Department of the Interior

GEOLOGICAL SURVEY  
Water Resources Division  
P.O. Box 50166  
Honolulu, Hawaii 96850

February 5, 1987

Mr. Fred Rodrigues, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodrigues:

We have reviewed the Environmental Impact Statement Preparation Notice for the proposed Pacific Basin Conference Center Project and have no comments.

Thank you for the opportunity to review the notice.

Sincerely,

Charles J. Whiting  
Acting District Chief

NO RESPONSE NEEDED

FEB 9 1987

United States  
Department of  
Agriculture

Soil  
Conservation  
Service

F.O. Box 50006  
Honolulu, HI  
96850

Mr. Fred Rodrigues, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, HI 96809

February 11, 1987

Subject: EISPN for the Pacific Basin Conference Center, Makaha Valley,  
Dahu, Hawaii

Dear Mr. Rodrigues:

We have reviewed the subject preparation notice and have no comments.

Thank you for the opportunity for this review.

Sincerely,

Stratford L. Whiting  
District Conservationist

NO RESPONSE NEEDED

FEB 12 1987

**HAWAIIAN TEL **

Hawaiian Telephone Company  
P.O. Box 2200  
Honolulu, Hawaii 96841  
Telephone (808) 546-4511

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

February 3, 1987

Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Attention: Mr. Fred Rodriguez

Dear Sir:

Pacific Basin Conference Center

We have reviewed the Environmental Impact Statement Preparation Notice (EISP/N) for the proposed Pacific Basin Conference Center Project and do not foresee any problems in providing telecommunication services to the proposed site as the area is developed.

We thank you for the opportunity to comment on this project. If you have any further questions, please call Nelson Yrizarry at 834-8222.

Sincerely,



Walter M. Matsumoto  
Oahu Engineering and  
Construction Manager

MMV/jl (may1321)

FEB 13 1987

March 5, 1987

Mr. Walter M. Matsumoto  
Oahu Engineering and  
Construction Manager  
Hawaiian Telephone Company  
P.O. Box 2200  
Honolulu, Hawaii 96841

Dear Mr. Matsumoto:

We are in receipt of your company's comments dated February 3, 1987 on the Environmental Impact Statement Preparation Notice (EISP/N) prepared for the proposed Pacific Basin Conference Resort. The land planner has been provided a copy of your comments and as the project reaches the final planning stages (zoning application), the applicant will be in touch with Hawaiian Telephone Company to confirm facility requirements.

Thank you for your comments.

Very truly yours,



F. J. Rodriguez

FJR:ls

**PRI** Gasco, Inc.  
A Pacific Resources, Inc. Company

PRI Tower 213 Bishop Street  
P.O. Box 3379 Honolulu, Hawaii 96842  
Telephone 808 547-3333 Telex 111 0292

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

February 17, 1987

Mr. Fred Rodriguez, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Environmental Impact Statement  
(EIS) Preparation Notice  
Pacific Basin Conference Center  
Tax Map Key: 8-4-29: 15-32

We refer to your letter of January 20, 1987, requesting the review of  
the EIS preparation notice for the proposed Pacific Basin Conference  
Center.

Based on our review of Figure 2, Development Plan Amendment Project  
Location, it has been determined that the area is currently clear of  
all gas utility facilities. Consequently, we have no objections to the  
proposed construction, as described in the document provided by your  
staff.

Should there be any questions regarding this project, or if additional  
information is desired, please call me at 547-3574.

Very truly yours,

*David Y. Morikawa*  
David Y. Morikawa  
Project Engineer

DYM:nsd

March 5, 1987

Mr. David Y. Morikawa  
Project Engineer  
PRI Gasco, Inc.  
P.O. Box 3379  
Honolulu, Hawaii 96842

Dear Mr. Morikawa:

We have received your comments dated February 17, 1987 on the Environmental  
Impact Statement Preparation Notice (EISPN) prepared for the proposed Pacific  
Basin Conference Resort. The information provided has been forwarded to  
the applicant and the land planning consultant for their future use.

Thank you for your comments and concern.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

FEB 20 1987

# Native Hawaiian Legal Corporation

1164 BISHOP STREET, SUITE 900, HONOLULU, HAWAII 96813 TELEPHONE (808) 524-2302

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ,  
PRESIDENT

February 23, 1987

F. J. Rodriguez  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

March 5, 1987

Dear Mr. Rodriguez:

Pursuant to the EIS preparation notice in the February 8, 1987 O.E.Q.C. Bulletin, my clients, the Waianae Land Use Concerns Committee, request to be a consulted party in the Pacific Basin Conference Center, Makaha Valley, Oahu EIS preparation process. Please send a copy of the EIS to my clients care of this office.

Should you have any questions about this request, please do not hesitate to call me.

Sincerely yours,

  
LIVIA WANG  
Staff Attorney

LW/co

Ms. Livia Wang  
Waianae Land Use Concerns  
Committee  
C/O Native Hawaiian Legal  
Corporation  
1164 Bishop Street, Suite 900  
Honolulu, Hawaii 96813

Dear Ms. Wang:

We are in receipt of your February 23, 1987 letter requesting to be a consulting party to the Pacific Basin Conference Resort project. We have added the Waianae Land Use Concerns Committee to our consulting party list and will forward a copy of the Draft Environmental Impact Statement (DEIS) to your clients in care of your office.

Very truly yours,



F. J. Rodriguez

FJR:ls

cc: James G. Caldwell

FEB 24 1987

XII. ORGANIZATIONS AND AGENCIES CONSULTED DURING THE DRAFT ENVIRONMENTAL IMPACT STATEMENT COMMENT PERIOD

<u>Organizations/Agencies</u>	<u>Date of Comment</u>	<u>Date Comment Received</u>	<u>Date of Response</u>
<u>State</u>			
OEQC	3/10/87	4/07/87	4/20/87
Department of Agriculture	3/31/87	4/06/87	4/20/87
Department of Accounting and General Services	3/12/87	3/16/87	NRN
Department of Defense	3/17/87	3/18/87	NRN
Department of Education	-----	-----	-----
Department of Hawaiian Home Lands	-----	-----	-----
Department of Health	3/31/87	4/07/87	4/20/87
Department of Land and Natural Resources	3/23/87	3/30/87	4/20/87
Department of Planning and Economic Development	4/01/87	4/06/87	NRN
Department of Social Services and Housing	-----	-----	-----
Department of Transportation	4/01/87	4/06/87	4/20/87
State Energy Office	3/10/87	3/12/87	NRN
<u>University of Hawaii</u>			
Environmental Center	4/07/87	4/08/87	4/20/87
Water Resources Research Center	3/31/87	4/03/87	4/20/87
<u>City and County</u>			
Board of Water Supply	4/07/87	4/09/87	4/20/87
Building Department	3/16/87	3/18/87	NRN
Department of Housing and Community Development	4/02/87	4/09/87	4/20/87
Department of General Planning	4/03/87	4/07/87	4/20/87
Department of Land Utilization	4/01/87	4/03/87	NRN
Department of Parks and Recreation	3/16/87	3/19/87	NRN
Department of Public Works	3/17/87	3/20/87	4/20/87
Department of Transportation Services	-----	-----	-----
Fire Department	-----	-----	-----
Police Department	3/23/87	4/07/87	4/20/87

<u>Organizations/Agencies</u>	<u>Date of Comment</u>	<u>Date Comment Received</u>	<u>Date of Response</u>
<u>Federal</u>			
Army-DAFE (Facilities Eng.-USASCH)	-----	-----	-----
Navy	3/16/87	3/17/87	NRN
Soil Conservation Service	4/06/87	4/14/87	NRN
U.S. Army Corps of Engineers	3/16/87	3/18/87	NRN
U.S. Coast Guard	-----	-----	-----
U.S. Fish and Wildlife Service	3/23/87	3/24/87	NRN
U.S. Geological Survey	3/13/87	3/17/87	NRN
<u>Private</u>			
American Lung Association	-----	-----	-----
Hawaiian Electric Company	-----	-----	-----
Office of Hawaiian Affairs	-----	-----	-----
Senator James Aki	-----	-----	-----
Representative Peter Apo	-----	-----	-----
Honorable John Desoto	-----	-----	-----
Sea Grant Extension Service	-----	-----	-----
Mr. Chuck Armstrong - Waianae Neighborhood Board #24, Makaha Subdistrict	4/01/87	4/03/87	4/20/87
Germaine Keliikoa - Waianae Homestead Association	-----	-----	-----
Ms. Agnes Cope	3/31/87	4/09/87	4/20/87
Mr. Donald Ryder	4/07/87	4/08/87	4/20/87
Kahawai Investment Ltd.	-----	-----	-----
Mr. Joe Lapilio, Management by Islanders	-----	-----	-----
Mr. Eric Enos, Opelu Project	-----	-----	-----
Mr. Richard Boddy, Waianae Neighborhood Board #24	-----	-----	-----
Waianae Land Use Committee	-----	-----	-----

NRN: NO RESPONSE NEEDED

DEP 3/17 872



John Waihee  
Director

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
445 SOUTH KING STREET, ROOM 104  
HONOLULU, HAWAII 96813

TELEPHONE NO.  
548-8115

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

March 10, 1987

April 20, 1987

Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Dr. John C. Lewin  
Director of Health  
Office of Environmental Quality  
Control  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

Dear Mr. Rodriguez:

Dear Dr. Lewin:

Subject: Draft EIS for Pacific Basin Conference Resort,  
Makaha Valley, Oahu

We are in receipt of the Office of Environmental Quality Control comments dated March 10, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The comments have been provided to the applicant and the archaeological consultant and we respond as follows:

During the consultation period for the Pacific Basin Conference Resort, we suggested that an archaeological survey be prepared. Two other agencies, the Department of Land and Natural Resources and the City Department of General Planning commented similarly.

Review of the Appendix D prepared by the Bishop Museum was indeed a survey, but not in the sense that exploratory work was done in the ground. Rather, the review was to determine the extent of ground surface disturbance had been experienced during the improvements to the site by the construction of the Mauna Olu Subdivision. We therefore consider the Bishop Museum "single page of correspondence" of value.

In your response to us, you indicated that an archaeological survey would be included in the Draft EIS. However, we find that Appendix D of your EIS contains a single page of correspondence between you and the Bishop Museum and not an archaeological survey as you have promised. In order for this EIS to be acceptable, we believe that an archaeological survey should be included in the final.

Thank you for your comments and continuing concern.

Very truly yours,

F. J. Rodriguez

Sincerely,

John C. Lewin, M.D.  
Director of Health

FJR:ls

cc: vbgp

JOHN WATHEE  
GOVERNOR



SUZANNE D. PETERSON  
CHAIRPERSON, BOARD OF AGRICULTURE  
JOHN WATHEE  
DEPUTY TO THE CHAIRPERSON

State of Hawaii  
DEPARTMENT OF AGRICULTURE  
1428 So. King Street  
Honolulu, Hawaii 96814-2512

Mailing Address:  
P. O. Box 22159  
Honolulu, Hawaii 96822-0159

Mr. Donald A. Clegg  
March 31, 1987  
Page -2-

March 31, 1987

MEMORANDUM

To: Mr. Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu

Subject: Draft Environmental Impact Statement (DEIS)  
for Pacific Basin Conference Resort  
Home Properties, Inc.  
TMK: 8-4-29: 15-32 (excluding 29), por. 140  
Makaha Valley, Oahu  
Area: 23.5 acres

*Suzanne D. Peterson*

SUZANNE D. PETERSON  
Chairperson, Board of Agriculture

cc: Environmental Communications, Inc. ✓  
DPED  
OEQC

The Department of Agriculture does not foresee adverse impacts upon the agricultural resources of the area resulting from the construction and operation of the proposed facility.  
Thank you for the opportunity to comment.

The Department of Agriculture has reviewed the subject application and offers the following comments.

According to the DEIS, the subject project is situated to the northeast of the Sheraton Makaha Resort. The property is in the State Urban District, is within the City and County General Plan "Resort" designated area, is designated "Residential" according to the Waianae Development Plan, and is zoned in the Country District.

The reference in the DEIS to the Soil Conservation Service Soil Survey is correct (DEIS, page V-1). The subject property is not classified according to the Agricultural Lands of Importance to the State of Hawaii (ALISH) system. The property has Land Study Bureau Overall Productivity Ratings of E12 and E113. By this method of classification, the property has poor productivity potential for most agricultural activities.

APR 6 1987



ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

April 20, 1987

Ms. Susanne D. Peterson, Chairperson  
Department of Agriculture  
P.O. Box 22159  
Honolulu, Hawaii 96822-0159

Dear Ms. Peterson:

We are in receipt of your comments dated March 31, 1987 on the proposed Pacific Basin Conference Resort Draft Environmental Impact Statement (DEIS).

The comments as provided will be included in the Final Environmental Impact Statement (FEIS). Thank you for your comments and continuing interest.

Very truly yours,



F. J. Rodriguez

FJR:ls



JOHN WAIHEE  
DEPARTMENT OF DEFENSE

ALBERT T. LUM  
MAJOR GENERAL  
ADJUTANT GENERAL  
STATE OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
OFFICE OF THE ADJUTANT GENERAL  
340 DUNDON ROAD, HONOLULU, HAWAII 96813-4000

(P)1229.7

MAR 12 1987

Mr. Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
Honolulu, Hawaii

Dear Mr. Clegg:

Subject: Pacific Basin Conference Resort  
Draft Environmental Impact Statement

We have reviewed the subject document and have no comments to offer.

Very truly yours,

*[Signature]*  
TRUANE TOMINACK  
State Public Works Engineer

/jnt  
cc: Mr. F. J. Rodriguez

NO RESPONSE NEEDED

MAR 16 1987

HIENG

MAR 17 1987

Mr. Donald A. Clegg, Chief Planning Officer  
Department of General Planning  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Pacific Basin Conference Resort  
Hakaha Valley, Oahu

Thank you for providing us the opportunity to review the above subject project.

We have no comments to offer at this time regarding this project.

Yours truly,

*[Signature]*  
signed

Jerry M. Matsuda  
Major, Hawaii Air  
National Guard  
Contr & Engr Officer

cc: Mr. F. J. Rodriguez  
Environmental Communications, Inc.

NO RESPONSE NEEDED

MAR 18 1987

JOHN WILSON  
DIRECTOR OF HEALTH



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 2009  
HONOLULU, HAWAII 96820

March 31, 1987

JOHN C. LEWIN, M.D.  
DIRECTOR OF HEALTH

In reply, please refer to:  
E1987

MEMORANDUM

To: Mr. Donald A. Clegg, Chief Planning Officer  
Department of General Planning, City & County of Honolulu

From: Director of Health

Subject: Draft Environmental Impact Statement for Pacific Basin Conference Resort,  
Makaha Valley, Oahu

Thank you for allowing us to review and comment on the subject draft EIS. We provide the following comments:

Wastewater Disposal

The draft EIS does not adequately address how the sewage generated by the proposed project will be diverted to the City and County of Honolulu's sewage system. At the present the nearest sewer line is located in Jade Street. To date, the sewage generated by the Makaha Sheraton is being treated on-site by a private sewage treatment plant. The final EIS, therefore, should include a discussion and plans of how the sewage from the proposed project will be diverted to the sewer line located on Jade Street.

Drinking Water

The proposed project is expected to obtain its water partially from an existing private deep well, Makaha Well No. 277-102 (2811-02) and from Board of Water Supply sources. The Board of Water Supply is in the process of developing a series of wells in Makaha Valley. Please be advised that use of these wells as sources of potable water will require compliance with the State's Drinking Water Regulations, Chapter 20, Title 11, Administrative Rules.

Section 11-20-29 of Chapter 20 requires all new sources of potable water serving public water systems to be approved by the Director of Health prior to their use to serve potable water. Such approval is based primarily upon the satisfactory submission of an engineering report which adequately addresses all concerns as set down in Section 11-20-29. The engineering report must be prepared by a registered professional engineer and bear his or her seal upon submittal.

Drinking Water records indicate that the Section 29 approval process for private Makaha Well 277-102 (2811-02) has not been completed.

Mr. Donald A. Clegg  
March 31, 1987  
Page 2

The Final Environmental Impact Statement should describe the proposed water system. Since sources from both municipal and private entities are being proposed, the responsibility of operation of the water system needs to be clearly defined.

Should there be any questions regarding Chapter 20, Title 11, Administrative Rules, please contact the Drinking Water Program at 548-2235.

Noise

1. Noise from activities associated with a resort facility may have an adverse effect on the future residents of the Mauna Olu Subdivision. The following potential noise impacts must be addressed when preparing the EIS for the subject project:
  - a. Increase in vehicular traffic volume, including tour buses and vehicles within off-street parking areas.
  - b. Activities relating to the deliveries of goods and services, including commercial refuse collection.
  - c. Activities relating to maintenance work of grounds and facilities.
  - d. Recreational and entertainment activities.
2. Stationary equipment such as air conditioners, exhaust fans, pumps and compressors must be designed so that noise emanating from such equipment will be in compliance with Title 11, Administrative Rules Chapter 43, Community Noise Control for Oahu.
3. Activities associated with the construction phase must also comply with the provisions of the aforementioned Title 11, Administrative Rules Chapter 43.
  - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the regulations.
  - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
  - c. The contractor must comply with the conditional use of the permit as specified in the regulations and conditions issued with the permit.
4. Traffic noise from heavy vehicles travelling to and from the construction site must be minimized near existing residential areas and must comply with the provisions of Title 11, Administrative Rules Chapter 42, Vehicular Noise Control for Oahu.

cc: F. Rodriguez ✓

JOHN C. LEWIN, M.D.

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
REGISTER

Dr. John C. Lewin  
April 20, 1987  
Page 2

the service uses the proposed hotel will be using. Particular attention will be paid to the stationary equipment (exhaust fans, pumps and compressors, and air conditioners) so that noise impacts will not accrue to the adjacent residential subdivision.

Construction activities will all be instructed to include in the construction contract specifications, the noise code provisions for equipment and on-site vehicles. Noise permits will be obtained by the general contractor if appropriate and necessary.

Thank you for your comments and continuing concern.

Very truly yours,

*F. J. Rodriguez*  
F. J. Rodriguez

FJR:ls

April 20, 1987

Dr. John C. Lewin, Director  
Department of Health  
P.O. Box 3378  
Honolulu, Hawaii 96801

Dear Dr. Lewin:

We are in receipt of the Department of Health's comments dated March 31, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The comments have been provided to the applicant and the consultants and we respond in the following:

1. Wastewater Disposal

The proposed project will subdivide approximately 18 lots of the Mauna Olu Subdivision which is presently connected to the Farrington Highway Sewer Main. Page VII-14 describes the existing condition of sewerage connection which has been confirmed with Division of Wastewater Management (Dennis Nishimura via telecon 4/8/87).

2. Drinking Water

The applicant has indicated that compliance with applicable requirements under State Drinking Water Regulations, Chapter 20, Title 11, Administrative Rules, with specific reference to Section 11-20-29. The retained engineering consultant will be providing the required engineering report for review and approval by the Department of Health and also the Board of Water Supply. Final design considerations for the proposed improvements to the source development and storage/transmission system are being finalized between Makaha Valley, Inc. and the Board of Water Supply (BWS). Makaha Valley, Inc. indicates that the BWS will be incorporating their well system with the existing subdivision water system.

3. Noise

Compliance with Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu will be complied with by the proposed project. The applicant has advised that the specific concerns will be addressed during the design phase of the proposed hotel so that the Department of Health will have ample opportunity to review the design components of

JOHN HANES  
DIRECTOR OF LAND



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P O BOX 621  
HONOLULU, HAWAII 96809  
March 23, 1987

Mr. Donald A. Clegg, Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Review of Draft EIS, Pacific Basin Conference Resort  
Makaha Valley, Waianae, Oahu  
TRK 8-4-29: 15-32, excluding parcel 29 and a portion  
of parcel 140.

Thank you for the opportunity to comment on this draft EIS.

On February 19, 1987, in response to the EIS Preparation Notice, we sent the attached letter to Mr. Rodriguez of Environmental Communications. You will note that Neller's 1984 archaeological report, which indicates that some archaeological surface remains may still be present around the edges of the project area, is not mentioned or included in the Draft EIS. The Draft EIS states on page V-3 that no known archaeological sites are present and, on page VII-2, that only archaeological monitoring is planned. In our view, this is inadequate.

In our February letter, we recommended subsurface testing be conducted prior to preparation of the EIS. In your letter of February 27, 1987, you also recommended site survey with subsurface testing. We still feel that this is appropriate. Sincerely,

*William W. Paty*  
WILLIAM W. PATY  
Chairperson and Staff  
Preservation Officer

cc: Mr. F. J. Rodriguez

MAR 30 1987

WILLIAM W. PATY, CHAIRPERSON  
Office of Land and Natural Resources

LEWAT E. LANDGRAF  
STAFF

AGRICULTURE DEVELOPMENT  
PROGRAM  
COASTAL RESOURCES  
MANAGEMENT  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENHANCEMENT  
PLANNING  
IDENTIFICATION  
LAND MANAGEMENT  
STATE MAPS  
STATE AND LAND DEVELOPMENT

F. J. RODRIGUEZ  
PRESIDENT

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

April 20, 1987

Mr. William W. Paty, Chairperson  
Department of Land and Natural  
Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Paty:

We are in receipt of your department's comments dated March 23, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The comments have been forwarded to the Bishop Museum for their review and response.

Mr. Aki Sinoto prepared on February 17, 1987 a brief summary (Appendix D) explaining the current status of the project site and how it has been impacted by the previous developer, Mauna Olu Subdivision. Sinoto also detailed how that developer engaged the services of Richard Bordner from Environmental Impact Study Corporation who did the documentation for the archaeological work on the Mauna Olu project.

Sinoto feels that in terms of what has been done to the site for the improvements that are in place, there is very little if anything that remains of any historical value on the surface of the project. Further, it is the intention of the developer, James G. Caldwell of HONFED to consolidate the 18 lots into one for the Hotel development. As such, there will be no new lands developed beyond the lots already examined by Bordner.

It is Sinoto's recommendations that at the time of further excavation for utilities or additional grading, a qualified archaeologist be retained to monitor the site for sub-surface finds that may occur (see Appendix D).

Finally, the client has indicated that when they have reached that suitable point in time prior to construction, they will be more prepared to commit to expenditures for sub-surface monitoring than they are at the present time. The land use policy change processing that remains for this project must still go through Development Plan Amendment public hearings at the Planning Commission and City Council; if this is successful, the process will then be repeated for the Zoning change request.



ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ,  
PRESIDENT

657  
STP 8.1940

April 1, 1987

Mr. Donald Clegg  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Draft EIS - Pacific Basin Conference Resort  
Makaha Valley, Oahu

The EIS for the subject resort development should indicate the appropriate mitigation measures required as a result of the findings in the Traffic Impact Analysis Report of this proposal. Any work planned within the State Highway right-of-way must be coordinated and approved by our Highways Division.

We appreciate this opportunity to provide comments.

Very truly yours,

*F. J. Rodriguez*

Edward Y. Hirata  
Director of Transportation

Dr:ko  
cc: HWY, STP(dt)

Mr. F. J. Rodriguez,  
Environmental Communication

APR 6 1987

April 20, 1987

Mr. Edward Y. Hirata, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Hirata:

We are in receipt of your department's comments dated April 1, 1987 on the Pacific Basin Conference Resort Draft Environmental Impact Statement (DEIS). Review of your comments with the applicant indicate that the mitigation most likely to be used will be the alternate use of Kill Drive which is located to the west of the project site.

The majority of the Conference Resort guests will be brought to the Hotel by bus or van from the Honolulu International Airport and in the event that there is a traffic overloading caused by the inbound or outbound traffic, the departures or arrivals can be re-routed to the Kill Drive access route.

The applicant does not anticipate any traffic mitigation measures that would require installation within the State right-of-way at the present time. In the event that this becomes necessary, the applicant will coordinate the installation with the State Highways Division.

Thank you for your comments and continuing concern.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

MAR 10 1987

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
TELEPHONE NO. 548-8115



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
400 SOUTH KING STREET, ROOM 104  
HONOLULU, HAWAII 96813

March 6, 1987

John Vallees

JOHN VALLEES  
ROGER A. UYVING  
MURRAY E. TOWELL  
BARBARA EMM STANTON

DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
150 SOUTH KING STREET, HONOLULU, HAWAII 96813  
TELEPHONE NO. 548-8115

DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT  
DIVISION OF ENVIRONMENTAL QUALITY CONTROL  
DIVISION OF LAND AND NATURAL RESOURCES  
DIVISION OF REVENUE AND GENERAL SERVICES  
DIVISION OF COMMUNITY DEVELOPMENT  
DIVISION OF ECONOMIC DEVELOPMENT  
DIVISION OF INFORMATION SERVICES  
DIVISION OF RESEARCH AND ECONOMIC ANALYSIS  
DIVISION OF TECHNICAL SERVICES  
DIVISION OF TRADING AND COMMERCE  
DIVISION OF TOURISM AND CONVENTIONS  
DIVISION OF UTILITIES

Ref. No. P-6208

April 1, 1987

The Honorable Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Draft Environmental Impact Statement (DEIS) for Pacific  
Basin Conference Resort, Makaha Valley, Oahu

We have reviewed the subject draft environmental impact statement  
(DEIS) and find that the DEIS has adequately addressed the probable impacts of  
the project.

Thank you for the opportunity to review the subject document.

Sincerely,

*Murray E. Towell*  
Roger A. Uyvling

cc: Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
Office of Environmental Quality Control

NO RESPONSE NEEDED

APR 6 1987

Dear Reviewer:

Attached for your review is an Environmental Impact Statement (EIS) that  
was prepared pursuant to Chapter 343, Hawaii Revised Statutes and  
Chapter 11-200, Administrative Rules, EIS Rules:

TITLE: Pacific Basin Conference Resort  
LOCATION: Makaha Valley, Oahu  
CLASSIFICATION: Applicant Action

Your comments or acknowledgments of so comments on the EIS are welcomed.  
Please submit your reply to the accepting authority or approving agency:

Mr. Donald A. Clegg, Chief Planning Officer  
C & C of Honolulu Dept. of General Planning  
650 S. King St.  
Honolulu, HI 96813

Please send a copy of your reply to the proposing party:

Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, HI 96809

Your comments must be received or postmarked by: April 7, 1987

MAR 12 1987

If you have no further use for this EIS, please return it to the office  
of Environmental Quality Control.

Thank you for your participation in the EIS process.

NO RESPONSE NEEDED

5/10/87  
No comments  
Energy Division



# University of Hawaii at Manoa

Environmental Center  
Crawford 317 • 2550 Campus Road  
Honolulu, Hawaii 96822  
Telephone (Int) 944-7301

April 7, 1987

RE:0464

Mr. Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Draft: Environmental Impact Statement  
(Makaha) Pacific Basin Conference Resort  
Makaha Valley, Oahu

The above cited Draft Environmental Impact Statement (EIS) proposes the development of a 300 room Conference Resort with such features as tennis courts, swimming pools, extensive landscaping with water features, parking, and additional maintenance and support facilities. The proposed project site consists of 23.5 acres and would be situated on a corner of the proposed Mauna Olu Subdivision, mauka of the Sheraton Makaha Resort.

The Environmental Center has reviewed this document with the assistance of Frederick Collison, Chuck Gee, Juanita Liu, and Pauline Sheldon, Travel Industry Management; Blom Griffin, Anthropology; Paul Ekern, Agronomy and Soils; Pamela Bahnsen and Sonya Myers, Environmental Center.

### Archaeology

The archaeological report (Appendix D) is severely lacking in substantive information. The brief morning archaeological inspection was superficial and insufficient given the known historical significance of the valley. The project is located in a valley known to be rich in historic and prehistoric remains. Sub-surface test excavations should have been done, and should be required, followed by appropriate mitigative actions prior to acceptance of the Final EIS. The statement on page VI-4 that "In the event that any remains are uncovered, construction will be stopped and the State Historic Preservation Officer notified" is of limited mitigative use. This solution requires those not trained in archaeology to determine valuable deposits and assumes that construction crews will be able to recognize archaeological sites prior to their destruction. An assumption not likely to be valid in

Mr. Donald A. Clegg

-2-

April 7, 1987

most cases. The feasibility of halting construction once sites have been found is extremely costly and from a realistic perspective is most unlikely to occur unless the character of the site, such as burials, is so obvious that disregard is not possible. We are extremely concerned that the requests at the preparation stage of Department of Land and Natural Resources, Office of Environmental Quality Control, and the Department of General Planning, that archaeological subsurface testing be performed and the results be included at the draft stage were blatantly disregarded.

We find the document inadequate in this regard and furthermore suggest that upon completion of the survey, that the Draft EIS be recirculated so that adequate review of the work can be provided, prior to preparation of the Final EIS.

### Water Demand/Supply

The availability of water for the proposed project is of great concern. Water supply must be established in assessing the viability of the proposed Conference Resort and its related potential environmental impacts. We are, therefore, extremely concerned with a number of discrepancies in the information provided in the context of the Draft EIS in relation to response letters to the Department of Planning and Economic Development, Board of Water Supply (BWS), and Department of Land Utilization at the EIS Preparation Notice consultation stage.

The proposed project's source of water is not adequately defined. Has the commitment with the owner of private Well No. 277-102 for 18,500 gpd of water for the proposed Mauna Olu Subdivision been confirmed and finalized? If these commitments have not been finalized, when will they be completed? If the private owner of Well No. 277-102 does not give her/his approval to use the well, the demands on the unproven water supply of the Makaha wells will be substantially increased, not only by this proposed project (40,000 gpd) but also by the proposed Mauna Olu Subdivision (278,500 gpd). The impacts of such a decision along with a viable alternative source of water should be discussed in the Final EIS.

The Draft EIS states (p. VII-14) that approximately 65,000 gpd of water would be supplied by BWS's planned Makaha Wells. Has the applicant finalized this water commitment with BWS? The amounts of water needed for the proposed Conference Resort should incorporate water needed for landscaping, evaporation, pool operation, and the water displays.

### Air Quality

We suggest that the final document address the land-sea breeze (on-shore flow of wind). This breeze could potentially concentrate pollutants in the closed circulation of the valley. Because of the on-shore flow as opposed to the off-shore flow found at Barber's Point, the air data from Barber's Point is not applicable. Appended please find for your reference a wind flow map of Oahu taken from the Journal of Ecology Noguchi 1979, 67:611-628.

APR 8 1987

AN EQUAL OPPORTUNITY EMPLOYER  
A Part of Water Resources Research Unit

Project Description

Because of the environmental costs particularly in terms of water resource commitments, destruction of archaeological sites and social life styles community impacts, the likelihood and degree of economic success to offset these costs becomes a significant issue. The marketability of the proposed Conference Resort is an area needing careful attention. The market demand analysis in Appendix A does not include sufficient research or analysis to estimate demand for this specific project. A more thorough analysis which is less generalized needs to be undertaken.

As indicated in Appendix A, climate and a destination which is glamorous or has a popular image are very important criteria for the incentive market. These factors are significantly less important for the general meetings market, where transportation costs and distance become key criteria. Given this data, the proposed project would most likely be successful in attracting the incentive market but would be much less successful in attracting the overall meetings market. The chances of economic success of such a conference facility can be questioned given the likelihood of the construction of the Waikiki Convention Center, the existing extensive meeting facilities in Waikiki and on the neighbor islands, and the less than desired economic history of the present Makaha Resort.

The EIS states that the proposed Conference Resort will offer convenient access to the major airport. Especially in comparison to other possible sites, Makaha can not really be considered as having convenient access.

Transportation Considerations

There is currently a notable problem with respect to traffic turning left from Makaha Valley on to Farrington Highway during peak hours. The proposed Conference Resort will compound this problem. Some action will need to be taken for the sake of guests, employees and the resident population. Although the EIS does note that this intersection may need to be improved, mitigative measures are not discussed. The Final EIS should address this issue keeping in mind that the State of Hawaii's air quality standards "could be exceeded with a signal in place" (p. VII-II).

The discussion on increased traffic that would be created by the proposed Conference Resort does not give consideration to service vehicles. Along with the buses and limousines mentioned in the report, these service vehicles will increase traffic flows along the highway.

The report specifies that privately owned roads will be utilized to access the proposed Conference Resort. The potential impacts of the proposed use of these privately owned roads should be addressed in the final document.

Socio-economic Considerations

The EIS states that the project should not create any problems with respect to adequate police protective services. Required police protection, however, is not simply a function of the number of residents and visitors. The addition of a major resort development in a traditionally rural area and the socio-economic differences between residents and conference attendees cannot be summarily dismissed. Mitigative measures may be warranted in terms of developing "good neighbor" relationships between the community and the resort occupants, if the need for added police protection is to be avoided.

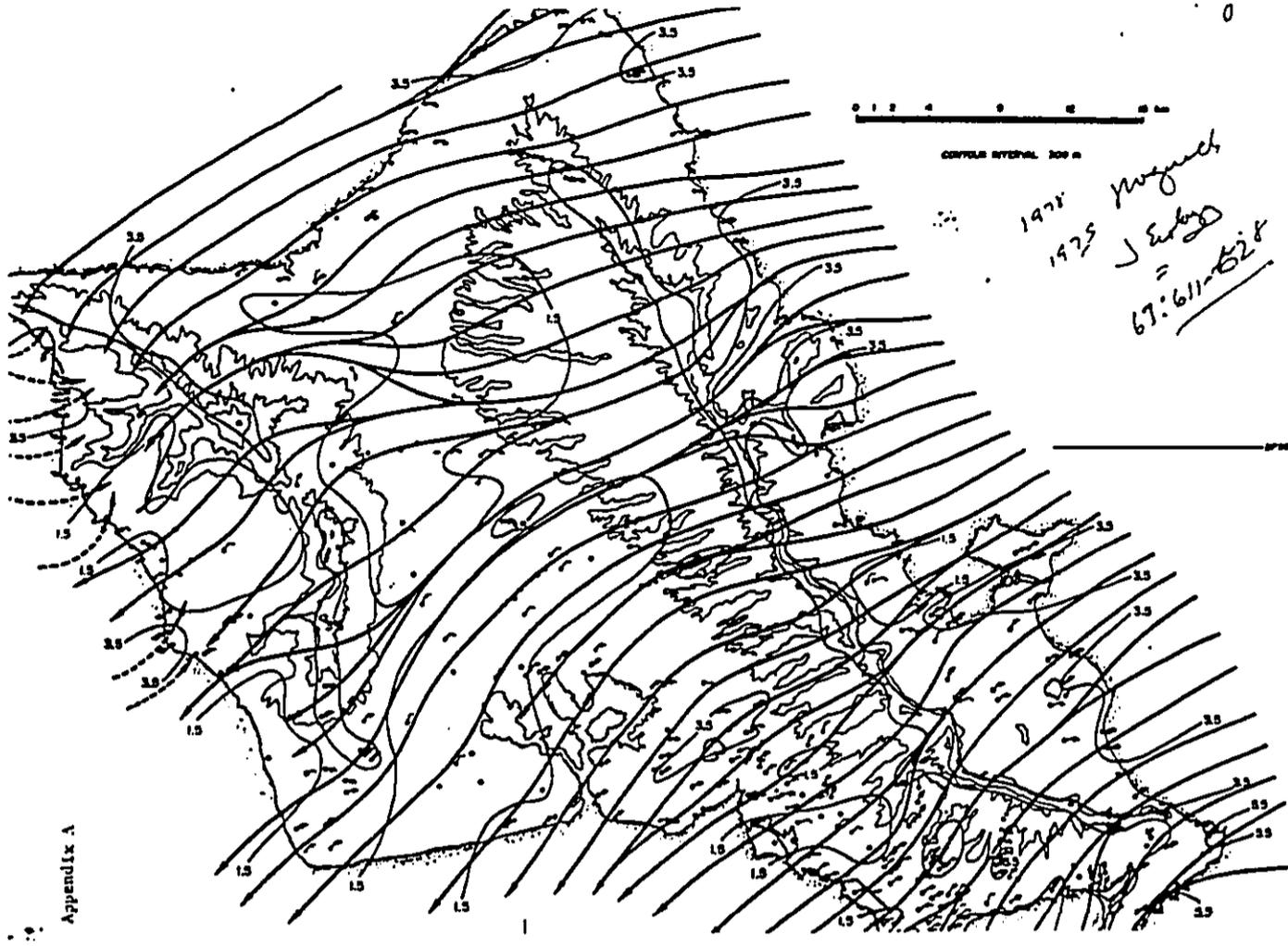
With regard to fire protection, the EIS reports that the resort will exceed normal response distances for first-arriving fire apparatus, despite the fact that the proposed Conference Resort's water system will meet all applicable fire code requirements and fire protection standards. Mitigative measures addressing the response time/distance problem should be addressed in the Final EIS.

Summary

Given the potential significance and inadequate address of the archaeological impacts and the inconsistencies in the evaluation and uncertainties of the water supply, we find the document to be seriously deficient. These deficiencies are of sufficient concern that we urge that finalization of the Draft EIS be delayed until the necessary archaeological subsurface reconnaissance surveys are completed, distributed, reviewed, and the water resources clearly identified.

We appreciate the opportunity to comment on this Draft EIS and look forward to your response.

Appendix A



Mr. Donald A. Clegg

-5-

April 7, 1987

Yours truly,

*Jacquelin N. Miller*  
 Jacquelin N. Miller  
 Acting Associate  
 Environmental Coordinator

Appendix

- cc: OEQC  
 F.J. Rodriguez,  
 Environmental Communications, Inc.  
 Stephen Lau  
 Fredrick Collison  
 Paul Ekern  
 Chuck Gee  
 Bion Griffin  
 Juanita Liu  
 Pauline Sheldon  
 Pamela Bahnsen  
 Sonya Myers

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

April 20, 1987

Ms. Jacquelin N. Miller  
Environmental Center  
University of Hawaii at  
Manoa  
Crawford 317  
2550 Campus Road  
Honolulu, Hawaii 96822

Dear Ms. Miller:

We are in receipt of your comments dated April 7, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The comments have been provided to the applicant and the consultants who respond in the following:

1. Archaeology

We feel compelled to respond to the comments that fall to comprehend the efforts expended to date by various landowners in the valley. Review of the Bishop Museum memorandum listed as Appendix D provides the most current status of sites that may exist on the proposed site and emphasizes that a qualified archaeologist be retained to monitor the sites during ground altering activities such as utility excavation and additional grading. To assume that construction crews would be responsible for determining values of any discovered finds on the project site is demeaning to the applicant and unworthy of the Environmental Center.

This EIS is the initial document of what will be a lengthy land use policy review process; there will be hearings at the Planning Commission and City Council for the Development Plan and Zoning applications anticipated to take 12-18 months to complete. At that time, if the applicant determines there is a reasonable opportunity for success, mitigative measures requested by government and private sector can commence at applicant's expense. This data can then be reviewed and processed by DLNR/SHPO.

2. Water Demand/Supply

The chronology contained in paragraphs 2 and 3 accurately depict the current status of the water availability situation. In plain language, the previously developed and existing subdivision (Mauna Olu) has commitments for 318,500 gpd from Well No. 277-102. The proposed Conference Resort will utilize water from previously committed sources and acquire the balance (105,000 gpd) from Board of Water Supply (BWS) sources currently under development. This is spelled out on page VII-14, paragraph 3. Separate negotiations between the well owner, the applicant and BWS are still under way. Conclusion of these discussions and agreements will be resolved prior to the Zoning stage.

Ms. Jacquelin N. Miller  
April 8, 1987  
Page 2

3. Air Quality

The enclosed reference (wind flow map of Oahu) was provided to the consultant Barry D. Root for his information and he has stated that findings as provided in Appendix C would remain unchanged. On page VII-10 and 11 he maintains that "present and future levels of carbon monoxide are likely to remain within allowable State of Hawaii and National Air Quality Standards even under worst case traffic and meteorological conditions."

4. Project Description

The Center can be assured that the applicant is having more detailed market studies conducted that will forecast, to the degree practicable, the future demand and operating success of this new concept to Hawaii, in Conference Resort development. It is emphasized that the design, market analysis, operations, and management will be studied in detail to insure that this facility will be economically viable. It is as your reviewer has noted, the Conference Resort is not designed to attract the overall meetings market. This is further supported by the narrative description on pages III-2 and III-4.

The applicant will be asking those same questions that are posed by the Center in the long-range economic viability of such a facility.

5. Transportation Considerations

The Center's comments on traffic reflect the conclusions made by the traffic consultant who conducted the traffic analysis on a worst case scenario. The applicant has recommended the usage of Kill Drive as an effective alternative for the conferees who will be attending their meetings at the proposed hotel. The marketing study indicates that 80-90% of the revenues will be generated by conferees and with this in mind, the propensity for additional traffic loading on the Makaha Valley Road/Farrington Highway intersection by hotel guests during peak AM and PM hours is unlikely. Mitigation measures at this early planning stage are undetermined, will be subject to the review and approval of the State Department of Transportation since these improvements would take place within the State right-of-way. Service vehicles and employees moving in and out of the hotel via Makaha Valley Road would either be in non-competing time modes or moving in a contra-flow pattern into the Valley to the hotel. Service level "E" at Turning Movement No. 7 consists of peak AM residents moving southbound towards employment centers (without the hotel) and service level "F" would be expected with the hotel. The Kill Drive alternative would be the most cost effective alternative for hotel guest movement at the present time.

Ms. Jacquelin N. Miller  
April 20, 1987  
Page 3

6. Socio-economic Considerations

The Center is in error in describing the proposed project as a "major resort development." Travel Industry Management (TIM) administration would not consider 300 rooms a major resort development since Hawaii Visitors Bureau criteria establish as a minimum, 500 rooms as an economically viable basis for resort use. This is confirmed in telecon (4/8/87) with the TIM staff who coordinated their collective responses.

On the subject of police protection, it should also be pointed out that the attendees at this project will not be off property during their approximately 3-4 day stay. The tenure will be entirely on property as they attend intensive briefings, meetings, presentations, break out periods, and other functions on property. Further, the typical conference attendee would not likely be the causal factor in disturbances involving "residents and conference attendees."

Makaha Neighborhood Board #24 voted unanimously on April 7, 1987 to support the Resort project and also to raise the room ceiling designation from 500 to 1000. This would be considered representative of the resident's attitudes toward the proposed project.

Mitigative measures to comply with applicable Fire code standards will include the installation of fire sprinkler systems, cellular containment by concrete core units of the public and guest room areas, and selection of fire retardant fabric materials in the auditorium or gathering places.

7. Summary

We regret the Center's position of considering the DEIS "seriously deficient." It is of some significance that other reviewing agencies of consequence did not share the Center's findings.

Thank you for your continued concern.

Very truly yours,



F. J. Rodrigues

FJR:ls



# University of Hawaii at Manoa

Water Resources Research Center  
Holmes Hall 283 • 2540 Dole Street  
Honolulu, Hawaii 96822

31 March 1987

Mr. Donald A. Clegg, Chief Planning Officer  
Department of General Planning  
City & County of Honolulu  
630 South King Street  
Honolulu, HI 96813

Dear Mr. Clegg:

Subject: Draft Environmental Impact Statement for the Proposed Pacific Basin Conference Resort, Makaha Valley, Oahu, Hawaii, March 1987

We have reviewed the subject DEIS and offer the following comments:

1. The water demand for the proposed project is an underestimation as given on page VII-14 and in reply to the Board of Water Supply request. The assumption of water usage based on 350 gpd/unit x 300 rooms = 105,000 gpd is correct. However, the DEIS has failed to take into consideration the other usages of water as indicated on page III-5 and the conceptual plan in Fig. 2:

- a - Food service facility
- b - Three swimming pools
- c - Water feature
- d - Water garden
- e - Irrigation of trees and shrubbery
- f - Irrigation of luau and function lawn
- g - Irrigation of other lawns surrounding the buildings

A complete accounting is needed.

2. Fig. 1 needs the map scale, north arrow, and a second map to indicate the project location relative to the whole island of Oahu.

Thank you for the opportunity to comment. This material was reviewed by WRRRC personnel.

Sincerely,  
*Edwin T. Murabayashi*

Edwin T. Murabayashi  
EIS Coordinator

ETM:jm

AN EQUAL OPPORTUNITY EMPLOYER

APR 3 1987

# ENVIRONMENTAL COMMUNICATIONS INC.

F. J. RODRIGUEZ,  
PRESIDENT

April 20, 1987

Mr. Edwin T. Murabayashi  
EIS Coordinator  
Water Resources Research Center  
Holmes Hall 283  
2540 Dole Street  
Honolulu, Hawaii 96822

Dear Mr. Murabayashi:

We are in receipt of your office's comments dated March 31, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. We have provided them to the applicant and the civil engineering consultant and we respond in the following:

1. Belt Collins & Associates advise that the 350 gallons per day (gpd) per unit includes water allocations for the itemized uses you indicated a-g. The compensating factor for the pools and water features would be a nominal 5% additional periodically to refill loss due to evaporation. The irrigation for the lawns and shrubbery will be provided by the BWS request for an additional 4000 gpd/acre or 40,000 gpd additional water demand, based on 10 acres of landscaped acres.
2. The North arrow will be included in Figure 1; since it is a land use map to indicate the designated zoning uses, there is no scale required.

We trust that we have responded adequately to your comments; thank you for your continuing interest.

Very truly yours,  
*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

1146 Fort St. Mall • Suite 200 • P. O. Box 138 • HONOLULU HAWAII 96810 • TELEPHONE (808) 531-0201

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU



COPY

April 7, 1987

TO: DONALD A. CLEGG, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

FROM: KASU HAYASHIDA, MANAGER AND CHIEF ENGINEER  
BOARD OF WATER SUPPLY

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR  
PACIFIC BASIN CONFERENCE RESORT, MAKAHIA, OAHU,  
TRK: 8-4-29: 15-28, 30-32, POR. 140

Thank you for the opportunity to review the environmental document for the proposed resort development.

We have the following comments:

1. The subdivision's water system must be completed and turned over to the Board of Water Supply.
2. If the development requires additional water in excess of the water presently allocated, the developer will have to wait until we complete the upper Makaha Wells in late 1989.
3. When additional water is allocated to the project, the developer will be required to pay our Water System Facilities Charges for source-transmission.
4. The water requirement of 350 gallons per day/unit (gpd) used in the calculations should be reevaluated. This figure applies generally to high rise developments with minimal landscaping. For low rise developments with extensive landscaping, a figure of 4,000 gpd/acre should be added for the landscaped areas (p. VII-14).

If you have any questions, please contact Lawrence Whang at 527-6138.

*Kazu Hayashida*

KASU HAYASHIDA

cc: Mr. F. J. Rodriguez  
(Environmental Communications, Inc.)

APR 9 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ

PRESIDENT

April 20, 1987

Mr. Kasu Hayashida  
Manager and Chief Engineer  
Board of Water Supply  
630 South Beretania  
Honolulu, Hawaii 96843

Dear Mr. Hayashida:

We are in receipt of your department's comments dated April 7, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The applicant and the consultants have reviewed the comments and we respond as follows:

1. The subdivision water system has been designed to meet dedicable standards established by the Board of Water Supply (BWS). The Developer will be securing BWS inspection and approvals on or before April 30, 1987. The Draft and near final agreement with Makaha Valley, Inc. requires ultimate dedication of the water system to the BWS as soon as practicable.
2. Present schedules for processing the land use policy changes and construction will require a total of approximately 43 months which would place the completion by late 1989 or 1990. In the event that additional water would be required, the requests could be made in the BWS timeframe for the upper Makaha Wells completion.
3. It is acknowledged that the Water System Facilities Charges will be paid for all requests from the BWS.
4. The added irrigation water requirements will result in an additional 10 acres of landscaped area x 4000 gallons per day/acre or an additional 40,000 gpd. This change will be made on page VII-14.

Thank you for your comments and continuing concern.

Very truly yours, .

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ils

1146 Fort St. Mall . Suite 200. P O BOX 138 . HONOLULU HAWAII 96808 . TELEPHONE (808) 531-4291

March 16, 1987

MEMO TO: MR. DONALD A. CLEGG, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

FROM: HERBERT K. MURLOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT  
PACIFIC BASIN CONFERENCE RESORT  
KAWAHA VALLEY, OREGON

We have reviewed the draft EIS for the Pacific Basin  
Conference Resort and have no comments.

Thank you for the opportunity to review the draft EIS.

*Herbert K. Murloka*

HERBERT K. MURLOKA  
Director and Building Superintendent

TJ:jo  
cc: J. Harada  
Environmental Communications, Inc.

NO RESPONSE NEEDED

MAR 18 1987

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET  
HONOLULU, HAWAII 96813  
PHONE: 933-1181



MIKE MOON  
DIRECTOR  
HONORARY DEPUTY DIRECTOR

Mr. Donald A. Clegg  
April 2, 1987  
Page 2

The Department of Housing and Community Development has been requesting that ten percent of all residential units be set aside for low- and moderate-income households, or an acceptable in-kind substitute be provided for all development amendments involving residential uses. This policy is currently being reviewed to include all Development Plan amendments under a new Community Benefit Assessment Bill currently before the City Council.

We would welcome the opportunity to assist the developer in formulating a program to provide these units. Please have the developer contact Mr. James Miyagi at 523-4264.

Thank you for bringing this application to our attention.

  
MIKE MOON  
Director

April 2, 1987

Mr. Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: EIS - Pacific Basin Conference Resort  
Makaha Valley, Oahu  
TKM: 8-4-29: 15, 32  
Area: 23.5 Acres  
Existing Use: Part of Manana Olu Subdivision; lots undeveloped.  
Development Plan: Residential  
Zoning Map: Country  
State Land Use: Urban  
Request: Change Development Plan designation from Residential to Resort/Hotel usage.  
300 hotel rooms and recreational facilities are planned for the area.  
Proposal:

The proposed development of a resort/hotel complex for the Makaha Valley area has been reviewed by this Department.

We have no objections to the proposed development but would like to submit the following comments:

- A development as extensive as this would have a significant impact on public facilities and utilities and it should be designed to minimize the negative aspects of these impacts as much as possible;
- The creation of additional jobs will help stimulate job opportunities for Oahu residents. This should help alleviate the unemployment situation somewhat over the future years. In this regard, the potential employees will require housing and the EIS report should address how this need will be met; and

APR 9 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

April 20, 1987

F. J. RODRIGUEZ  
PRESIDENT

Mr. Mike Moon, Director  
Department of Housing and  
Community Development  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Moon:

We are in receipt of your department's comments dated April 2, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The comments have been reviewed by the applicant and we respond in the following:

1. We recognize the fact that the need for public utilities and facilities will increase and to this end, early planning with all applicable agencies has been conducted to minimize potential utilities and facilities impacts.
2. The subject of housing impacts was discussed during the preparation of the DEIS by the applicant and the marketing consultants and it was felt that the relative minor size of this proposed project would not pose significant impacts on the housing inventory in the immediate Waianae District. A combination of the high unemployment rates currently being experienced and the ability to draw potential employees from the District led to the decision that employee housing would not be a serious consideration. The 1.1 employees per room/unit or 324 employees for 300 units would be readily absorbed on a local level with the possible exception of the skilled audio/video technicians, management, and fiscal areas. We are enclosing a copy of the staffing schedule which was provided in the DEIS.

Thank you for your comments and continuing interest.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

Enclosure

21-Feb-67 (typo)

Typical 200 Room Conference Resort Staffing Schedule

200 Rooms

	Salary Per Emp.				Salary Per Emp.				Salary Per Emp.					
	No. Emp.	Annual	Monthly		Total Annual	No. Emp.	Annual		Monthly	Total Annual	No. Emp.	Annual	Monthly	Total Annual
<b>Rooms:</b>				<b>Services:</b>				<b>Conferences:</b>						
Front Desk Mgr.	1	20,000	600	30,000	Food Service Mgr.	1	15,000	500	65,000	Supervisor	1	20,000	600	20,000
Reservations	1	15,000	750	15,000	Blending Room Mgr.	2	20,000	600	60,000	Assistant	1	15,000	500	15,000
Night Audit	2	15,000	300	30,000	Supervisors	6	11,000	200	66,000	Conference Aide	10	8,500	170	133,000
Desk Clerks	8	12,000	240	96,000	Maitresses	4	8,500	150	34,000	<b>Total Conference</b>	<b>20</b>	<b>9,450</b>	<b>181</b>	<b>107,000</b>
Bell Captain	1	14,500	210	14,500	Waiters	14	9,500	170	133,000	<b>Health Club:</b>				
Bellman	12	10,500	210	126,000	Busboys	10	6,500	120	65,000	Director	1	20,000	600	20,000
<b>Total Rooms</b>	<b>25</b>	<b>12,540</b>	<b>253</b>	<b>311,000</b>	Food Checkers	4	8,000	160	32,000	Assistant	3	8,500	170	25,500
					Room Service	10	8,000	160	80,000	<b>Total Health Club</b>	<b>4</b>	<b>11,375</b>	<b>225</b>	<b>45,500</b>
					Sandwich Bar	4	7,000	140	28,000	<b>Tennis:</b>				
<b>Housekeeping:</b>				<b>Total Service</b>	<b>25</b>	<b>14,144</b>	<b>253</b>	<b>329,000</b>	Professional	1	20,000	600	20,000	
Exec. Housekeeper	1	20,000	600	20,000	<b>Banquet:</b>				Assistant Pro	1	15,000	500	15,000	
Asst. Housekeeper	1	20,000	600	20,000	Manager	1	25,000	700	25,000	Clerks	2	7,000	140	14,000
Supervisors	3	10,000	200	30,000	Assistant	1	20,000	600	20,000	<b>Total Tennis</b>	<b>4</b>	<b>12,000</b>	<b>240</b>	<b>44,000</b>
Houseman	10	7,000	140	70,000	Waiters	6	6,500	120	39,000	<b>Total Sports</b>	<b>8</b>	<b>11,620</b>	<b>231</b>	<b>53,500</b>
Maids	22	7,000	140	154,000	Busboys	6	6,500	120	39,000	<b>Laundry:</b>				
Night Lobby/Clerks	2	7,000	140	14,000	<b>Total Banquet</b>	<b>15</b>	<b>10,125</b>	<b>283</b>	<b>144,000</b>	Supervisor	1	15,000	500	15,000
<b>Total Housekeeping</b>	<b>29</b>	<b>8,154</b>	<b>163</b>	<b>310,000</b>	<b>Total Food/Service</b>	<b>119</b>	<b>61,210</b>	<b>221</b>	<b>1,324,000</b>	Helpers	6	7,000	140	42,000
<b>Total Room Depart.</b>	<b>64</b>	<b>9,396</b>	<b>190</b>	<b>634,000</b>	<b>Beverages:</b>				<b>Total Laundry</b>	<b>7</b>	<b>8,000</b>	<b>160</b>	<b>28,000</b>	
					Manager	1	25,000	700	25,000	<b>Guestrest:</b>	<b>3</b>	<b>8,000</b>	<b>150</b>	<b>24,000</b>
					Assistant	1	10,000	300	10,000	<b>General &amp; Administrative:</b>				
<b>Food:</b>				<b>Bar/Waiters:</b>					Exec. Offices					
Kitchen				Manager	1	25,000	700	25,000	Asst. Mgr.	1	20,000	600	20,000	
Executive Chef	1	75,000	1,200	75,000	Assistant	1	10,000	300	10,000	Asst. Gen. Mgr.	1	15,000	500	15,000
Sec. Chef	1	25,000	1,100	25,000	Bar/Waiters	8	8,500	170	68,000	Resident Manager	1	15,000	500	15,000
Cooks	10	12,500	250	125,000	Maitresses	10	7,500	150	75,000	Secretary	4	14,000	350	56,000
Pastry Chef	1	40,000	600	40,000	<b>Total Beverage</b>	<b>20</b>	<b>9,000</b>	<b>196</b>	<b>196,000</b>	<b>Total Exec. Ofcs.</b>	<b>7</b>	<b>26,143</b>	<b>763</b>	<b>267,000</b>
Asst. Pastry Chef	1	25,000	400	25,000	<b>Media Resources:</b>									
Pastry	12	5,500	100	66,000	Director	1	30,000	900	30,000					
Stewards	10	10,000	200	100,000	Asst. Director	1	10,000	300	10,000					
Stewardess/Porters	12	7,000	140	84,000	Technicians	3	12,500	250	37,500					
<b>Total Food</b>	<b>40</b>	<b>12,771</b>	<b>235</b>	<b>612,000</b>	<b>Total Media</b>	<b>7</b>	<b>15,706</b>	<b>316</b>	<b>110,500</b>					

21-Feb-67 (typo)

Typical 200 Room Conference Resort Staffing Schedule

200 Rooms

	Salary Per Emp.				Salary Per Emp.				
	No. Emp.	Annual	Monthly		Total Annual	No. Emp.	Annual	Monthly	Total Annual
<b>Accounting:</b>				<b>Coordination:</b>					
Controller	1	25,000	1,100	25,000	Supervisor	1	25,000	500	25,000
Asst. Controller	1	25,000	500	25,000	Coordinators	5	20,000	400	100,000
Bookkeeper	1	15,000	300	15,000	<b>Total Coord.</b>	<b>6</b>	<b>20,000</b>	<b>617</b>	<b>125,000</b>
Payroll Clerk	1	15,000	300	15,000	<b>Maintenance:</b>				
General Cashier	1	17,500	250	17,500	Director	1	20,000	600	20,000
General Receivable	1	15,000	300	15,000	Engineers	15	12,000	240	180,000
Accounts Payable	1	15,000	300	15,000	Secretary	1	12,000	240	12,000
Office Clerk	1	12,000	240	12,000	<b>Total Maint.</b>	<b>16</b>	<b>23,125</b>	<b>263</b>	<b>210,000</b>
<b>Total Accounting</b>	<b>8</b>	<b>21,100</b>	<b>421</b>	<b>149,500</b>	<b>Security:</b>				
					Director	1	27,000	270	27,000
<b>Personnel:</b>				<b>Officers:</b>					
Director	1	25,000	500	25,000	Director	1	27,000	270	27,000
Asst. Director	1	10,000	370	10,000	Officers	8	12,500	250	100,000
Secretary	1	10,000	200	10,000	<b>Total Security</b>	<b>9</b>	<b>24,157</b>	<b>253</b>	<b>127,000</b>
<b>Total Personnel</b>	<b>3</b>	<b>25,720</b>	<b>570</b>	<b>27,000</b>	<b>Grounds Maint.:</b>				
					Supervisors	1	17,500	250	17,500
<b>Purchasing:</b>				<b>Gardeners:</b>					
Manager	1	20,000	600	20,000	Gardeners	10	7,500	150	75,000
Food/Inv Buyer	1	25,000	500	25,000	<b>Total Grounds</b>	<b>11</b>	<b>8,497</b>	<b>166</b>	<b>82,500</b>
Dry Goods Buyer	1	25,000	500	25,000	<b>Total Payroll</b>	<b>204</b>	<b>11,973</b>	<b>240</b>	<b>2,066,500</b>
Clerks	3	6,500	170	19,500	<b>Employment Per Room</b>	<b>1.1</b>			
<b>Total Purchasing</b>	<b>6</b>	<b>17,503</b>	<b>252</b>	<b>100,500</b>					
<b>Receiving:</b>									
Supervisor	1	10,000	250	10,000					
Clerks	2	8,500	170	17,000					
<b>Total Receiving</b>	<b>3</b>	<b>11,657</b>	<b>233</b>	<b>27,000</b>					
<b>Total S &amp; S</b>	<b>26</b>	<b>24,464</b>	<b>480</b>	<b>634,500</b>					
<b>Telephone:</b>	<b>8</b>	<b>7,500</b>	<b>150</b>	<b>60,000</b>					

RECEIVED AS FOLLOWS

21-Feb-67 (typyyl)  
200 Rooms

Typical 200 Room Conference Resort  
Staffing Schedule

	Salary Per Exp.			Total		Salary Per Exp.			Total
	No. Exp.	Annual	Monthly			No. Exp.	Annual	Monthly	
<b>Rooms:</b>					<b>Services:</b>				<b>Conferences:</b>
Food Book Rpr.	1	20,000	1,667	20,000	Food Service Rpr.	1	15,000	1,250	15,000
Reservations	1	15,000	1,250	15,000	Sinag Room Rpr.	2	20,000	1,667	40,000
Night Staff	2	12,000	1,000	24,000	Supervisors	6	10,000	833	60,000
Book Clerks	8	12,000	1,000	96,000	Waitresses	4	8,000	667	32,000
Bell Captains	1	11,000	917	11,000	Maiters	14	8,500	708	119,000
Bellman	12	10,500	875	126,000	Busboys	10	6,500	542	65,000
<b>Total Rooms</b>	<b>25</b>	<b>12,640</b>	<b>1,042</b>	<b>316,000</b>	Food Checkers	1	6,000	500	6,000
					Room Service	10	8,000	667	80,000
<b>Housekeeping:</b>					Sandwich Bar	4	7,000	583	28,000
Exec. Housekeeper	1	20,000	1,667	20,000	<b>Total Service</b>	<b>35</b>	<b>11,164</b>	<b>933</b>	<b>379,000</b>
Asst. Housekeeper	1	15,000	1,250	15,000					
Supervisors	3	10,000	833	30,000	<b>Support:</b>				
Houseman	10	7,000	583	70,000	Manager	1	25,000	2,083	25,000
Maids	22	7,000	583	154,000	Assistant	1	20,000	1,667	20,000
Night Lobby/Clers.	2	7,000	583	14,000	Maiters	8	8,500	708	68,000
<b>Total Housekeep.</b>	<b>39</b>	<b>8,154</b>	<b>683</b>	<b>316,000</b>	Busboys	6	6,500	542	39,000
					<b>Total Support</b>	<b>16</b>	<b>10,125</b>	<b>843</b>	<b>162,000</b>
<b>Total Room Dept.</b>	<b>64</b>	<b>9,794</b>	<b>825</b>	<b>632,000</b>	<b>Total Food/Service</b>	<b>119</b>	<b>11,810</b>	<b>983</b>	<b>1,334,000</b>
<b>Food:</b>					<b>Beverages:</b>				
Kitchen					Manager	1	25,000	2,083	25,000
Executive Chef	1	75,000	6,250	75,000	Assistant	1	18,000	1,500	18,000
Sous Chef	1	55,000	4,583	55,000	Barenders	8	8,500	708	68,000
Cooks	10	12,500	1,042	125,000	Waitresses	10	7,500	625	75,000
Pantry Chef	1	40,000	3,333	40,000	<b>Total Beverage</b>	<b>20</b>	<b>5,000</b>	<b>416</b>	<b>126,000</b>
Asst. Pantry Chef	1	25,000	2,083	25,000					
Pantry	12	5,500	458	66,000	<b>Media Resources:</b>				
Barmaids	10	10,000	833	100,000	Director	1	20,000	1,667	20,000
Waitress/Porters	12	7,000	583	84,000	Asst. Director	1	10,000	833	10,000
<b>Total Food</b>	<b>48</b>	<b>12,771</b>	<b>1,063</b>	<b>612,000</b>	Technicians	3	12,500	1,042	37,500
					<b>Total Media</b>	<b>7</b>	<b>15,706</b>	<b>1,312</b>	<b>118,000</b>

21-Feb-67 (typyyl)  
200 Rooms

Typical 200 Room Conference Resort  
Staffing Schedule

	Salary Per Exp.			Total		Salary Per Exp.			Total
	No. Exp.	Annual	Monthly			No. Exp.	Annual	Monthly	
<b>Accounting:</b>					<b>Coordination:</b>				
Controller	1	35,000	2,917	35,000	Supervisor	1	25,000	2,083	25,000
Asst. Controller	1	25,000	2,083	25,000	Cardinals	5	20,000	1,667	100,000
Bookkeeper	1	15,000	1,250	15,000	<b>Total Coord.</b>	<b>6</b>	<b>20,633</b>	<b>1,750</b>	<b>125,000</b>
Payroll Clerk	1	15,000	1,250	15,000					
General Cashier	1	17,500	1,458	17,500	<b>Maintenance:</b>				
Accounts Receivable	1	15,000	1,250	15,000	Director	1	20,000	1,667	20,000
Accounts Payable	1	15,000	1,250	15,000	Engineers	11	12,000	1,000	132,000
Office Clerk	1	12,000	1,000	12,000	Secretary	1	12,000	1,000	12,000
<b>Total Accounting</b>	<b>8</b>	<b>27,100</b>	<b>2,263</b>	<b>149,500</b>	<b>Total Maint.</b>	<b>16</b>	<b>12,125</b>	<b>1,003</b>	<b>216,000</b>
<b>Personnel:</b>					<b>Security:</b>				
Director	1	25,000	2,083	25,000	Director	1	27,000	2,250	27,000
Asst. Director	1	18,000	1,500	18,000	Officers	6	12,500	1,042	75,000
Secretary	1	14,000	1,167	14,000	<b>Total Security</b>	<b>9</b>	<b>14,167</b>	<b>1,175</b>	<b>127,000</b>
<b>Total Personnel</b>	<b>3</b>	<b>57,000</b>	<b>4,750</b>	<b>57,000</b>					
					<b>Grounds Maint.:</b>				
<b>Purchasing:</b>					Superintendent	1	17,500	1,458	17,500
Manager	1	20,000	1,667	20,000	Gardeners	10	7,500	625	75,000
Food/Inv Buyer	1	25,000	2,083	25,000	<b>Total Grounds</b>	<b>11</b>	<b>8,409</b>	<b>703</b>	<b>92,500</b>
Dry Goods Buyer	1	25,000	2,083	25,000					
Clerks	3	6,500	542	19,500	<b>Total Payroll</b>	<b>204</b>	<b>11,993</b>	<b>999</b>	<b>1,886,500</b>
<b>Total Purchasing</b>	<b>6</b>	<b>17,500</b>	<b>1,458</b>	<b>102,500</b>	<b>Employees Per Room</b>	<b>1.1</b>			
<b>Receiving:</b>									
Supervisor	1	10,000	833	10,000					
Clerks	2	8,500	708	17,000					
<b>Total Receiving</b>	<b>3</b>	<b>11,667</b>	<b>963</b>	<b>27,000</b>					
<b>Total G &amp; B</b>	<b>35</b>	<b>24,164</b>	<b>1,993</b>	<b>634,500</b>					
<b>Telephone:</b>									
	6	7,500	625	45,000					

DEPARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**

490 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK P. FAH  
MAYOR

DONALD A. CLEGG  
CHIEF PLANNING OFFICER

GENE CONNELL  
DEPUTY CHIEF PLANNING OFFICER

RH/DGP 3/87-742  
87/M-2

April 3, 1987

Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Draft Environmental Impact Statement (EIS)  
Pacific Basin Conference Resort  
From Residential to Resort Use  
TMX 8-4-29: 15-28, 30-32, and POC. 140  
87/M-3

We offer the following comments on the subject Draft EIS.

The traffic analysis should include specific measures to improve the operating level of the transportation system affected by this project.

Section 1.2 Sewage Waste Water on page VII-14 should include an estimate of the project, subdivision, and potential new resort (300 additional units) sewage flows and a description of the capacity and adequacy of the sewer system, and measures for its improvement.

If an agreement has not been finalized between the applicant and the Board of Water Supply for the 65,000 GPD not yet allocated to the project, the EIS should estimate the demand of the competing uses for the available water among agriculture, residential, and resort and indicate how BWS may allocate the supply. Discussion should include the water supply impacts of a possible 300 additional resort units the capacity and adequacy of the water system and supply, and improvements needed to service the additional resort.

In Section IV, Alternatives Considered, what are the modifications of the utility systems required to implement the alternatives?

Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
Page 2  
April 3, 1987

In light of concerns by the State Historic Preservation Officer, the EIS should consider more stringent archaeological survey requirements including subsurface testing. The EIS notes that a significant archaeological site complex was present in this area and that the potential for subsurface remains are high. If such testing cannot be accomplished within the timeframe of the EIS, it should be accomplished before subsequent land use approvals.

The market study should discuss the number, size, and location of existing and planned convention and meeting sites on Oahu, the relationship of this project and the proposed Honolulu Convention Center, the estimated market share of this project and the basis for this estimate. If the purpose of incentive trips is for pleasure, should these trips be counted as meetings? Please establish more clearly your reference on page 1.6 that incentive meetings are a large segment of the existing Hawaiian corporate meeting market.

The EIS should indicate the extent to which the project will serve the local conference market and discuss the environmental impacts including traffic.

The discussion on page VI-5 should address Policy 6 of Objective B, Economic Activity of the General Plan, which designates Makaha as a secondary resort area. The section on page VI-7 on the DP Common Provisions should discuss in more detail relevant portions of the DP Common Provisions, such as Section 4.6 Existing Built-Up, Single Family Residential Areas; Section 4.8 Rural Areas; Section 6 Identification of Areas, Sites and Structures of Historical Significance; and Section 10 Social Impact of Development.

What are the urbanizing effects of this resort development? What other services and facilities, not presently planned, will be needed to serve this project; such as housing, industrial, and commercial developments?

Thank you for the opportunity to comment on this subject. If there are any questions, please call Randy Hara at 523-4483.

Sincerely,

*Donald Clegg*  
DONALD A. CLEGG  
Chief Planning Officer

cc: ORQC

APR 7 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ,  
PRESIDENT

Mr. Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
650 South King Street  
Honolulu, Hawaii 96813

April 20, 1987

Dear Mr. Clegg:

We are in receipt of your department's comments dated April 3, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The comments have been reviewed by the applicant and the consultants and we respond as follows:

1. Traffic

Review of the traffic study provided by Belt, Collins & Associates indicate that the traffic volumes creating congestion at the Movement No. 7 (left turn from Makaha Valley Road to Farrington Highway) are existing at the present time without the project and are due in most part to the residents leaving during the AM peak for work in Honolulu. The applicant feels that the Kill Drive alternative route for the mass transporting of the Conference attendees to and from the Airport to the Hotel is the most cost effective alternative available at the present time. If the installation of a traffic signal is considered necessary by the State Department of Transportation, then the applicant will be working with the Highways Division of State Department of Transportation to resolve the design parameters and installation requirements within the State right-of-way.

2. Sewage Wastewater

Discussions with the Wastewater Management Division, Department of Public Works (telecon 4/8/87, Dennis Nishimura) indicate that the description of the existing sewerage system on page VII-14 is correct as stated. A complete sewer capacity analysis will be provided when the applicant submits the final design to the Wastewater Management Division during the Zoning application process. For estimation purposes, the 80% of potable water intake, or 84,000 gpd of wastewater is considered a reasonable estimate for the proposed hotel project. The Waianae Sewage Treatment Plant will have adequate capacity by mid-1988 to accommodate this additional flow (page VII-15).

3. Drinking Water

Negotiations between the landowner, Makaha Valley, Inc., the Board of Water Supply, and the applicant are nearing final completion and it is

Mr. Donald A. Clegg  
April 20, 1987  
Page 2

anticipated that during the Development Plan review process, the agreements will be finalized and signed. The water commitments will be made available at the time of zoning change application during 1988.

4. Alternatives Considered

Since the alternatives are considering only the 18 lots to be developed for the proposed Conference Resort, the impacts would be minimal since there is water allocated for the entire 140 lot subdivision at the present time; the sewerage system is also in place, and the only tangible costs would be for rezoning and redesignation of the 18 lots into the R-10 or R-20 zoning lot sizes.

5. Archaeological

As indicated in Appendix D, the proposed site has been significantly disturbed by the construction of the Mauna Olu Subdivision. The potential presence of subsurface sites would be corroborated during any further ground alteration (mass grading, utility installation, etc.) and a qualified archaeologist would be present during this construction activity. This review study would be performed during the time of zoning or plan review.

6. Market Study

The project description as provided on pages III-1.2, and 4 indicates that this proposed facility will not be competing with existing convention or full service hotels. As a newly emerging concept in conference hotels, the project will not adequately provide for the traditional full service hotel guests that are primarily on vacation. The makeup of the public rooms are all designed with the working guest or attendee in mind; the 3-4 day typical stay is with intensive work presentations, briefings, meetings, and other group communications on specific subject materials of interest to a particular group. The attendees do not go off property during their work sessions and at the completion of the conference, go out to Waikiki and the neighbor islands to rejoin their family and friends for post-conference relaxation. There are no facilities like the proposed Pacific Basin Conference Resort in Hawaii at the present time which are designed specifically for Business people only.

The marketing consultant's reference on their preliminary Plan (Appendix A) page 1.6 was directed at the fact that incentive meetings in Hawaii capitalize on the attraction that Hawaii still has for mainland residents to come to Hawaii. The Hawaiian corporate meeting market is a selective but undeveloped market segment at the present time; this is due to the fact that most of the Hawaiian corporate executives already live here and take full advantage of the amenities described on Page 1.6.

Mr. Donald A. Clegg  
April 20, 1987  
Page 3

The local conference market is also considered developable but only from a participatory basis; i.e. the sharing of information and data from like-minded people coming from opposite ends of the globe. The selective nature of the conference market is such that the impacts on a site and its adjacent environs can be considered minimal since the other Resort hotels are located in less dense and more isolated areas (Kohala Coast, Mohokai, East Maul, etc.)

7. Policy, Plans, and Objectives

The discussion on Page VI-5 addressing the General Plan will include Makaha as a designated secondary resort area. Page VI-7 discussing the DP Common Provisions will be expanded to include Sections 4.6, 4.8, and 10 as requested.

8. Urbanizing Effects

There should be little if any additional impacts of the type indicated in this area. Housing, industrial, and commercial developments are presently in place sufficient to provide services for this proposed project.

We appreciate your comments and continuing interest.

Very truly yours,



F. J. Rodriguez

FJR:ls

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**  
400 SOUTH KING STREET  
HONOLULU, HAWAII 96813 (808) 525-3433



FRANK F. PALM  
DIRECTOR

JOHN P. WHALEN  
DIRECTOR  
LU3/87-1175 (BUN)

April 1, 1987

MEMORANDUM

TO: DONALD A. CLEGG, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

FROM: JOHN P. WHALEN, DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)  
PACIFIC BASIN CONFERENCE RESORT  
MAKAHA VALLEY, OAHU  
TAX MAP KEY 8-4-29: 15-32 (EXCEPT 29) AND 140

We have reviewed the DEIS for the above project and have no comments to make.

JPW:s1  
08648

cc: ✓ F. J. Rodriguez

NO RESPONSE NEEDED

*John P. Whalen*  
JOHN P. WHALEN  
Director of Land Utilization

APR 3 1987

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**  
400 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. PALM  
DIRECTOR

HIRAM K. KAWAKA  
DIRECTOR  
ANALYST AL OZAMA  
CONCEPT ARCHITECTURE

March 16, 1987

TO: DONALD A. CLEGG, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

FROM: HIRAM K. KAWAKA, DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) FOR THE PROPOSED PACIFIC BASIN CONFERENCE RESORT

We have requested the DEIS for the proposed Pacific Basin Conference Resort and are satisfied that the recreational needs for the proposed resort have been adequately addressed.

HKK:s1

cc: F. J. Rodriguez

NO RESPONSE NEEDED

*Hiram K. Kawaka*  
HIRAM K. KAWAKA, Director

MAR 19 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

ENV 87-40

March 17, 1987

MEMORANDUM

TO: MR. DONALD A. CLEGG, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

FROM: ALFRED J. THIEDE, DIRECTOR AND CHIEF ENGINEER

SUBJECT: DRAFT EIS FOR PACIFIC BASIN CONFERENCE RESORT,  
MAKAHA VALLEY, OAHU, HAWAII  
(TAX MAP KEY: 8-4-29; 15-28, 30-32, POR. OF 140)

We have reviewed the subject Draft EIS and have the following comments.

1. Drainage discussion is satisfactory.
2. A sewer master plan for the area should be submitted to the Division of Wastewater Management for review.



ALFRED J. THIEDE  
Director and Chief Engineer

cc: Environmental Communications, Inc.

MAR 20 1987

April 20, 1987

Mr. Alfred J. Thiede  
Director and Chief Engineer  
Department of Public Works  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Thiede:

We are in receipt of your department's comments dated March 17, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The comments have been provided to the applicant and the civil engineering consultant and our response is as follows:

1. Duly noted.
2. A sewerage master plan will be developed by the engineering consultant when the project nears the Zoning request stage. At that time, the marketing and development concepts will be more nearly finalized and can be used to determine demand capacity for the sewerage volumes that will be anticipated from this project's development.

Thank you for your comments and continuing concern.

Very truly yours,



F. J. Rodriguez

FJR:ls

JGP 287 980

POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

1435 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96814 AREA CODE (808) 935-3111



GRAND F. FAY  
MAYOR

DOUGLAS G. GIBB  
CHIEF  
HAROLD FERREIRA  
DEPUTY CHIEF

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

OUR REFERENCE SS-LK

April 20, 1987

March 23, 1987

Chief Douglas G. Gibb  
Honolulu Police Department  
1455 South Beretania Street  
Honolulu, Hawaii 96814

Dear Chief Gibb:

We are in receipt of the Police Department's comments dated March 23, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The applicant has reviewed the comments and we respond in the following:

1. Alternate use of Kill Drive as an access/exit road for hotel attendees is considered a valuable cost effective alternative at the present time. Further, the non-competitive use of AM and PM peak time congestion by the makeup of the hotel guests is also a consideration to be made by agencies such as the Police Department. If the installation of a traffic signal is considered necessary, the applicant will be coordinating this installation with the State Department of Transportation for their review and approval for the installation which would take place in the State right-of-way.

2. The applicant will forward your recommendations of special officers to be used to ease traffic congestion during the construction phase to the general contractor.

Thank you for your comments and continuing interest.

Very truly yours,

F. J. Rodriguez

FJR:ls

TO: DONALD A. CLEGG, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

FROM: DOUGLAS G. GIBB, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED  
PACIFIC BASIN CONFERENCE RESORT, MAKAHA VALLEY, OAHU

Thank you for the copy of the draft environmental impact statement for the above referenced project. We have no objections to the proposed project.

We are concerned, however, with the traffic conditions at the intersection of Farrington Highway and Makaha Valley Road. The traffic analysis contained in the report indicated that the intersection is already currently congested. We recommend that traffic signals be installed at that particular intersection for pedestrian safety and to ease traffic flow.

Also, during the site preparation and construction phases of the project, we recommend that the developer consider using special duty officers in locations and times when movement of construction equipment or debris may be obstructive or a hazard to public safety.

DOUGLAS G. GIBB  
Chief of Police

DGP 4/17 1166



DEPARTMENT OF THE NAVY  
COMMANDER  
NAVAL BASE PEARL HARBOR  
BOX 110  
PEARL HARBOR, HAWAII 96822

5090  
Ser 002B/475  
16 MAR 1987

Mr. Donald A. Clegg, Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)  
PACIFIC BASIN CONFERENCE RESORT  
MAKAHA VALLEY, OAHU, HAWAII

The Draft EIS for the Pacific Basin Conference Resort has been reviewed and we have no comments to offer. Since we have no further use for the EIS, it is being returned to the Office of Environmental Quality Control.

Thank you for the opportunity to review the Draft.

Sincerely,

T. C. CRANE  
Captain, USN, U.S. Navy  
Facilities Engineer  
By direction of the Commander

Enclosure

Copy to:  
Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, Hawaii 96809

Office of Environmental Quality Control

NO RESPONSE NEEDED

MAR 17 1987

UNITED STATES  
DEPARTMENT OF  
AGRICULTURE

SOIL  
CONSERVATION  
SERVICE

P. O. BOX 50004  
HONOLULU, HAWAII  
96850

April 6, 1987

Mr. Donald Clegg  
Chief Planning Officer  
Department of Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Clegg:

Subject: Draft EIS - Pacific Basin Conference, Makaha Valley, Oahu, Hawaii  
We reviewed the subject draft environmental impact statement and have no comments to make.

Thank you for the opportunity to review the document.

Sincerely,

RICHARD N. RYAN  
State Conservationist

cc:

Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, HI 96809

NO RESPONSE NEEDED

APR 14 1987



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
BUILDING 228  
PT. SHAPER, HAWAII 96860-5440

March 16, 1987

REPLY TO  
ATTENTION OF:

Mr. Donald A. Clegg, Director  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Thank you for the opportunity to review and comment on the draft EIS for Pacific Basin Conference Resort, Palaha Valley, Oahu. We have no further comments to offer on our letter dated February 4, 1987, for this project.

Sincerely,

Kiuk Cheung  
Chief, Engineering Division.

NO RESPONSE NEEDED

MAR 18 1987



United States Department of the Interior

FISH AND WILDLIFE SERVICE  
100 ALA MOANA BOULEVARD  
P. O. BOX 50187  
HONOLULU, HAWAII 96860

NO REPLY NEEDED TO:

ES  
Room 6307  
MAR 23 1987

Mr. Donald A. Clegg, Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Re: Draft Environmental Impact Statement (DEIS), Pacific Basin  
Conference Resort, Makaha, O'ahu

Dear Mr. Clegg:

We have reviewed the referenced DEIS and have no comments to offer at this time.

We appreciate the opportunity to comment.

Sincerely,

William R. Kramer  
Ernest Kosaka  
Project Leader  
Office of Environmental Services

cc: Environmental Communications, Inc.

NO RESPONSE NEEDED

MAR 24 1987



Save Energy and You Serve America!



United States Department of the Interior

GEOLOGICAL SURVEY  
Water Resources Division  
P.O. Box 50166  
Honolulu, Hawaii 96850

March 13, 1987

Mr. Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
630 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Draft Environmental Impact Statement to the Pacific Basin  
Conference Resort, Makaha Valley, Oahu

The Hawaii District office of the U.S. Geological Survey, Water Resources  
Division has reviewed the subject DEIS and has no comments.

As requested, we are returning the Draft DEIS to the State Office of  
Environmental Quality Control; and thank you for the opportunity to review  
it.

Sincerely,

  
William Meyer,  
District Chief

Copy to: Mr. P.J. Rodrigues, President  
Environmental Communications, Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

MAR 17 1987

NO RESPONSE NEEDED

April 1, 1987

Mr. Donald A. Clegg, Chief Planning Officer  
C & C of Honolulu Dept. of General Planning  
650 S. King St.  
Honolulu, HI 96813

Re: Pacific Basin Conference Resort  
Environmental Impact Statement

Dear Don,

This is in reply to submit my comments to you, regarding the above referenced report, by 4-7-87.

I am in general agreement with the findings of the report and support the necessary zoning changes that will allow this project to proceed without delay.

My constituents want visitations to the Heiaus in Makeha Valley as unrestricted as possible. There is also a strong desire to have a hiking trail via the valley on the land zoned conservation.

Respectfully submitted,

*Chuck Armstrong*

Chuck Armstrong  
1939/40 Makeha Valley Towers  
84-740 Killi Drive  
Waianae, HI 96792  
Waianae Neighborhood Board  
#241 Subdistrict #4 Makeha

cc Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P. O. Box 536  
Honolulu, HI 96809

APR 3 1987

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

April 20, 1987

Mr. Chuck Armstrong  
Waianae Neighborhood Board #24  
Subdistrict #4 Makaha  
1939/40 Makaha Valley Towers  
84-740 Killi Drive  
Waianae, Hawaii 96792

Dear Mr. Armstrong:

We are in receipt of your comments dated April 1, 1987 on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The applicant has reviewed your comments and provides the following responses:

1. Visitations to the Kaneaki Heiau will not be impaired by the development of this project, nor will the visitation hours change over current practice. The existing entry road with the addition of a security gate, will remain open during the same hours as is currently administered by Makaha Valley, Inc.
2. Hiking trails along the valley rim on Conservation lands go beyond the purview of this project. These requests would be more correctly placed to the landowner, Makaha Valley, Inc.

Thank you for your comments and continuing interest.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

WAIANAE COAST CULTURE AND ART PROJECT  
89-188 FARRINGTON HIGHWAY • WAIANAE, HAWAII 96792

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

F. J. RODRIGUEZ  
PRESIDENT

March 31, 1987

Mr. Donald A. Clegg, Chief Planning Officer  
C & C of Honolulu Dept. of General Planning  
650 South King Street  
Honolulu, HI. 96813

Aloha Mr. Clegg:

Mahalo for the opportunity given us on comments for the  
Environmental Impact Statement (EIS) for the Pacific Basin  
Conference Resort, Makaha Valley, Oahu.

My is a subsequent but separate action for a request to amend  
the special provisions to increase the maximum number of resort  
units for Makaha Valley from 500 to 1000?

Will the Pacific Basin Conference Resort be expanded in the  
future to 1000 units?

Mahealooha pumehana,

Agnes K. Cope, Executive Director

AKC:kb

APR 9 1987

April 20, 1987

Mrs. Agnes K. Cope  
Executive Director  
Waianae Coast Culture  
and Art Project  
89-188 Farrington Highway  
Waianae, Hawaii 96792

Dear Mrs. Cope:

Thank you for your comments dated March 31, 1987 which were received  
by our office. The applicant has reviewed them and we respond as follows:

1. The separate request to increase the maximum number of resort units  
from 500 to 1000 is to enable the existing resort facility at Sheraton-  
Makaha to maintain the flexibility for future expansion, and also permit  
this proposed project. The Makaha Neighborhood Board No. 24 endorsed  
the expansion request and this project unanimously at their recent  
meeting on April 7, 1987.
2. The future expansion of the proposed Pacific Basin Conference Resort to  
1000 units is extremely unlikely at this time; in the event that expansion  
to 1000 units became a real possibility, the expansion request would  
require a separate application for the expansion and the public/government  
review process would insure that negative impacts on the adjacent district  
and community at large would not be significant.

Thank you for your comments and continuing concern.

Very truly yours,

F. J. Rodriguez

FJR:ls

Don Ryder  
Makaha Valley Towers  
Wahanae, Hi. 96792



Mr. F. J. Rodriguez  
Environmental Communications, Inc.  
P.O. Box - 536  
Honolulu, Hi. 96815

ENVIRONMENTAL  
COMMUNICATIONS  
INC.

April 20, 1987

Mr. Don Ryder  
Makaha Valley Towers, Apt. #1202  
Wahanae, Hawaii 96792

Dear Mr. Ryder:

Thank you for your comments on the Draft Environmental Impact Statement (DEIS) prepared for the Pacific Basin Conference Resort. The applicant has reviewed your comments and we respond in the following:

1. The hiking trail along the Valley rim is out of the project DEIS purview and would be better discussed with the landowner, Makaha Valley, Inc. We would not comment on the appropriateness of a trail.
2. Visitation to the Kaneaki Heiau will not be impaired by the development of this project, nor will the visitation hours change over current practice. The existing entry road with the addition of a security gate will remain open during the same hours as is currently administered by Makaha Valley, Inc.

Thank you for your comments and continuing concern.

Very truly yours,

*F. J. Rodriguez*

F. J. Rodriguez

FJR:ls

*I am walking a hiking trail around on a nice section to the valley. The trail had been on the environmental in summary the valley.*

*Don Ryder has to visit the Heiau should be established*

*Thank you*

*Don Ryder*

APR 8 1987

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# APPENDIX A



Because of Polynesian heritage and the influx of Japanese business, Hawaii is viewed as a potential "East-West," culturally neutral zone, conveniently located mid-way between the Continental U. S. and Japan. Therefore, marketing, trade and technology conferences involving representatives of Japanese and U. S. multinational firms and government agencies are expected to increase significantly. Because of the growing importance of Japan and China as markets and trade partners, the U. S. companies with a marketing presence in the Pacific Basin are potentially key users of PacCon.

**Profile of the Existing Demand**

The present market for PacCon is comprised primarily of westbound visitors to Oahu and neighboring islands for a combination of business, pleasure and convention purposes. The following tables summarize these market segments as reported by the Hawaii Visitors Bureau ("HVB") in 1984 and 1985 (tourism was adversely affected in 1985 by United Airline's, Hawaii's largest westbound carrier, protracted labor dispute).

Visitors to Hawaii	1985		1984	
	Amount	%	Amount	%
<b>All Overnight Visitors</b>				
East Bound	1,175,500	24.1%	1,134,200	23.4%
West Bound	3,708,610	75.9%	3,721,380	76.6%
Total	4,884,110	100.0%	4,855,580	100.0%
<b>Westbound Overnight To Hawaii</b>				
Beyond Hawaii	3,386,530	91.3%	3,385,880	91.0%
Total	3,708,610	100.0%	3,721,380	100.0%
<b>Westbound to Hawaii</b>				
Oahu Only	1,034,600	30.6%	1,039,210	30.7%
Oahu & Other Islands	1,485,820	43.8%	1,540,610	45.5%
Sub-Total	2,520,420	74.4%	2,579,820	76.2%
Other	866,110	25.6%	806,060	23.8%
Total	3,386,530	100.0%	3,385,880	100.0%
<b>Purpose of Trip</b>				
Business Only	68,080	2.0%	77,680	2.3%
Business & Pleasure	357,590	10.6%	385,910	11.4%
Convention	122,600	3.6%	91,830	2.7%
Sub-Total	548,270	16.2%	554,420	16.4%
Other	2,838,260	83.8%	1,830,460	53.6%
Total	3,386,530	100.0%	3,385,880	100.0%

As is shown by the table on Page 1.2, 76% of overnight visitors to Hawaii are westbound, with 91% remaining in Hawaii, (the average duration of stay in 1985 was 10.2 days) and approximately 9% continuing on to other destinations. Of the 3.4 million visitors who remained in Hawaii, 2.5 million or 74% visited Oahu or Oahu and neighboring islands. Approximately 16% or 548,000 of these visitors were attending conventions or were on a business or business-pleasure trip.

**Meetings and Conventions Held in Hawaii 1979-1984**

The following table summarizes the number, estimated attendance, and value of meetings and conventions held in Hawaii 1979 to 1984.

Year	Meetings and Conventions Held in Hawaii 1979 to 1984		
	Number of Meetings	Estimated Attendance	Estimated Rooms
1979	574	178,753	88,481
1980	546	230,891	104,045
1981	505	181,662	84,142
1982	439	167,558	78,589
1983	420	211,764	n.a.
1984	688	263,914	103,434

The following table presents the island destinations used by the meetings and conventions reported in 1984, 43.3% of which were held on Oahu and 31.6% on Maui.

Island	1984 Meetings and Conventions by Islands	
	Number	Estimated Attendance
Oahu	298	165,575
Maui	217	62,405
Hawaii	116	23,749
Molokai	2	305
Kauai	55	11,880
State Total	688	263,914

As is discussed on Page 1.4, the above distribution of meeting locations approximates the "availability of appropriate facilities."

The following table summarizes the types of facilities used by westbound visitors, the majority of whom used hotels (62.7% in 1985; 58.1% in 1984).

1984-1985 Westbound Visitors to Hawaii Facilities Use

Facilities Used:	1985		1984	
	Amount	%	Amount	%
Hotels	2,121,590	62.7%	1,966,350	58.1%
Hotels & Condos	218,310	6.4%	324,570	9.6%
Other	1,045,980	30.9%	1,095,610	32.9%
<b>Total</b>	<b>3,385,880</b>	<b>100.0%</b>	<b>3,386,530</b>	<b>100.0%</b>

Because of the high proportion of hotel use and consistently high hotel occupancies, the availability of hotel capacity appears to be one of the major factors effecting Hawaii's tourism growth. The following table summarizes state-wide and Oahu hotel room capacity and annual Oahu room occupancies 1980-1985.

	Hotel Room Inventory				Average Oahu Room Occupancy
	Oahu Number	Oahu % of Total	Mauai Number	Total State Number	
1980	34,334	63.3%	9,701	54,246	71.7%
1981	33,967	59.8%	11,359	56,769	73.9%
1982	33,492	57.8%	12,162	57,968	77.7%
1983	34,354	58.5%	12,749	58,765	76.6%
1984	36,848	59.0%	13,138	62,448	82.6%
1985	38,600	58.6%	14,152	65,919	80.8%
1986	39,010	58.8%	14,096	66,308	n.a.

As can be seen above, Oahu (Waikiki) has recently experienced room percentage occupancies in the high 70's and low 80's which indicates that the availability of hotel rooms is a limiting factor. However, the recently announced "West Beach" resort complex should improve this limiting condition.

Potential U. S. Corporate Demand

In 1985, approximately 22% of corporate meeting planners were "considering" holding meetings outside of the U. S. and the "off-shore" portion of the H&C survey indicated that approximately \$752,700,000 was spent by corporations outside the Continental U. S. in 1985.

As previously indicated if PacCom is correctly "positioned" it will compete favorably for meetings and conferences now being held in other locations, with the "availability of superior facilities" and services in a very attractive relaxed setting with "world-class" dining, recreation and entertainment options. Even though the "off-shore" portion of H&C's Meetings Market Survey does not provide complete demand and preference data, it does provide certain insights which can be verified through additional market research (Phase II questionnaire and telephone surveys).

The following table presents the relative frequency with which corporate meeting planners used and considered using the six most popular "off-shore" destinations.

Relative Frequency of Leading Overseas Destinations Used and Being Considered by Corporate Meeting Planners

Destination	Corporate Meeting Planners:	
	Used	Considered (1)
Europe	8%	46%
Canada	5%	26%
Caribbean	5%	24%
Hawaii	4%	16%
Mexico	2%	15%
Asia	2%	15%

(1) Adds to more than 100% due to multiple destinations considered.

As is shown above, Canada, the Caribbean and Hawaii are equally popular, with Europe being preferred by approximately 2:1. However, currency exchange rates and recent terrorist activities in Europe are expected to radically change this preference pattern.

As is the case for conference resorts in general, there is a tendency for marketing meetings (and senior management meetings) to be held in attractive resort settings and in "off-shore" locations with a popular image, good recreational amenities and climate.

The following table compares the percent distribution by type of all corporate meetings and those held outside of the U. S.

Percent of Corporate Meetings by Type Held Outside of the Continental U. S.

Type of Meetings	Outside of U. S.	All Meetings	% of All Meetings
Incentive Trips	13,257	39,429	33.6%
Regional Sales Meetings	3,693	161,521	2.3%
National Sales Meetings	3,539	63,286	5.6%
Professional/Technical Meetings	3,509	91,286	3.8%
Sub-Total	<u>23,998</u>	<u>355,522</u>	<u>6.8%</u>
Management Meetings	3,383	244,286	1.4%
Training Seminars	3,163	233,571	1.3%
New Product Introduction	1,400	96,786	1.4%
Stockholder Meetings	139	31,286	0.4%
Other Meetings	1,174	37,214	3.2%
Total	<u>33,256</u>	<u>1,008,714</u>	<u>3.3%</u>

As can be seen above, approximately one-third of all incentive meetings are held outside of the U. S. as is a significant portion of national sales, regional sales, and professional-technical meetings. Managerial, sales and professional personnel also represent a high percentage of individual visitors to Hawaii (approximately 62% in 1985). The schedule on the following page compares the factors considered "very important" for all corporate meetings and for "incentive" meetings.

The following table compares the factors considered "very important" in the selection of "all" corporate meeting destinations and for "incentive" meetings.

Factors Considered "Very Important"	All Meetings	Incentive Trips
Availability of hotels or other suitable facilities	72%	55%
Ease of transporting attendees to and from location	62%	39%
Transportation costs	50%	42%
Distance from individual attendees	43%	22%
Availability of recreational facilities such as golf, swimming & tennis	25%	67%
Climate	28%	65%
Glamorous or popular image	12%	66%
Sightseeing, cultural, and other attractions	10%	63%

As can be seen above, the availability of suitable facilities, convenience and cost of travel are the most important factors for "all" corporate meetings. However, they are less important when selecting an "incentive" destination, where recreation, climate, glamorous image, sightseeing, cultural, and other attractions are more important. As was discussed previously, incentive meetings are a large segment of the existing Hawaiian corporate meeting market.

The following schedule shows a similar shift towards marketing oriented meetings, which represent 36% of all corporate meetings and 66% of "off-shore" meetings.

Comparison of "All" Corporate Meeting Types  
With Meetings Held "Off-Shore"

Type of Meeting	All Meetings	Off-Shore Meetings
Management	25%	10%
Training	23%	10%
Sub-Total	<u>48%</u>	<u>20%</u>
Regional Sales	16%	11%
New Product Intros	10%	4%
National Sales	6%	11%
Incentives	4%	40%
Sub-Total	<u>36%</u>	<u>66%</u>
Professional/Technical	9%	10%
Stockholder and Other	7%	4%
Total	<u>100%</u>	<u>100%</u>

Even though sales and product introduction meetings require a more effective meeting environment, all of these meeting types prefer resort settings.

Potential U. S. Association Demand

The M&C meetings survey indicated that associations spent approximately \$38.7 million or 5% of total expenditures outside of the U. S. in 1985. If delegates spent a proportional amount, approximately \$58,200,000 was spent by associations and delegates outside the U. S. in 1985.

As is the case with corporate meeting planners, the "availability of suitable facilities" is at the top of the association executives destination selection criteria. In 1985, 20% of the association executives were "considering" destinations outside of the U. S. The following table summarizes the most popular destinations considered.

Leading Destinations Being Considered by Association Executives

Europe	33%
Canada	29%
Caribbean	25%
Hawaii	24%
Mexico	15%
Bermuda	15%
Bahamas	9%
Orient	9%

The majority of "off-shore" association meetings were educational seminars and board meetings (aggregating 65%) as is shown by the following table.

Type of Meetings Held Outside U. S.	Number of Meetings	% of Total
Educational Seminars	1,680	44%
Board Meetings	790	21%
Professional/Technical Meetings	660	17%
Regional or Local Chapter Meetings	380	10%
Other Meetings	<u>290</u>	<u>8%</u>
Total	<u>3,800</u>	<u>100%</u>

As is the case with potential U. S. corporate demand, potential association demand will be surveyed during Phase II of the research study.

## APPEDIX B

**TRAFFIC ANALYSIS  
CONFERENCE CENTER - MAUNA OLU**

January 30, 1987

ROAD NETWORK

Access to the proposed Conference Center would be the road network comprised of Farrington Highway, Makaha Valley Road, and a private road which connects Makaha Valley Road to the Sheraton Makaha and the project site via Mauna Olu Street (also privately owned). Makaha Valley Road provides access to an area of single-family homes and the Makaha Valley Country Club, in addition to the Sheraton Hotel.

Farrington Highway, Makaha Valley Road, and the intersection of Makaha Valley Road and Farrington Highway are the principal road network components of concern with respect to traffic that would be generated by the proposed project. The intersection of Makaha Valley Road and Farrington is an unsignalized "T" intersection with a stop sign for traffic turning onto Farrington Highway from Makaha Valley Road.

EXISTING TRAFFIC

Traffic on Makaha Valley Road was counted in October 1977 by the State Highways Division. Counts indicated the following:

	Mauka Bnd (Enter)	Makai Bnd (Exit)
AM Peak Hour (7:15 - 8:15)	161	200
PM Peak Hour (2:00 - 3:00)	197	183
24-Hour Total	2,308	2,331

Traffic was also counted at the intersection of Farrington Highway and Makaha Valley Road by Belt Collins & Associates on January 21, 1987 from 6:00 AM to 6:00 PM. Counts indicated the following on Makaha Valley Road:

	Mauka Bnd (Enter)	Makai Bnd (Exit)
AM Peak Hour (7:30 - 8:30)	260	285
PM Peak Hour (4:14 - 5:15)	319	231

The January 21, 1987 counts indicate a peak hour of 1,331 VPH on Farrington Highway.

Traffic on Farrington Highway has been periodically counted at various locations by the State Department of Transportation. The station closest to the project site is at Makaha Bridge No. 2. Tabulated below are the traffic counts in vehicles per day (VPD) from 1975 to 1985:

Date	North (Kaena Pt) Bound		South (Ewa) Bound		Total
3/75	6,479	6,478	6,478	6,478	12,957
8/77	5,993	6,354	6,354	6,354	12,347
6/79	6,639	6,818	6,818	6,818	13,457
10/80	5,909	6,139	6,139	6,139	12,048
7/82	7,357	7,357	6,876	6,876	14,233
3/83	7,620	7,620	7,256	7,256	14,876
9/84	7,485	7,485	7,365	7,365	14,850
9/85	7,389	7,389	7,874	7,874	14,863

TRAFFIC PROJECTIONS

Counts show that traffic has not grown on Farrington Highway from 1983 to 1985. However, growth has occurred from 1975 to 1985.

Traffic generated by the conference center and subdivision was estimated using rates published in "Trip Generation, an Informational Report," (Third Edition), Institute of Transportation Engineers.

Existing peak hour traffic generated under existing conditions with single family housing units, Sheraton Makaha Hotel and Makaha Valley Country Club and the estimated peak hour traffic from the Conference Center and 119 single family units is shown below:

	AM Peak Hour (Veh. Per Hr)		PM Peak Hour (Veh. Per Hr)	
	In	Out	In	Out
Existing Conditions (1987)	260	285	319	231
New Single Family Residential Units	25	65	75	44
New Hotel	105	27	75	90
Total	390	337	469	365

TRAFFIC DISTRIBUTION

Peak hour traffic was assumed to enter and exit the area using Makaha Valley Road. Turning moves at the intersection of Farrington Highway and Makaha Valley Road were distributed in approximately the same ratio as the turning moves that were counted on January 21, 1987.

CAPACITY ANALYSIS

The capacity of Farrington Highway, Makaha Valley Road and the intersection of Makaha Valley Road and Farrington was calculated using the methods outlined in the "Highway Capacity Manual," Special Report 209, Transportation Research Board, 1985.

The approximate capacity of Farrington Highway is 2,200 vehicles per hour and for Makaha Valley Road is approximately 2,100 vehicles per hour.

The intersection of Makaha Valley Road and Farrington Highway was analyzed for the AM and PM peak hours for existing condition and with the single-family subdivision and Conference Center constructed. The analyses determined the level of service for traffic turning onto southbound Farrington Highway from Makaha Valley Road (movement no. 7), turning onto northbound Farrington Highway from Makaha Valley Road (movement no. 9) and from southbound Farrington Highway onto Makaha Valley Road (movement no. 6). The analyses indicated the following level of services at peak hours:

	Level of Service for Turning Movement	
	No. 7	No. 9
Existing Condition	E	A
	F	A
Future Condition	F	A
	F	A

Level of Service "A" indicates little or no delay, and Level of Service "E" and "F" indicates very long traffic delays.

TRAFFIC IMPACTS

The projected traffic with the existing condition plus the Conference Center and subdivision amounts to about 830 VPH for the peak hour on Makaha Valley Road (including both entering and exiting vehicles). Since the existing capacity of Makaha Valley Road is approximately 2,100 VPH, the additional traffic can be accommodated.

Likewise, for Farrington Highway, the existing capacity is approximately 2,200 VPH compared with the projected traffic of about 1,500 VPH with the Conference Center. The existing capacity of Farrington Highway is adequate to handle the additional traffic.

CONCLUSION

Makaha Valley Road and Farrington Highway are adequate to handle the additional traffic generated by the Conference Center, however, the intersection is currently congested and is expected to be congested with the Conference Center. The turning movement from Makaha Valley Road to southbound Farrington Highway (movement no. 7) is currently operating at Level of Service "E" during the AM peak and Level of Service "F" during the PM peak and is projected to operate at Level of Service "F" during the AM and PM peak hours with the Conference Center. The intersection may have to be improved to reduce delays for vehicles turning left from Makaha Valley Road to Farrington Highway.



**APPENDIX C**

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MAKAHA VALLEY, OAHU, HAWAII	
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February 17, 1987

## 1. PROJECT DESCRIPTION

The proposed project involves site preparation and construction of the Pacific Basin Conference Center on a portion (about 23.5 acres) of the Mauna Olu Subdivision, adjacent to and above the two golf courses serving the Sheraton Resort and Country Club in Makaha Valley as shown in Figure 1. The facility will consist of a 300 room hotel with two auditoriums, five large conference rooms, and 19 smaller meeting rooms, along with three restaurants, four banquet rooms, two cocktail lounges and parking for 450 automobiles. Additional amenities such as a health club, swimming pool, jogging trails and tennis courts are also planned. The site is essentially undeveloped open space at the current time since the adjoining 129-lot Mauna Olu Subdivision is awaiting final approval from the City and County of Honolulu pending completion of infrastructure (streets, drainage and utility systems). Current plans call for completion of the Conference Center by 1991.

Roadway access to the proposed Conference Center would be via Farrington Highway, Makaha Valley Road, and a private road which connects Makaha Valley Road to the Sheraton Makaha Resort and the project site via Maona Olu Street (also privately owned). Makaha Valley Road also provides access to an area of existing single family homes and the Makaha Valley Country Club.

The purpose of this study is to describe existing ambient air quality in the project area and to estimate the magnitude of any increase in air pollutant concentrations resulting from actions related to the proposed project.

## 2. AIR QUALITY STANDARDS

State of Hawaii and National Ambient Air Quality Standards (AQS) have been established for six classes of pollutants as shown in Table 1. An AQS is a pollutant concentration not to be exceeded over a specified sampling period which varies for each pollutant depending upon the type of exposure necessary to cause adverse effects. Each of the regulated pollutants has the potential to cause some form of adverse health effect or to produce environmental degradation when present in sufficiently high concentration.

National AQS have been divided into primary and secondary levels. Primary AQS are designed to prevent adverse health impacts while secondary AQS refer to welfare impacts such as decreased visibility, diminished comfort levels, damage to vegetation, animals or property, or a reduction in the overall aesthetic quality of the atmosphere. State of Hawaii AQS have been set at a single level which is in some cases significantly more stringent than the lowest comparable national limit. In particular, the State of Hawaii one hour standard for carbon monoxide is four times more stringent than the National standard.

National AQS are based on 40 CFR Part 50, while State of Hawaii AQS are set in Chapter 11-59, Hawaii Administrative Rules. This chapter was recently amended (March 25, 1986) to make Hawaii AQS for particulates and sulfur dioxide essentially the same as the most stringent National limits.

Chapter 11-60 of Hawaii Administrative Rules additionally prohibits visible emissions of particulate matter from construction activities.

### 3. PRESENT AIR QUALITY

A summary of air pollutant measurements from State of Hawaii long term monitoring stations located nearest to the project is presented in Table 2. Data from several different sampling stations are included in the tabulation.

The sampling station for particulates and sulfur dioxide is located at Barbers Point, about 13 miles south southeast of the project area. Monitoring of particulates at Barbers Point was discontinued in October, 1985.

Until September 1979, and after June 1983, carbon monoxide monitoring was conducted at the Department of Health building at Punchbowl and Beretania Streets in urban Honolulu. This site is about 26 miles southeast of the project. During 1981 carbon monoxide was measured at Fort Defussy in Waikiki (28 miles southeast of the project), and in 1982 carbon monoxide was monitored at Leahi Hospital in Kaimuki, about 30 miles southeast of the project.

Ozone levels were also measured at the Department of Health building in urban Honolulu until December 1980, when the monitor was relocated to Sand Island (also about 26 miles southeast of the project site). During 1981 nitrogen dioxide was also monitored at the Sand Island location, but all nitrogen dioxide monitoring has since been discontinued. Lead measurements are from Liliha Street in Kalihi, about 24 miles southeast of the project site.

From the data presented in Table 2 it appears that State of Hawaii ambient air quality standards for particulates, sulfur dioxide, nitrogen dioxide, and lead are currently being met at nearest monitoring stations to the project area.

On the other hand, carbon monoxide and ozone readings from urban Honolulu indicate that allowable State of Hawaii standards for these vehicle-related air pollutants are being violated at a rate of about once or twice a year. Ozone is an indicator of the formation of photochemical pollutants in the air, a condition which tends to develop if the air mass over the islands has been fairly stable with little wind flow for a period stretching over several days.

Concentrations of carbon monoxide are more directly related to vehicular emissions and tend to be highest during periods of rush hour traffic. Carbon monoxide would thus be the pollutant most likely to cause difficulty in meeting allowable State of Hawaii AQ5 as a result of new development on Oahu.

There are power plants and other potential sources of industrial pollutants along the central portion of the leeward coast to the southeast of the project site, but the generally low readings of particulates and sulfur dioxide at the Barbers Point monitoring station indicate that these sources are not likely to cause any air pollution problems at Makaha.

Finally, natural air pollutant producers which could affect air quality in the Makaha project area include the ocean (sea spray), plants (aero-allergens), dust, and perhaps a distant volcanic eruption on the island of Hawaii. Concentrations of air pollutants from these kinds of sources should be fairly uniform for most Oahu locations.

#### 4. DIRECT AIR QUALITY IMPACT OF PROJECT CONSTRUCTION

During the site preparation and construction phases of this project it is inevitable that a certain amount of fugitive dust will be generated. Field measurements of such emissions from apartment and shopping center construction projects has yielded an estimated emission rate of 1.2 tons of dust per acre of construction per month of activity. This figure assumes medium level activity in a semi-arid climate with a moderate soil silt content. Actual emissions of fugitive dust from this project can be expected to vary daily depending upon the amount of activity and the moisture content of exposed soil in work areas.

One major generator of fugitive dust is heavy construction equipment moving over unpaved roadways. This problem can be substantially mitigated by completing and paving roadways and parking areas as early in the development process as possible. Because the area is relatively dry, dust control will have to be an item of special concern.

Heavy equipment at construction sites will also emit some air pollutants in the form of engine exhausts. The largest equipment is usually diesel-powered. Carbon monoxide emissions from large diesel engines are generally about equal to those from a single automobile, but nitrogen dioxide emissions from this type of engine can be quite high. Fortunately, nitrogen dioxide emissions from other sources in the area should be almost nil and the overall impact of pollutant emissions from construction equipment should be minimal.

#### 5. AIR QUALITY IMPACT OF INCREASED ENERGY UTILIZATION

The annual energy consumption rate at the power plant for a hotel is estimated to be about 266,000 BTU per square foot, while the rate for restaurants and cocktail lounges is about 787,000 BTU per square foot. Estimating about 120,000 square feet for the hotel portion of the project and 10,000 square feet for the restaurants and cocktail lounges yields an annual energy requirement of about 40 billion BTU at the power plant, or about 7,000 barrels of oil if the demand were to be met totally by burning fuel oil.

The major impact of burning fuel oil to meet this new energy demand will be increased levels of sulfur dioxide and particulates in the vicinity of existing power plants, primarily the Mahe Power Plant located on the Waianae coast to the south of the project site.

It is possible, however, that this new energy demand could be met by means other than burning fuel oil. Generation of electrical energy by wind power or ocean thermal energy conversion are two such possibilities.

#### 6. INDIRECT AIR QUALITY IMPACT OF INCREASED TRAFFIC

Once construction is completed the proposed project will not in itself constitute a major direct source of air pollutants. By serving as an attraction for increased motor vehicle traffic in the area, however, the project must be considered to be a significant indirect air pollution source.

Motor vehicles, especially those with gasoline-powered engines, are prodigious emitters of carbon monoxide. Motor vehicles also emit some nitrogen dioxide and those burning fuel which contains lead as an additive contribute some lead particles to the atmosphere as well. The major control measure designed to limit lead emissions is a Federal law requiring the use of unleaded fuel in most new automobiles. As older cars are removed from the vehicle fleet lead emissions should continue to fall. In fact, effective January 1, 1986, the Federal Environmental Protection Agency has revised the allowable lead amount in gasoline to 0.1 gram per gallon. At the beginning of 1985 the standard was 1.1 grams per gallon. The EPA is also advocating a total ban on lead in gasoline to take effect as early as 1988.

Federal control regulations also call for increased efficiency in removing carbon monoxide and nitrogen dioxide from vehicle exhausts. By the year 2000 carbon monoxide emissions from the Oahu vehicle fleet then operating should be little more than half the amounts now emitted. At present, however, no further reductions in vehicular emissions have been mandated for years following 2000, and increases in traffic levels after 2000 will result in directly proportional increases in vehicle-related pollutant emissions.

#### 7. CARBON MONOXIDE DIFFUSION MODELING

In order to evaluate the air quality impact of projected increases in traffic associated with the proposed project a detailed carbon monoxide modeling study was carried out. The study was designed to yield carbon monoxide concentration values which could be compared directly to allowable State and National Ambient Air Quality Standards.

A single critical receptor site was selected for analysis. This site, on the north side of the intersection of Makaha Valley Road and Farrington Highway (as shown in Figure 1), was selected for analysis because it would be the main entry/exit point to the completed Pacific Basin Conference Center. The particular position of the receptor site with respect to the intersection was selected because that area would be most likely to show the greatest level of impact from project-related automobile-generated air pollutants, specifically carbon monoxide, under worst case peak hour traffic and meteorological diffusion conditions. The site is within the small parking area in front of the Cornet store and includes a picnic table and kiddie play area with a coin-operated amusement ride.

The expected worst case afternoon peak hour (1615-1715 HST) carbon monoxide concentration at this receptor site was computed for study years 1987 and 1991. Computations were made for traffic conditions with and without the proposed Pacific Basin Conference Center using traffic volume predictions for the project. Traffic volume predictions for the year 1991 for the scenario with project construction also included traffic from the proposed 119 single family residences to be constructed in the Mauna Olu subdivision.

Using 1986 vehicle registration figures for Oahu, the existing peak hour vehicle mix in the project area is estimated to be 91.9% light duty gasoline-powered vehicles, 4.2% light duty gasoline-powered trucks and vans between 6000 and 8500 pounds, 0.5% heavy duty gasoline-powered vehicles, 0.5% diesel-powered automobiles, 0.1% diesel-powered light duty trucks, 1% diesel-powered trucks and buses, and 1% motorcycles. The same vehicle mix was assumed for 1987 and 1991 emission rate calculations.

Traffic on Farrington Highway was assumed to move at 25 mph downstream from the Makaha Valley Road intersection and at 15 mph upstream from the intersection. The intersection is currently unsignalized and peak hour traffic queued up at the stop sign on Makaha Valley Road was assumed to move at 1 mph, while free flowing traffic entering into the valley was assumed to move at 15 mph. An ambient temperature of 65 degrees F was assumed to simulate a cold winter afternoon with 20.6 percent of vehicles equipped with catalytic converters and 20.6 percent of vehicles without catalytic converters operating in the "cold start" mode and 27.3 percent of all vehicles operating in the hot start mode. The EPA computer model MOBILE3 was run using the above parameters to produce vehicular carbon monoxide emission estimates for each of the years studied.

The EPA computer model HIRWAY 2 was used to calculate carbon monoxide concentrations for each scenario. Stability category 4 was used for determining diffusion coefficients. This stability category represents the most stable (least favorable) atmospheric condition that would be likely to occur on a cold, clear, nearly calm winter day at a rural site such as this one.

To simulate worst case wind conditions a uniform wind speed of one meter per second was assumed with the worst case wind direction from the south. Concentrations were computed at a height of 1.5 meters to simulate levels that would exist within the normal human breathing zone with the receptor located 10 meters from the edge of the roadway. Background contributions of carbon monoxide from sources or distant roadways not directly considered in the analysis were assumed to be zero.

Results of the peak hour carbon monoxide study are presented in Table 3. Both current and expected worst case carbon monoxide levels with or without the proposed project are within acceptable State of Hawaii and National standards.

Eight hour carbon monoxide levels are estimated by multiplying the peak hour values by a "meteorological persistence factor" of 0.6 which is recommended in EPA modeling guidelines to account for the fact that average one hour traffic volumes over an eight hour period are lower than peak hour volume and the fact that meteorological dispersion conditions are more variable (and hence more favorable) over an eight hour period than they are for a one hour period. Multiplying projected peak hour carbon monoxide levels by this factor yields the values that are shown in Table 4. Projected eight hour values are also within allowable State and National limits.

## 8. MITIGATIVE MEASURES

### A. SHORT TERM

As previously indicated the only direct adverse air quality impact that the proposed project is likely to create is the emission of fugitive dust during construction. State of Hawaii regulations stipulate the control measures that are to be employed to reduce this type of emissions. Primary control consists of wetting down loose soil areas. An effective watering program can reduce particulate emission levels from construction sites by as much as 50 percent. Other control measures include good housekeeping on the job site and pavement or landscaping of bare soil areas as quickly as possible.

### B. LONG TERM

Once completed, the proposed Pacific Basin Conference Center is expected to have little direct impact on the air quality of the surrounding region. Indirect long term impacts in the form of increased air pollutant emissions from power plants serving the project can be mitigated somewhat by planning and implementing solar energy design features to the maximum extent possible.

Other indirect long term air quality impacts are expected in those areas where traffic congestion can potentially be worsened by the addition of vehicles traveling to and from the proposed project. Detailed modeling performed for a critical receptor site at the intersection of Makaha Valley Road and Farrington Highway indicates that present and future levels of carbon monoxide are likely to be within allowable State of Hawaii and National air quality standards even under worst case traffic and meteorological conditions. For that reason no specific mitigative measures are suggested in this regard.

The traffic analysis for the project suggests that queuing of traffic at the stop sign on Makaha Valley Road during peak hours could necessitate installation of a signal at this intersection. Modeling of the worst case carbon monoxide concentration with a signal in place for the 1991 scenario with project construction yields an eight hour value of 5.3 milligrams per cubic meter and indicates that the State of Hawaii eight hour carbon monoxide standard could be exceeded with a signal in place. From an air pollution standpoint, a traffic signal at this intersection is thus not recommended.

TABLE 1

SUMMARY OF HAWAII AND NATIONAL AMBIENT AIR QUALITY STANDARDS  
(Micrograms per Cubic Meter)

POLLUTANT	SAMPLING PERIOD	AMBIENT AIR QUALITY STANDARDS	
		NATIONAL	HAWAII
Particulates	Annual Geometric Mean	75	60
	Maximum 24-Hour Average	260	150
Sulfur Dioxide	Annual Arithmetic Mean	80	80
	Maximum 24-Hour Average	365	365
	Maximum 3-Hour Average	1300	1300
Nitrogen Dioxide	Annual Arithmetic Mean	100	70
	Maximum 1-Hour Average	240	100
Carbon Monoxide	Maximum 8-Hour Average	10	5
	Maximum 1-Hour Average	40	10
	Calendar Quarter	1.5	1.5
Lead	Calendar Quarter	1.5	1.5

Notes: 1. Carbon monoxide standards are in milligrams per cubic meter.  
2. National standards based on 40 CFR Part 50; Hawaii standards based on Title 11, Administrative Rules, Chapter 59.

REFERENCES

1. U.S. ENVIRONMENTAL PROTECTION AGENCY, User's Guide to MOBILES: Mobile Source Emissions Model, June, 1984.
2. U.S. ENVIRONMENTAL PROTECTION AGENCY, User's Guide to HWYWAY 2, A Highway Air Pollution Model, May, 1980.
3. U.S. ENVIRONMENTAL PROTECTION AGENCY, Guidelines for Air Quality Maintenance Planning and Analysis, Volume 9: Evaluating Indirect Sources, January, 1975, revised September, 1978.
4. CALIFORNIA DEPARTMENT OF TRANSPORTATION, Energy and Transportation Systems, December, 1978.
5. BELT COLLINS & ASSOCIATES, Traffic Analysis, Conference Center - Mauna Olu, January 30, 1987.

TABLE 2

SUMMARY OF AIR POLLUTANT MEASUREMENTS AT NEAREST MONITORING STATIONS

POLLUTANT	1980	1981	1982	1983	1984	1985
<b>PARTICULATE MATTER</b>						
No. of Samples	57	58	52	41	42	44
Range of Values	29-158	26-188	15-63	28-193	17-112	24-138
Average Value	53	51	41	54	50	57
No. of Times State AQS Exceeded	1	1	0	1	0	0
<b>SULFUR DIOXIDE</b>						
No. of Samples	52	54	55	49	42	50
Range of Values	5-15	<5-40	<5-12	<5-45	<5-45	<5-25
Average Value	5	5	<5	<5	<5	<5
No. of Times State AQS Exceeded	0	0	0	0	0	0
<b>CARBON MONOXIDE</b>						
No. of Samples	286	311	311	173	318	342
Range of Values	1.2-13.8	0-4.6	0-4.6	0-8.6	.6-10.9	0-10.4
Average Value	5.1	1.2	1.2	2.3	2.4	1.5
No. of Times State AQS Exceeded	13	0	0	0	1	1
<b>OXIDANT (OZONE)</b>						
No. of Samples	295	314	335	349	296	341
Range of Values	10-84	10-104	0-151	0-123	0-104	8-198
Average Value	48	37	32	46	44	43
No. of Times State AQS Exceeded	0	1	2	2	1	3
<b>OTHERS:</b>						
<b>NITROGEN DIOXIDE</b>						
No. of Samples	46	52	58	58	58	58
Range of Values	6-77	.5-.8	0-.5	0.6	0.2	0.2
Average Value	25	0	0	0	0	0
No. of Times State AQS Exceeded	0	0	0	0	0	0
<b>LEAD</b>						
No. of Samples	46	52	58	58	58	58
Range of Values	6-77	.5-.8	0-.5	0.6	0.2	0.2
Average Value	25	0	0	0	0	0
No. of Times State AQS Exceeded	0	0	0	0	0	0

NOTES: See text for locations of monitoring stations. Carbon monoxide reported in milligrams per cubic meter; other pollutants in micrograms per cubic meter. Carbon monoxide and ozone are daily peak one hour values; lead is quarterly; other pollutant values are for a 24 hour sampling period.

SOURCE: State of Hawaii Department of Health

TABLE 3

RESULTS OF PEAK HOUR CARBON MONOXIDE ANALYSIS  
(Milligrams Per Cubic Meter)

Critical receptor site located at the intersection of Makaha Valley Road and Farrington Highway.

YEAR	1987	1991
Without Proposed Project and Mauna Olu Subdivision	6.9	5.5
With Proposed Project and Mauna Olu Subdivision		7.9

STATE OF HAWAII AQS: 10  
NATIONAL AQS: 40

Notes: See Figure 1 for location of receptor site. See text, Section 7, for models and assumptions used for producing these estimates.

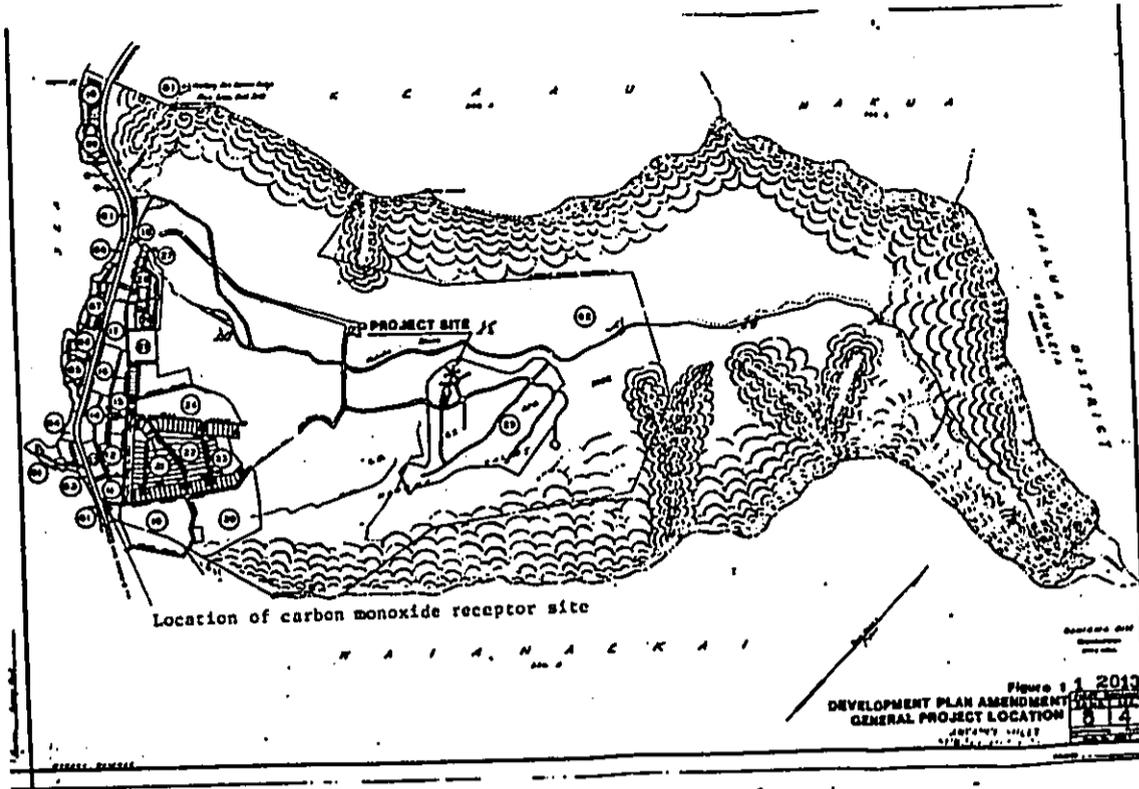


TABLE 4

RESULTS OF EIGHT HOUR CARBON MONOXIDE ANALYSIS  
(Milligrams Per Cubic Meter)

Critical receptor site located at the intersection of Makaha Valley Road and Farrington Highway.

YEAR	1987	1991
Without Proposed Project and Mauna Olu Subdivision	4.1	3.3
With Proposed Project and Mauna Olu Subdivision	4.7	

STATE OF HAWAII ACS: 5  
NATIONAL ACS: 10

Notes: See Figure 1 for location of receptor site.  
See text, Section 7, for models and assumptions used for producing these estimates.

**APPENDIX D**



# B I S H O P M U S E U M

1525 BERKELEY STREET • PO BOX 2424 • HONOLULU, HAWAII • PHONE 935-5000 • FAX 935-5001

February 17, 1987

Mr. Fred J. Rodriguez, President  
Environmental Communications, Inc.  
1146 Fort Street Mall  
Suite 200, P.O. Box 536  
Honolulu, Hawaii 96809

Dear Fred:

Subject: Pacific Basin Conference Center in Kakaia Valley

We apologize for the delay in responding to your query regarding archaeological sites in the proposed project area.

As you are already aware, the last formal archaeological investigations conducted by the Museum in the area took place in the early 1970's as reported in Green's Interim Report No. 2 and Summary Report No. 5. More recently, Richard Bordner, from the Environmental Impact Study Corporation, undertook some work in conjunction with the Mauna Olu Subdivision.

In September of 1983, at the request of Mr. Deen Ho, the Museum undertook informal site reassessments and recommended mitigation procedures. At that time, the subject area was inspected and some additional bulldozed areas were observed. Subsequently, the whole area was cleared, graded, and subdivided with roads and utilities in place.

Since Bordner's report was not available, the scope and results of mitigation procedures conducted in the subject area could not be determined. Thus, a brief field inspection of the proposed project area was conducted this morning. The proposed project area, as marked on the attached map, was found to be totally cleared of any archaeological surface remains. However, as indicated by the attached figures, the proposed project area was occupied by a portion of State Site 50-80-07-997, a complex of agricultural, prehistoric, and historical features. (L.C.A. 9862 is highlighted on the attached maps as a point of reference.) Consequently, the potential for subsurface remains are high and we recommend that a qualified archaeologist be retained to monitor any ground-altering activities such as utility excavations and additional grading, etc.

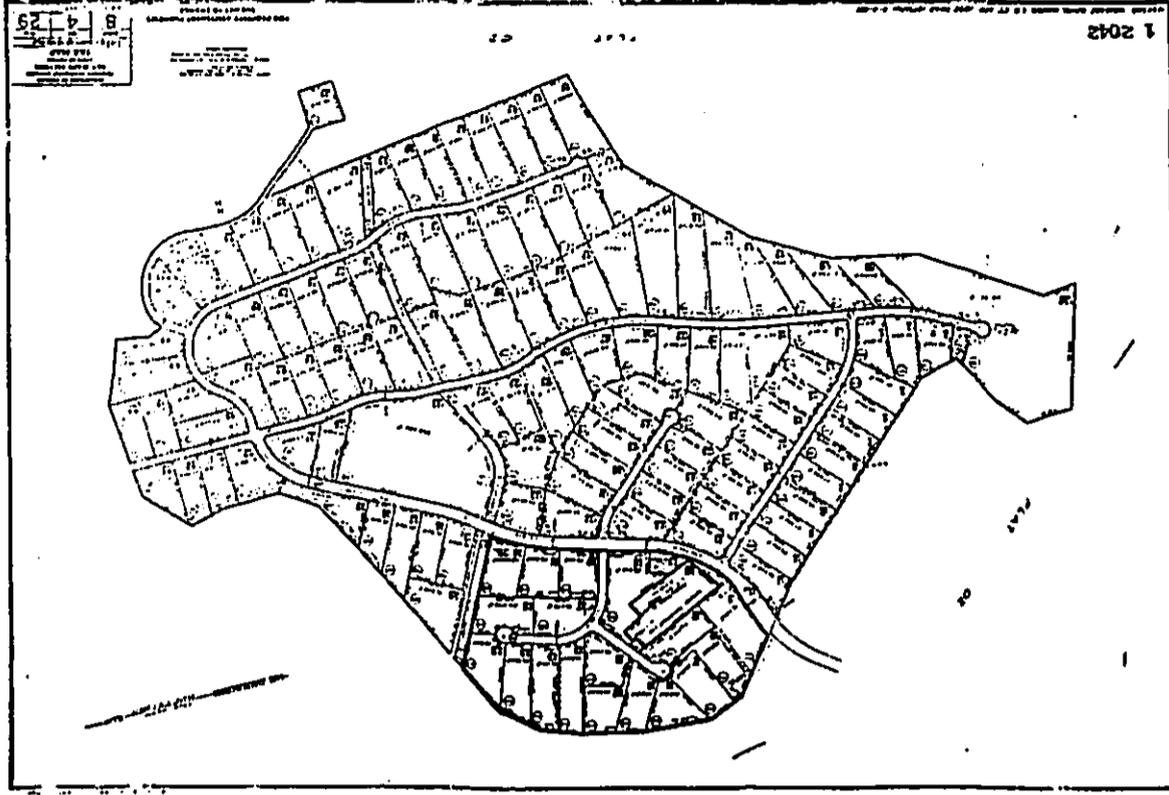
If we can be of service to you in this regard or if you have any additional questions or comments, please contact me at 848-4126.

Sincerely,

Aki Sinoto  
Public Archaeology Contract Manager  
Department of Anthropology

attachments

FEB 18 1987



1 2042

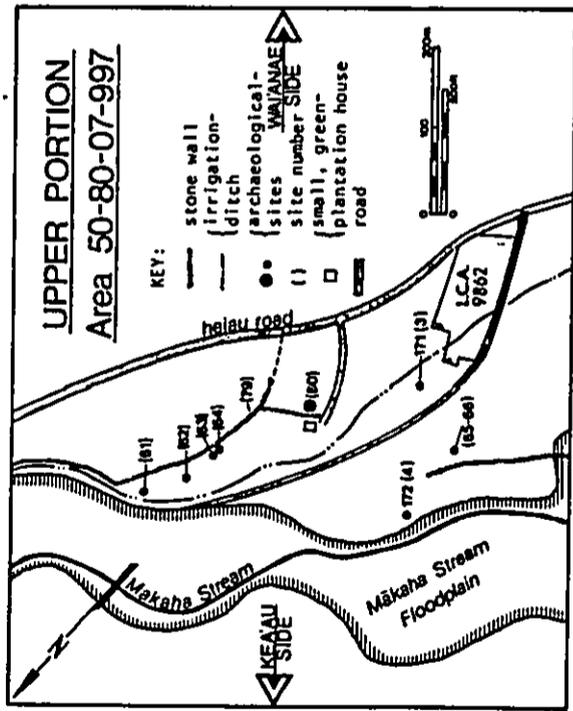


Fig. 13. LOCATIONS OF SITES IN PART OF AREA 997. Base map taken from R. H. Towill 1960 photo contour map, which shows walls, roads, ditch, and plantation house.

J



**APPENDIX E**

SOCIAL IMPACT ASSESSMENT  
PREPARED FOR THE  
ENVIRONMENTAL IMPACT STATEMENT  
OF THE PROPOSED  
PACIFIC BASIN CONFERENCE RESORT  
IN MAKAHA, OAHU, HAWAII

Prepared by Earthplan  
for Home Properties, Inc., a  
Service Corporation of Honolulu  
Federal Savings and Loan  
Association

February 1987

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SOCIAL IMPACT ASSESSMENT  
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## REPORT SUMMARY

Honolulu Federal Savings and Loan Association is currently proposing to develop a Pacific Basin Conference Resort in Makaha Valley on the island of Oahu, Hawaii. The project is designed to be specially equipped and staffed to serve the business conference and meetings segment of the lodging and travel industry. The proposed facility would include 300 lodging rooms and a variety of conference rooms and auditoriums, as well as support facilities of restaurants and fitness amenities.

The project needs an amendment to the Waianae Development Plan from the site's current designation of Residential to Resort. The applicant also has an application to increase the number of allowable resort units in Makaha by 500 units over the current limit of 500 units. Currently, 200 of the allowable 500 resort units are built.

This study was prepared for the project's Environmental Impact Statement. Addressed in this study are potential social impacts of the proposed Pacific Basin Conference Resort, within the context of the existing community.

Generally, the report is organized to, first, describe the social context in which this project is being proposed; second, to identify potential social impacts of the Pacific Basin Conference Resort; and, third, to identify the range of available measures to mitigate these impacts.

In describing the existing community -- the social context of the Pacific Basin Conference Resort, the report provides information on the following:

1. History
2. General census characteristics
3. Employment and labor, including major economic activities, labor force and participation, and current unemployment
4. Housing supply, occupancy and affordability
5. Lifestyle
6. Community issues, concerns and values, including attitudes toward the visitor industry, Waianae attitudes on economic development, and other issues, and an overview of community issues independent of the Pacific Basin Conference Resort

Summary: page 1

7. Major forces for change without the Pacific Basin Conference Resort, including population growth trends, projections and policies, major future public facilities, and future economic and land use developments

The Census information indicates that Waianae's population, particularly that in Makaha, has been growing faster than that of our islandwide community. Further, compared to the islandwide population, Waianae has a very high proportion of residents of Hawaiian ancestry, a generally younger population, and a greater proportion of Hawaii-born residents.

Of note is that both Waianae and the Makaha Census Designated Place (CDP) have significantly lower median family incomes than the County as a whole, as well as proportionally more families below poverty level.

Employment and labor force information gives us some clues as to the reasons for economic differences between Waianae and the rest of the island.

Job-creating activities in the Waianae area are few. A large portion of the jobs within the Waianae area are held by government or private sector service workers. The largest segment of primarily economic activities is the retail trade sector, and presumably these jobs are distributed over a wide variety of stores in the different communities. Private sector economic activities bringing outside dollars into the Waianae area are largely limited to modest tourism development at Makaha, small-scale agricultural activities, and the Luualualei Military Reservation in Maui.

In labor force participation in general, Waianae and the Makaha CDP had relatively lower participation rates in the civilian labor force and higher unemployment rates when compared to the rest of the island.

Waianae's housing stock has been substantially increased since 1970, and much of this growth occurred in the Makaha CDP where about half of Makaha's housing stock brought on line in the 1970s were for transient use. Waianae continues, however, to have more people in their households, and Census information shows that crowding is more prevalent in Waianae than around the island.

On the qualitative side, many studies of Waianae's lifestyle have been conducted. These studies generally indicate that Waianae residents place high value on agricultural activities, the outdoors and the environment, and a slow relaxed pace of life. Threaded throughout the "Waianae lifestyle" is the heritage of native Hawaiian culture. There are evidences of widespread social problems and personal stress, however, with the area's high unemployment rates and high number of welfare caseloads.

Summary: page 2

These studies are supplemented by the results of polls and surveys conducted by the State Department of Health, Alu Like and the City Department of General Planning. Waianae residents are very concerned about unemployment and other economic needs. Crime and youth problems are also serious concerns, as well as the lack of nearby health services and the lack of affordable housing.

These issues revealed by studies and polls are encountered on a day-to-day basis by Waianae residents, as seen in the minutes of the Waianae Neighborhood Board. This Board consistently focuses on the adequacy and quality of public services and facilities and residents are constantly appealing to Board members to assist them with the educational system, public safety, and infrastructure problems.

And, while major efforts are being undertaken to solve the community's existing problems, Waianae continues to be faced with changes which will also shape the community's destiny.

Population policies indicate further growth in Waianae, and Makaha has a substantial portion of unused, but designated, land. Planned new public facilities are limited to relatively modest infrastructure improvements to meet current needs and the needs of a slightly expanded population.

The Department of Hawaiian Homes Land proposes further development in Nanakuli, and a number of future projects in the Ewa area are being proposed and approved.

To address existing and potential community concerns and issues, a number of planning efforts are being undertaken by the community. While philosophies may differ, these groups seem to share a common trait of looking at existing and potential forces shaping Waianae and working to help the community design and prepare for the future. These efforts reflect a growing community awareness of and determination to exercise control over and participate in the changes facing the Waianae Coast.

The Pacific Basin Conference Resort, then, is being proposed in a community where a large number of families are plagued by serious socio-economic problems, and personal stress. It is also a community whose strong cultural identity is defined to a large extent by its Hawaiian heritage. There have been repeated expressions of love for the land, of valuing agricultural activities, the outdoors and the environment, and a desire to maintain a slow relaxed pace of life.

The potential social impacts of the Pacific Basin Conference Resort are therefore provided within this context. The impacts examined in this report include:

1. Employment, including construction and operational jobs, and the adequacy of regional labor supply and potential sources of labor
2. Employee housing, including number of units required, and housing supply and affordability
3. Population impacts, including resident population, visitor population, and de facto population
4. Preliminary community issues and concerns related to Pacific Basin Conference Resort

It is estimated that construction of the Pacific Basin Conference Resort will generate 300 direct jobs and 144 indirect and induced jobs in the Waianae area alone. Adding these to an estimated 396 construction jobs throughout the State, this project could generate a total of 780 direct and indirect/induced jobs during the construction period.

During the facility's operation, it is estimated that 330 Full Time Equivalent (FTE) positions would be available at the Pacific Basin Conference Resort itself. In addition, within Waianae, there would be 90 indirect/induced positions and about 45 off-site direct jobs. With the potential for 360 additional jobs throughout the State, this project could generate 825 jobs during its operation.

Our analyses show that Waianae's labor supply could fill these positions, with the exception of management. This does not mean that Waianae does not have people capable of management positions. Often residents with managerial skills prefer to commute to higher-paying jobs in town.

Potential sources of labor includes the unemployed, commuters who wish to work closer to home, future high school graduates, educationally disadvantaged-residents, mothers with young children, job switchers and underemployed workers.

The 330 FTE employees at the Pacific Basin Conference Resort will be mostly drawn from already-housed Waianae residents. Limited housing pressure may come from in-migrant managers and some employees who are already housed in larger households, but may desire their own quarters. Housing data indicate that Waianae contains a considerable number of vacant available units. While the in-migrant managers could probably afford market housing, some people moving out on their own may experience difficulty in affording single family homes. Most, however, would be able to afford multi-family units.

Population impacts will probably be created to the extent that new jobholders choose to move to the area of employment. A substantial potential labor force is already in place, however, thereby minimizing in-migration. If the managers choose to move to Waianae, it is estimated that the project will support a residential population growth of 96, based on an average household size of 3.2 for the estimated 33 (10 percent) in-migrants. This relatively minor population growth can be readily accommodated within population guidelines for the district.

It is estimated that the visitor population will increase by an average daily census of 252. The total de facto population is estimated at 343.

In addition to quantitative analyzes, this report also made a preliminary identification of community issues and concerns related to the Pacific Basin Conference Resort. One to one interviews with some Waianae residents were held 1) to identify possible issues on this project, 2) to gain an understanding of how this project relates to community goals and aspirations, and 3) to identify possible solutions or ways of reaching these solutions.

Generally, those interviewed either had a strong positive feeling toward the project, or expressed some reservations based on the effects of the project, rather than the project itself. Many people expressed their concerns through questions, such as "What will happen to the water...I have problems with it if it means that we will not be able to get water".

The following is an overview of those concerns/questions raised by those interviewed.

General Compatibility of Additional Resort in Makaha -- Most of those interviewed seemed to accept the general nature of existing resort use in Makaha and did not express strong concern about adding more rooms. Where there was concern about the visitor industry, it was more from the standpoint of the impacts on public facilities and services, than on lifestyle qualities.

Some strongly expressed their desire to see this project be implemented, primarily because they felt that resort uses are one way to provide jobs and business opportunities. Thus, resort in general is potentially compatible with community efforts and desires for economic development. This positive feeling was qualified, however, by desires for access to all levels of employment and some sense of community interaction with the conference resort during its planning and operational stages.

Summary: page 5

Most felt that the particular market of the proposed facility was preferable over a "typical hotel", because of the overall higher level of quality and the ability to control the type of guest and the amount of interaction/use of existing community facilities. Also frequently expressed was a strong desire to see this project be implemented because of the employment opportunities and a feeling that Pacific Basin Conference Resort would bring more visitors into the area which would indirectly help the Sheraton Makaha Inn survive.

A couple of people pointed out that, with Ko Olina at West Beach and the Makaha resorts, the Waianae coast will be flanked by tourism-related uses. While it was recognized that Makaha would not reach the same magnitude as Ko Olina, it was suggested that Makaha's resorts actively work on achieving harmony with the community.

Need for Jobs -- This seemed to be the overriding reason for the positive reactions towards the Pacific Basin Conference Resort. For those who had reservations about the project, they saw jobs as a positive asset. Closely related to this is the need for the existing resident community to have access to all levels of employment, including management. Meaningful job training was raised as a good solution.

Availability and equitable distribution of water -- For the purposes of this report, the water system is discussed separately from the other systems because of the degree of concern and frequency of questions regarding water. The major problem regarding water was that people wanted assurances that existing residents would have priority in obtaining water, especially in light of new developments. There was also confusion as to the general sentiment that there is "not enough water", yet new developments seem to have no problem in obtaining water.

Adequacy of existing infrastructure, particularly at the bottom of the valley -- This raised the most questions. People asked for information regarding the infrastructure systems of the roadways, sewerage and drainage and expressed their concern that these already need improvement, and questioned whether the proposed project would exacerbate the existing situation.

Summary: page 6

Need for the Pacific Basin Conference Resort (and Mauna Olu Subdivision) to be part of the community -- Almost all of those interviewed suggested that the developer work with the community and participate in community efforts. People did not want to see isolation between the existing residents at the bottom of the valley and the visitors/newer residents of the upper valley. They suggested that the developer of the Pacific Basin Conference Resort take on the same attitude of other business entities in the valley, such as Makaha Valley, Inc., ANA Hotels Hawaii, Inc., and the Sheraton Makaha Resort and Country Club. This need will exist not just during operations, but also in the planning stage. People felt the community should be involved in the project's planning stage so that they 1) understood the concept and intent and 2) they can provide input (how the Pacific Basin Conference Resort will look and operate vis-a-vis community interaction).

Accessibility to the heiau -- This is related to the previous concern of working with the community. Mauka of the overall Mauna Olu Subdivision is a restored 13th century kaneaki heiau. Currently, residents visit the heiau for picnicking, religious purposes and general relaxation. Those interviewed encouraged retaining both physical and psychological community access to the heiau.

Other impacts raised, though not as frequently, were the need for the project's visual harmony with the natural environment, the effect of the Pacific Basin Conference Resort on property values, and suspicions regarding the motive of the developer, as well as various comments/questions on the EIS Preparation Notice.

In summary, the quantifiable potential social impacts of the Pacific Basin Conference Resort include an increase of employment opportunities, a modest employee housing requirement, a minor residential population increase and an increase in visitors. Given the socio-economic indicators of the Waianae Coast, it appears that the sum of such impacts would be beneficial to the overall community.

It is noted that most of those people interviewed seemed favorable towards this job-generating potential. They also stressed, however, that given the community makeup, needs and desires, the applicant needs to work with the community. This working relationship is essential towards creating a balance between employment opportunities and the "costs" of this project (physical and general social impacts). To help achieve this balance, a range of potential socio-economic mitigation measures is provided in the last section of this report. These measures identify what is available to the applicant in efforts to minimize social impacts and create a mutually satisfactory environment with the proposed project.

**Social Impact Assessment  
Prepared for the  
Environmental Impact Statement  
Of the Proposed  
Pacific Basin Conference Resort**

**Section 1  
Background and Purpose**

## 1. BACKGROUND AND PURPOSE

### 1.1 Report Purpose, Methodology and Contents

This study was prepared for the Environmental Impact Statement (EIS) of the Pacific Basin Conference Resort proposed by Honolulu Federal Saving and Loan Association. The EIS is being prepared in conjunction with a proposed amendment to the Waianae Development Plan and its Special Provisions.

As with the overall Environmental Impact Statement, the social impact assessment has to do with the development and disclosure of social information relevant to (1) informing the decision-making process, and/or (2) developing management actions to deal with problematic social outcomes of a proposed project.

This report was prepared by Earthplan (located at 81 South Hotel Street, Suite 211, Honolulu, Hawaii) whose principal is Berna Cabacungan. Earthplan sub-contracted Community Resources, Inc. (CRI) (located at 1188 Bishop Street, Suite 909, Honolulu, Hawaii) for portions of the work. CRI principal is John M. Knox, Ph.D.

This Social Impact Assessment identifies the potential impacts and community issues and concerns raised by people at a specific point in time. What actually happens, or the "actual" impacts, will depend on how the surrounding community, the landowner and the ultimate operator adapt or adjust to the situation.

Addressed in this study are potential social impacts of the proposed project, within the context of the existing community. Generally, the report is organized to, first, describe the social context in which this project is being proposed; second, to identify potential social impacts of the proposed Pacific Basin Conference Resort; and, third, to identify specific mitigation measures.

The following are specific sections and their contents:

- Section 2 describes the characteristics of the existing community, independent of the proposed Pacific Basin Conference Resort. It includes:
- history,
  - general characteristics, based on information from the U.S. Census Bureau,
  - information on the existing employment and labor force characteristics,
  - information on the existing housing supply.

- Section 3 identifies potential social impacts of the Pacific Basin Conference Resort through discussions of:
- potential changes in the residential and visitor population,
  - potential impacts on employment and housing, and
  - preliminary community issues and concerns about the Pacific Basin Conference Resort.

Section 4 identifies potential mitigation measures.

Both quantitative and qualitative approaches are used to assess potential social impacts.

Where possible, the study examines those impacts which can be quantified, such as growth trends and population projections, and employment and housing implications. The sources of these are primarily public forecasts, policies and plans, and computations were further conducted.

The study also discusses less tangible impacts of lifestyle, neighborhood character, and community values. Analysis of such speculative impacts are based on analyses of previous issues addressed by the community and results of public opinion polls, as well as discussions with knowledgeable regional community members.

### 1.2 Project Description

This section describes the physical aspects of what is being proposed in Pacific Basin Conference Resort, as well as identifies characteristics which differentiates this project from "typical" resort projects.

#### 1.2.1 Overview of the Proposed Project

Honolulu Federal Savings and Loan Association is currently proposing a Pacific Basin Conference Resort in Makaha Valley in the Waianae Development Plan Area. Comprising 23.5 acres, the project site includes Tax Map Key 8-4-28:15-32, excluding 29 and a portion of parcel 10. This location is depicted in Figure A.

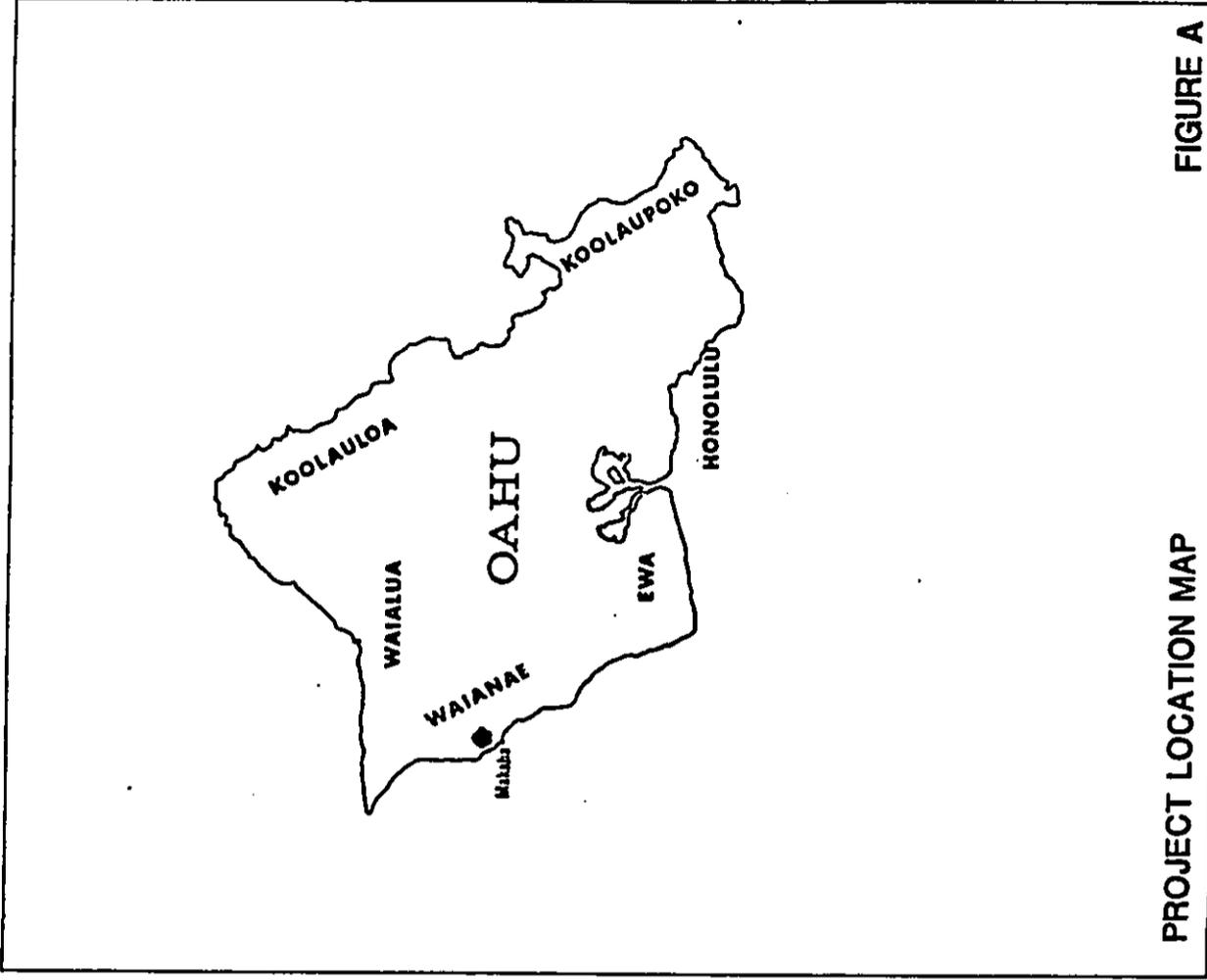
The project site is currently part of the Mauna Olu Subdivision, a 129-lot subdivision with individual parcels having a 1-acre minimum. Mauna Olu awaits final subdivision approval from the City and County pending completion of infrastructure.

On its mauka boundary, the project site is bounded by Ma Iole Street, which leads to the riding stables operated by the Sheraton Resort and Country Club, and a concrete drainage channel. Further mauka, or to the east and northeast, lies the balance of the existing undeveloped Mauna Olu Subdivision. Immediately makai of the project site is the West Golf Course serving the Sheraton Makaha Resort and Country Club, east of which is the East Golf Course. Both are 18-hole courses.

The project site currently encompasses 17 subdivided lots of vacant land under one ownership. The roadway and other infrastructure improvements serving these lots have been constructed and are owned by Honolulu Federal Savings and Loan Association. A single-family dwelling is situated on an adjacent 1.8-acre parcel and is accessible via Mauna Olu Street. This parcel is not part of the project site.

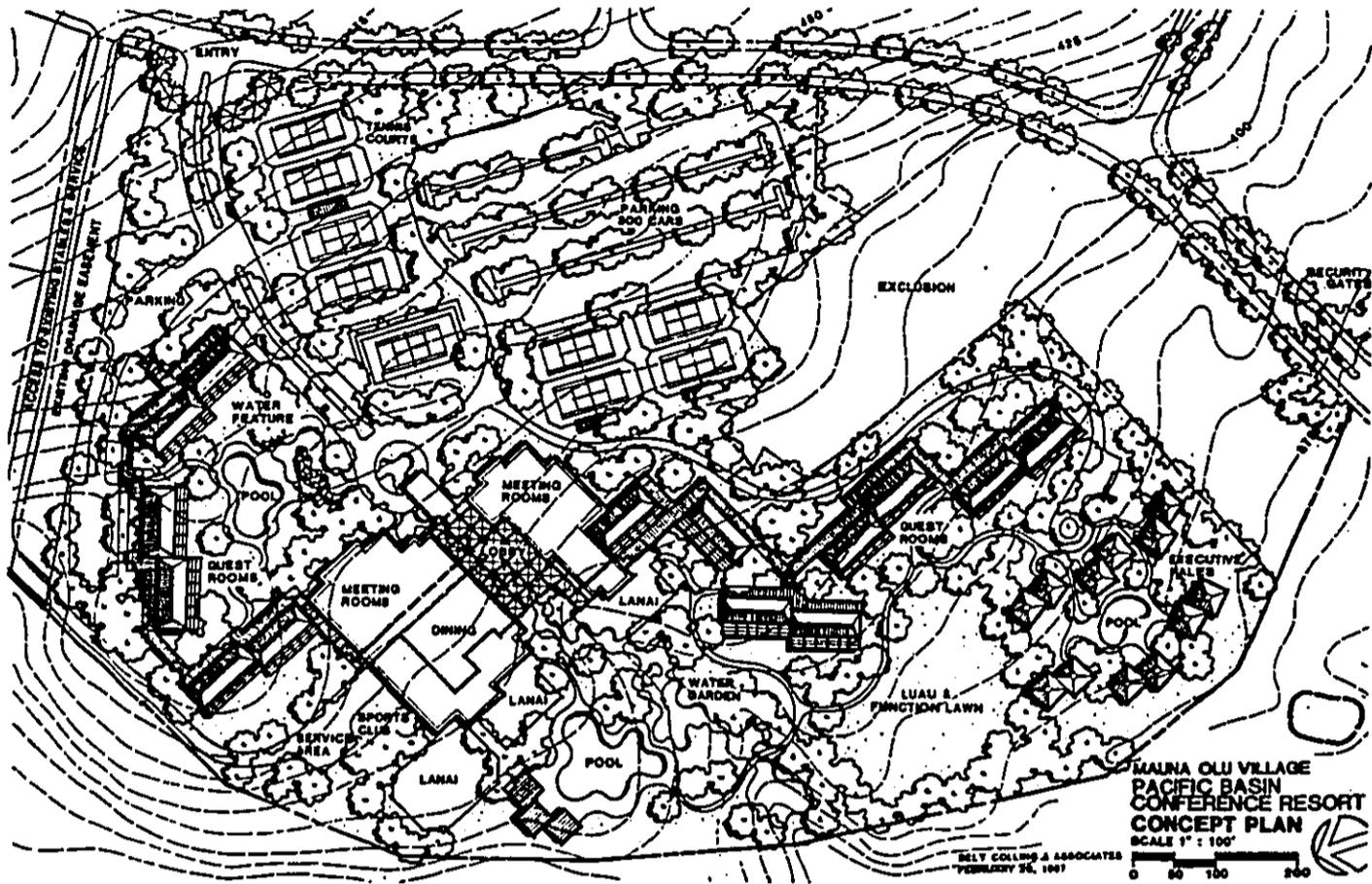
Honolulu Federal Savings and Loan Association is proposing a 300-room conference center which would be specially equipped and staffed to serve the business conference and meetings segment of the lodging and travel industry. The goal of this conference center is to provide an environment which minimizes distractions of business attendees. Specific characteristics of this facility which distinguishes a conference center from a typical resort includes:

- The conference center specializes in the conference business, particularly small to medium sized meetings.
- Facilities would provide an appropriate balance of numbers and types of meeting rooms, discussion areas, sleeping rooms, dining facilities and recreation facilities.



PROJECT LOCATION MAP

FIGURE A



- Featured in the conference center are complete meeting, planning and support services, including professional meeting coordinators, audio visual services, superior food service and reliable security.

- Business attendees would have extensive recreation amenities, as well as convenient access to the major airport.

The proposed Pacific Basin Conference Resort would house 300 hotel rooms, 2 auditoriums (6,000 square feet each), 5 conference rooms (ranging from 2,000 square feet to 4,000 square feet) and 19 conference suites (400 square feet each). The facility would be served by 3 restaurants, 4 banquet rooms and 2 cocktail lounges. Other amenities include a health club, swimming pool, jogging trails and tennis courts. The proposed site plan is provided in Figure B.

Among other approvals, implementation of the Pacific Basin Conference Resort requires an amendment to the Waianae Development Plan from the site's current designation of Residential to Resort. The applicant also has an application to increase the number of allowable resort units in Makaha by 500 units over the current limit of 500 units. Currently 200 of the allowable 500 resort units are built.

## 2.0 CHARACTERISTICS OF THE EXISTING COMMUNITY

This section describes the social context in which the Pacific Basin Conference Resort is being proposed.

Information on the history of Waianae and Makaha is provided (Section 2.1), as well as an overview of what the U.S. Census tells us about the present population (Section 2.2). The area's economic activities and employment characteristics are described (Section 2.3), as well as the current housing supply (Section 2.4).

Many studies on Waianae's lifestyle have been previously conducted, and findings are summarized in Section 2.5. Community issues, concerns and values, as indicated by polls, community surveys and Neighborhood Board actions, give us yet another way of identifying the "social fabric" of the area.

Finally, Section 2.7 cites currently foreseeable major changes which will happen whether or not the proposed Pacific Basin Conference Resort is actually developed.

### 2.1. History

During the years following the arrival of missionaries to Oahu, the Waianae coast remained sparsely populated. While some ranching activities were initiated, the Waianae Coast was generally considered to have a very limited future by most people.

Judge Herman A. Widemann had a different point of view. Coming from Kauai where he had struggled to get the Grove Farm Plantation off the ground, Widemann believed that sugar could be produced in Waianae. In 1879 he leased all of what was known as Waianae Kai from the Hawaiian monarchy and began the Waianae Sugar Company. By 1884, the area around the existing town of Waianae was "the largest settlement on the island of Oahu outside of Honolulu" (Krauss, 1972, P. 42).

The Waianae Sugar Company easily became a dominant force in the area but the plantation's expansion was limited at the borders of Makaha Valley, which was owned by the Holt Ranch. An Englishman, Robert William Holt, purchased the valley in the late 1850s. He died soon thereafter, but his sons began to work the Makaha lands in the early 1860s. Owen Jones Holt began to show an aptitude for business on the land and eventually became the leader of the Holt Ranch in Makaha Valley.

Owen Jones Holt was married to a Tahitian-English woman who descended from Kamehameha I and Lord George Paulet, a British officer who once overthrew the Hawaiian monarchy for a brief period (Capital Investment Co., N.D.).

## Social Impact Assessment Prepared for the Environmental Impact Statement Of the Proposed Pacific Basin Conference Resort

## Section 2 Characteristics of the Existing Community

So that his wife might entertain in a fashion befitting her social station, Holt built a large house, flanked by guest and servant cottages designed to accommodate 100 guests. Many distinguished guests, including Kamehameha V, Queen Emma, and the future Queen Liliuokalani, were entertained by the Holts in their Makaha estate (Krauss, 1972, P. 34).

Based on community interviews for the Pacific Basin Conference Resort, it was learned that this house was called Mauna Olu, and was situated in the vicinity of the existing Sheraton.

The Holt Ranch flourished during the second half of the 19th century. During these years, Makaha Valley remained a "tropical kingdom" which produced nearly all of the food required for feeding the family and crew. Near the end of the century, coffee trees were even introduced into the valley. Unfortunately, the deaths of family leaders produced factional fighting amongst the remaining members and the ranch was sold to the owners of the Waianae Plantation just after the turn of the century.

The continuing dominance of the Waianae Plantation in the area is illustrated by the fact that, of the total 1910 population numbering over 1,800 people, 750 were laborers at the plantation (Ibid, P. 77).

Around this time, however, the first threat to the plantation's power was being introduced to the area. In 1912, the government opened homestead lands in Lualualei. Terms for the land were low enough to encourage common people to settle on the land. This set the stage for the eventual confrontation over a crucial but limited natural resource in the area -- water.

The Waianae Plantation lost the first legal battle over water rights in 1924. The amount of water given up was small, but it was the first of a continuous process of legal battles. In 1929, Hawaiian Homestead lands were opened in Nanakuli. These homesteaders widened the fight for water rights.

The ongoing fight for water and World War II collectively brought about a labor shortage and a loss of some of the best sugar cane lands. The Waianae Sugar Company closed in 1946.

The Capital Investment Company, owned by Chinn Ho, soon afterwards purchased over 9,000 acres of former sugar land on the Waianae coast. Capital Investment became the first major land developer in the area, subdividing much of the land and selling it as house lots or small farms.

Over the years, another major developer has been the State Department of Hawaiian Home Lands (DHHL). Much of the land in Nanakuli and several large parcels in Waianae and Lualualei are owned by DHHL. As of June 30, 1986, a total of 1,327 residential and 65 agricultural homestead lots on the Waianae coast were awarded to native Hawaiians (DHHL, 1986).

These early development efforts have had a lasting effect on the environment of the area. While modernization and urbanization have certainly made an impact on the area, Waianae has managed to retain a strong rural identity. Since much of the land in the area is owned in fee, many of the small farms that were established during the 1940s and 1950s have been passed from one generation to the next. Although the number of agricultural operations continues to decrease, the Waianae region continues to be the major producer of diversified agricultural products on Oahu.

Tourism became an economic factor in the area during the 1960s, primarily around the town of Makaha. Beachside condominiums were developed to provide accommodations for a mix of visitors, residents, and "second home" owners from Honolulu. The Capital Investment Company continued to play a prominent role in the area by developing a major resort complex in Makaha Valley in 1968.

### 2.2 General Census Characteristics

This section provides detailed U.S. Census figures for the City and County of Honolulu, the Waianae Division (the boundaries of which are coterminous with the Waianae Judicial District and the Waianae Development Plan area), and the Makaha Census Designated Place (CDP). Figure B shows the location of the project site relative to these various boundaries.

The figures shown in Tables 1 and 2 give population levels and demographic and family characteristics for each area in years 1970 and 1980.

Over the last several decades, the population density in urban Honolulu has increased and people have continuously migrated outward from the city. This has generally led to a more rapid rate of population increase in all rural parts of Oahu.

This is definitely true for the Waianae Coast. Table 1 shows that Oahu's population grew during the 1970s by over 130,000 people, or 21 percent. In contrast, the population of the Waianae Division increased by 31 percent, from 24,077 in 1970 to 31,487 in 1980. The rate of growth was considerably higher in the Makaha CDP with an increase of 42 percent to a total of 6,582 residents.

In addition to the 1970 and 1980 population figures in Table 1, the Hawaii State Census Statistical Areas Committee (1986) estimates the July 1, 1985 resident population of Waianae to be 34,029. The estimated City and County of Honolulu population for the same period is 814,642.

The efforts of DRHL to place native Hawaiians on lands in the Manakuli and Waianae Valley areas have clearly had an impact on the ethnic make-up on the Waianae Coast. Residents of Hawaiian ancestry made up a total of 40 percent of the entire population in the Waianae Division. This was nearly twice the number of Caucasians (23 percent), the second largest ethnic group in the area. Figures were more evenly distributed in the Makaha CDP with 32 percent of the population being Caucasian and 28 percent Hawaiian.

The Waianae and Makaha CDP populations also appear "younger" than the islandwide population. The median age in the Waianae Division was 22.8 years; for the Makaha CDP, 24.3 years. These are considerably lower in 1980 than for the entire County whose median age was 28.1 years.

Over 40 percent of the Waianae's population, and 37 percent of Makaha's population, was under 17 years of age. Further, Makaha's proportion of children under 5 years (15 percent) is significantly higher than the islandwide proportion of 8 percent.

Table 1

Population and Demographic Characteristics:  
City and County of Honolulu and Various Parts of Study Area, 1970 and 1980

	CITY AND COUNTY OF HONOLULU		WAIANAE DIVISION		MAKAHA CDP	
	1970	1980	1970	1980	1970	1980
TOTAL POPULATION	630,520	782,545	24,077	31,487	4,614	6,582
ETHNICITY						
Caucasian	41.2	33.1	34.9	22.8	41.6	31.5
Japanese	26.8	24.9	9.0	6.9	6.6	5.2
Chinese	7.7	6.9	3.4	1.7	3.0	2.0
Filipino	10.4	12.8	15.3	15.5	16.4	15.5
Hawaiian	8.5	10.5	26.0	40.0	23.3	28.6
Other	5.5	11.8	11.4	13.1	6.7	17.2
AGE						
Less than 5 yr.	9.3	7.9	12.5	11.8	11.8	15.0
5 - 17 yr.	24.2	24.2	35.2	29.6	41.8	21.9
18 - 64 yr.	59.5	60.7	48.7	54.1	39.9	56.4
65 or more yr.	5.0	7.2	3.6	5.1	3.5	6.7
Median age	24.6	28.1	19.2	22.9	18.0	24.3
RACE OF BIRTH						
Hawaiian	MC	55.1	MC	76.5	MC	62.9
Other U.S. ex	MC	30.1	MC	15.9	MC	28.9
Foreign country	MC	14.8	MC	7.6	MC	8.2
RESIDENCE 5 YRS. PREVIOUS (people aged 5+)						
Same house	42.5	48.2	47.0	53.2	46.4	38.7
Same island	MC	25.5	MC	33.6	MC	37.5
Different island	MC	1.3	MC	1.3	MC	2.2
Different state	MC	18.4	MC	18.4	MC	19.5
Different country	MC	6.6	MC	6.6	MC	7.1
EDUCATION						
0-8 years only	20.8	14.4	32.5	19.8	32.9	16.7
High school only	37.5	46.0	30.9	46.9	43.3	54.8
Some post High School	26.2	18.3	31.2	12.4	15.3	15.8
College, 4+ yr.	15.5	21.7	5.4	6.9	8.5	10.7

Notes: Figures based on 151 sample; base, numbers represent estimate, including persons born in U.S. territories, and persons born abroad or at sea to American parents.

"MC" = 1970 categories or bases "Not Comparable" to 1980 (1970 Census kept a "non-response" category, while 1980 Census allocated non-responses to other categories shown).

Sources: U.S. Bureau of the Census, 1970 and 1980 (Secondary Tape Files 1A and 2A); State of Hawaii, 1973, Community Profiles for Hawaii

Table 2

Family Characteristics and Income Levels  
City and County of Honolulu and Various Parts of Study Area, 1970 and 1980

CITY AND COUNTY OF HONOLULU	WAIANAE DIVISION		MAKAHA CDP	
	1970	1980	1970	1980
POPULATION IN FAMILIES	N/A	653,110	N/A	29,599
as percentage of total population	N/A	25.62	N/A	91.02
NUMBER OF FAMILIES	139,277	178,516	4,593	6,797
HEADS				
Husband/wife	84.7	82.8	84.9	75.8
Male only	3.6	4.5	6.3	5.2
Female only	9.8	12.7	10.7	19.0
WITH OWN CHILDREN UNDER 18	63.4	54.9	71.2	67.3
Female head	4.2	7.5	18.4	13.5
BELOW POVERTY LEVEL	7.2	7.5	16.4	21.4
MEDIUM FAMILY INCOME	\$12,935	\$23,354	\$9,000 to \$9,999	\$16,326
NON-FAMILY HOUSEHOLDS	N/A	53,298	N/A	1,224
percentage below poverty level	N/A	15.71	N/A	23.41

Notes: All figures (except "Population in Families") based on 1971 sample; hence, numbers represent estimates. "N/A" = "Not Available."

Sources: U.S. Bureau of the Census, 1970 Census of Population and Housing—Census Tracts—Honolulu, Maui, PWC(11-198); 1980 Summary Tape File 3-4; State of Hawaii, 1975, Community Profiles for Maui.

As measured by the 1980 Census, women in the Waianae Division had by far the highest fertility rate on Oahu in 1980 -- 1,839 children ever born for every 1,000 women in the child-bearing range, versus 1,175 children per 1,000 women for the island as a whole.

Of the total population of the Waianae Division in 1980, more than three-fourths had been born in Hawaii. This is significantly higher than the 55 percent figure for the County as a whole. In Makaha, 63 percent of the residents were born in Hawaii and another 29 percent were born elsewhere in the United States or territories of the United States.

Another example of in-migration to Makaha during the 1970s is the smaller than average number of people living in the same house five years previously and a similar number of people that had lived on Oahu but had moved to the area during the most recent five-year period.

The average educational level of Oahu residents and those on the Leeward coast rose significantly during the 1970s, but residents of the Waianae Division in 1980 were comparatively less likely to have at least some post-high school education.

Table 2 gives Census figures on family characteristics and income levels for the same geographical areas discussed above. A strong demographic distinction for the Waianae Division is that a high proportion (94 percent) of the population lives in family households.

Further, there are large numbers of families with children but without male heads of the household. This is particularly evident in the Makaha CDP where more than one in five households (21 percent) consisted of female householders with no husband present. Seventy-five percent of these Makaha households without husbands included children under 18 years of age.

Table 2 also shows that Waianae Division and Makaha CDP have significantly lower median family incomes than the County as a whole. While the 1980 islandwide median family income was \$23,554, Waianae Division had a median of \$16,326; Makaha CDP, \$14,767. Further Waianae and the Makaha CDP have more families below poverty level than the islandwide proportion.

### 2.3 Employment and Labor Force

This section provides an overview of existing economic activities in Waianae, particularly from an employment perspective. Following is a description of the labor force, including the number of persons in Waianae Coast actually working, as well as the nature of their employment. The last sub-section discusses current estimated unemployment in the area.

#### 2.3.1 Major Economic Activities

Job-creating activities in the Waianae area are relatively few in number. Census data shown in Table 3 indicate a total 4,036 jobs in Waianae as of 1980. This number is equal to just 40 percent of the resident Waianae civilian labor force as of that year. By contrast, the number of civilian jobs islandwide in 1980 was equal to 91 percent of available civilian labor force.

Of the Waianae jobs which did exist in 1980, an apparently high proportion fell in the category of "Professional and Related Services." This high percentage (29 percent) presumably reflects the large number of teachers, social service professionals, and other government or private-sector service workers in the area.

The data in Table 3 suggest that, for primary economic activities, as opposed to social or government services, the largest concentration of jobs falls in the retail trade sector. These jobs would be distributed over a wide variety of stores in the different communities along the Waianae Coast.

Private-sector economic activities which bring outside dollars into the Waianae area are largely limited to modest tourism development at Makaha, small-scale agricultural activities, and the Luaualei Military Reservation in Maui.

The Sheraton Makaha Resort and Country Club (operated by Sheraton but owned by ANA Hotels Hawaii, Inc.) is one of the larger single employers in all of Waianae and certainly in the Makaha area.

As of January 1987, the 200-unit Sheraton and its associated golf course employed 175 full-time and 57 part-time or on-call workers, of whom an estimated 90 percent reside in Waianae or the nearby Makakilo area (personal communication, Glenda Martin, assistant personnel director, February 4, 1987).

Agriculture produces a comparatively small number of full-time jobs in Waianae. However, agricultural activities are an important part of Waianae's lifestyle and also account for a significant portion of Oahu's limited diversified agricultural production.

Table 3

Oahu and Study Area Civilian Jobs by Industry, 1980

Industry Category	Jobs in Waianae Dist.	% of Total	Jobs in Makaha	% of Total	Jobs on Dist.	% of Total
Agriculture, Forestry & Fisheries	212	5.3	13	3.0	4,805	1.5
Mining	0	0	0	0	131	0.4
Construction	273	6.8	94	20.0	19,044	4.2
Manufacturing	162	4.0	46	14.0	24,246	7.8
Transportation, Communications, & Other Public Facilities	210	5.2	19	4.0	27,655	8.9
Wholesale	81	2.0	0	0	12,955	4.2
Retail	820	20.3	96	20.0	44,497	20.9
Finance, Insurance & Real Estate	208	5.2	0	0	25,197	8.1
Business & Repair Services	84	2.1	10	2.0	14,489	4.7
Personal Services	141	4.0	44	13.5	19,803	6.4
Entertainment & Recreation Services	141	3.5	28	4.0	5,422	1.8
Professional & Related Services	1,155	28.6	82	17.0	56,164	18.2
Public Administration	529	13.1	0	0	33,781	10.9
TOTALS (CIVILIAN JOBS)	4,036	100%	474	100%	348,441	100%
Armed Forces	220	N/A	0	N/A	48,251	N/A

\* "Makaha" boundaries correspond with those of Census Tract 98, which are slightly different from the Makaha CDP boundaries.

Source: Urban Transportation Planning Package (printouts of special analyses from 1980 U.S. Census, available from the Hawaii State Department of Transportation)

There are approximately 2,000 acres in Waianae zoned for agriculture. The most current data, cited in a synopsis of current Waianae economic opportunities in 1980 (Peat, Marwick, Mitchell & Co., 1980) indicate that there are approximately 250 farms, totaling 485 acres, with an average size of less than two acres.

This, according to the State Department of Agriculture, accounts for 50 percent of all the farms on Oahu. Further, the County synopsis indicated that the Waianae District produced

- 45 percent of Oahu's crop value for vegetables and melons,
- 40 percent of Oahu's beef cattle,
- 66 percent of Oahu's milk, and
- 69 percent of Oahu's hog production.

Waianae also produced fully 98 percent of Oahu's chicken production value and 43 percent of Oahu's egg production. Finally, Waianae produced 20 percent of the ornamental and nursery production for the island.

The County synopsis concludes, based on the proportion of local production derived from Waianae farms, that there is some potential for increased diversified agricultural activity in Waianae. However, availability of capital, land and competitive factors could constrain any expansion of this kind of agriculture in the Waianae.

### 2.3.2 Labor Force and Participation

The "labor force" within a given area refers to the number of potential workers residing there, whether or not they work in the same area.

Table 4 provides 1970 and 1980 Census information on labor force size and characteristics. As of 1980, the potential labor force (i.e., residents aged 16 or older) for the Waianae Division numbered 20,082. In the Makaha CDP, the total was 4,358.

Much of the "potential" labor force was either in the armed forces or had chosen not to participate in the labor force. Compared to islandwide figures, both the entire Waianae Coast and the Makaha area had a smaller than average number of residents in the armed forces.

At the same time, within the civilian labor force only, both areas had a much lower percentage of persons who participated in the labor market. Whereas 66 percent of Oahu's civilian labor force participated, only 52 percent did in the Waianae Division; in the Makaha CDP, 53 percent.

Table 4

Labor Force Size and Characteristics:  
City and County of Honolulu and Various Parts of Study Area, 1970 and 1980

	CITY AND COUNTY OF HONOLULU		WAIANAE DIVISION		MAKAHA CDP	
	1970	1980	1970	1980	1970	1980
POTENTIAL LABOR FORCE (aged 16+)	427,491	574,803	13,651	20,082	2,431	4,358
not in labor force	33,021	30,821	62,221	45,921	49,521	44,421
armed forces	11,321	10,121	8,221	4,221	4,221	4,221
civilian labor force	55,521	59,121	49,621	49,921	44,321	50,921
CIVILIAN LABOR FORCE	237,328	339,883	6,780	10,008	1,218	2,217
unemployed	3,021	4,621	6,521	7,721	2,421	3,221
TOTAL EMPLOYED	234,307	335,262	6,338	9,238	1,156	2,101
CIVILIAN LABOR FORCE	230,252	324,113	6,338	9,238	1,156	2,101
OCCUPATION						
service	15,01	17,62	24,81	19,72	MC	18,62
manager/profes.	MC	24,72	MC	14,32	MC	15,62
technical, sales & adminis.	MC	33,72	MC	29,72	MC	24,02
farmer/fish/forest	MC	1,82	MC	2,42	MC	4,72
precision, craft, repair	MC	11,32	MC	16,62	MC	18,92
operators, fabricators	MC	10,92	MC	17,32	MC	17,72
laborers						
INDUSTRY (selected)						
agric., forest, fish, mining	2,12	1,72	N/A	2,02	N/A	2,92
construction	9,52	6,62	16,62	9,82	N/A	16,52
manufacturing	10,32	7,72	26,62	12,42	N/A	12,72
retail trade	18,02	20,52	11,92	21,52	N/A	18,82
financial, insurance						
real estate	5,82	8,12	2,12	5,92	N/A	6,72
personal, entertainment & recreat. services	7,62	8,12	N/A	8,72	N/A	5,02
health, education and professional	18,12	18,52	12,02	12,42	N/A	14,62
public status.	12,62	10,92	15,72	11,42	N/A	10,42
CONQUIRE TO WORK						
45 minutes or more	N/A	11,92	N/A	40,62	N/A	42,62
mean travel time	N/A	22,6 min	N/A	32,8 min	N/A	33,8 min

Notes: All figures based on 151 sample blocks, numbers represent estimates.  
"N/A" = "Not Available" in published form. "MC" = 1970 categories or bases "Not Comparable" to 1980 Census.  
Sources: U.S. Bureau of the Census, 1970 Census of Population and Housing--Census Tracts--Honolulu, Hawaii, PHC(1)-86; 1990 Summary Tape File 3--Hawaii, 1973, Community Profiles for Hawaii.

Information presented in Table 5 provides a more detailed view of the civilian labor force for the areas that have been under discussion. The table indicates that the Waianae Division and Makaha CDP had relatively lower participation rates in the civilian labor force and higher unemployment rates in the County as a whole.

Table 5 further shows that the proportion of women participating in the labor force was significantly lower in both areas than for islandwide figures. The female participation rate for Waianae Coast was 39 percent, while the corresponding figure for the County was 58 percent.

Table 4 presents employment data by industry. The following notes some of the highlights of the table:

- During the 1970s, employment in the construction and manufacturing sectors declined sharply among Waianae residents. Nonetheless, these industries employed a greater percentage of the population than observed for the entire County. Persons in the construction industry account for a significant portion (16.5 percent) of workers living in the Makaha CDP.

- The shift among industries was to the retail trade sector, and to a lesser degree, professional sectors.

- A reliance on jobs located in the core Honolulu area is evident from the data which shows that over 40 percent of the Waianae residents travel 45 minutes or more to their place of work.

Looking at 1980 occupational profiles in Table 4, it may be observed that only 24 percent of employed civilians islandwide were involved in jobs which suggest manual labor -- "farming/fishing/forestry" or "precision, craft, repair" or "operators, fabricators, laborers." However, in the Waianae Division, the combined percentage for these categories totaled 36 percent, and in Makaha it was 42 percent.

### 2.3.3 Current Unemployment

Previous tables discussed unemployment in the Waianae area as indicated from the 1980 Census. Table 6 provides 1986 unemployment figures, as estimated by the State Department of Labor and Industrial Relations (DLIR). It should be noted that the DLIR method for estimating regional unemployment utilizes comparative figures from the 1980 Census, so that the relative relationship between regional and islandwide unemployment in 1980 (e.g., observed equal rates for Oahu and Waianae) is assumed to hold true in subsequent years through the next census.

Table 5  
Selected Rate for the Civilian Labor Force--1980

	County of Honolulu	Waianae Division	Makaha CDP
<b>Total Civilian Population Aged 16+</b>			
Male	241,548	9,399	2,080
Female	275,331	9,823	2,093
Total	516,879	19,222	4,173
<b>Civilian Labor Force (CLF)</b>			
Male	181,245	4,168	1,387
Female	158,618	3,840	830
Total	339,863	10,008	2,217
<b>Total Employed</b>			
Male	173,024	5,876	1,309
Female	151,089	3,560	782
Total	324,113	9,436	2,101
<b>Total Unemployed in CLF</b>			
Male	6,221	492	78
Female	7,529	286	38
Total	13,750	778	116
<b>CLF Participation Rate</b>			
Male (%)	75.0	43.6	67.3
Female (%)	57.6	36.1	39.7
Total (%)	65.8	52.1	53.4
<b>% Distribution of Employed in CLF</b>			
Male	53.4	61.5	62.3
Female	46.6	38.5	37.7
<b>Unemployed as % of CLF</b>			
Male	4.5	8.0	5.6
Female	4.7	7.3	4.8
Total	6.6	7.7	5.2

Source: U.S. Bureau of the Census, 1980 Summary Tape File 3-A, State of Hawaii.

Table 6

Waianae Division 1986 Annual Average Unemployment\*

Waianae Census Tracts	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
96.01	1,700	1,540	160	9.4
96.03	1,790	1,690	100	5.6
96.04	1,180	1,130	50	4.1
97	4,060	3,660	400	9.8
98**	2,180	2,070	120	5.3
TOTALS	10,920	10,090	820	7.5
Oahu Totals	371,295	354,523	16,772	4.5

\* Preliminary Estimates  
 \*\* Contains most of Makaha CDP

Source: Preliminary estimates from the Hawaii State Department of Labor and Industrial Relations, unpublished data.

2.4 Housing Supply, Occupancy, and Affordability

Table 7 provides an overview of housing-related data from the 1980 Census. The data suggest a substantial increase in the Waianae housing stock from 1970 to 1980, much of which can be accounted for by net growth in the Makaha inventory, including both resident- and visitor-oriented units.

The number of year-round housing units for all of Waianae increased from 5,633 in 1970 to 9,528 in 1980. Note, however, that these figures include vacant units, many of which are vacation homes or condominium units in transient use. In terms of year-round occupied units, the Waianae inventory went from 5,185 in 1970 to 7,972 in 1980. This increase was proportionately greater than the population increase, and so household size decreased from 4.52 in 1970 to 3.93 in 1980.

In Makaha, the increase in housing inventory is coupled with a decrease in occupancy. Makaha's total housing inventory went from 1,288 (with 83 percent occupancy) in 1970 to 3,199 (but with only 63 percent occupancy) in 1980.

It appears that about half of the new Makaha units brought on line in the 1970s were for transient use. Table 7 indicates that 31 percent of Makaha's 1980 housing units were vacant for reasons "other than sale, rent, or occasional use" -- i.e. in most cases, for visitor use. This amounts to slightly under 1,000 units, out of a total Makaha housing increase of some 1,800 units. The total number of units vacant for "other" purposes in all of Waianae was less than 1,100, which indicates that almost all of Waianae's visitor-oriented non-hotel units were located in Makaha.

The most recent available City housing estimates indicate a total of 10,600 units in the Waianae Division (City and County of Honolulu Department of General Planning, 1985), with no figures available for Makaha alone.

On an islandwide basis, housing units in 1980 were divided approximately evenly between owner- and renter-occupied units. The distribution is roughly similar for the entire Waianae Division, although there is slightly larger proportion (51.3 percent) of home-owners in the area. The ratio of owner-occupied units is increased in Makaha to nearly 58 percent.

Housing conditions along the Waianae Coast have improved, much as they have throughout the entire island. However, the high number of large families that live in the study areas create conditions of crowding nearly twice as much than the islandwide average.

Table 7

Housing Stock and Characteristics:  
City and County of Honolulu, Waianae Division, and Makaha CDP\*,  
1970 and 1980

	CITY AND COUNTY OF HONOLULU		WAIANAE DIVISION		MAKAHA CDP	
	1970	1980	1970	1980	1970	1980
TOTAL YEAR-ROUND HOUSING UNITS	174,151	250,844	5,433	9,528	1,288	3,199
vacant (total)	5.41	6.71	7.91	14.41	N/A	37.71
vacant for sale	0.41	0.51	0.22	1.01	N/A	1.51
vacant for rent	2.51	3.41	1.01	2.71	N/A	3.81
held for owner's use	N/A	0.91	N/A	1.71	N/A	1.01
other	N/A	3.71	N/A	11.31	N/A	30.91
TOTAL YEAR-ROUND OCCUPIED UNITS	164,743	230,214	5,185	7,972	1,072	2,810
TENURE						
owner-occupied	45.01	49.71	40.61	51.31	29.71	57.71
renter-occupied	55.01	50.11	59.41	48.71	70.11	42.31
SELECTED CONDITIONS						
lacking coat or all plumbing	3.51	1.51	8.41	1.31	3.91	1.01
1.51 or more persons/room	4.91	7.41	19.71	13.71	14.61	13.61
PERSONS PER HOUSEHOLD	3.60	3.15	4.52	3.81	4.31	3.25
MEDIAN CASH RENT (renter-occupied)	8129	8779	890	9284	9110	8282
as % of median family income	12.91	14.71	N/A	19.41	14.81	22.91
MEDIAN VALUE (owner-occupied)	439,400	8129,400	870,000	977,000	939,400	876,000
MEDIAN MONTHLY MORTGAGES (owner-occupied)	N/A	9494	924,979	N/A	N/A	8432
as % of median family income	N/A	25.71	N/A	25.71	N/A	35.11

Notes: \* For 1980, median values are for non-condemned housing units.  
† Figures based on 151 samples; hence, numbers represent estimates.  
"N/A": Not Available.

Sources: U.S. Bureau of the Census, 1970 Census of Population and Housing—Census Tracts—Honolulu, Hawaii, PHC(1)-80; 1980 Summary Tape Files 1-4 and 3-4; State of Hawaii, 1973, Community Profiles for Hawaii.

Figures in Table 7 show comparative 1980 housing costs. For renter-occupied units, the median monthly rent in 1980 was \$278 for the County, \$284 for the Waianae Division, and \$282 for the Makaha CDP. While the above figures for the study areas are near the County median, these rents represent a substantially higher percentage of the family income. This is particularly true in Makaha, where the median rent represents almost 23 percent of the family income, compared to just over 14 percent for the County. For owner-occupied units, the median 1980 value of the units is much lower in the study areas. In Makaha the median value was \$86,000, while in the entire Waianae Division the figure was \$77,000. These compare to a County figure of \$130,400. As with renters, home-owners in the study areas (particularly in Makaha) spend a greater proportion of their income on purchasing their homes.

## 2.5 Lifestyle

The Waianae area is one of Hawaii's most unique and frequently studied rural areas. While residents are diverse in nature, the concept of a special "Waianae lifestyle" (especially in connection with native Hawaiians) is frequently encountered and has been the topic of lengthy anthropological studies (e.g., Howard, 1974). Thus, any summary runs the risk of omitting things which some people would consider vital. The following list represents one attempt:

- 1) Employment is scarce in the Waianae area, and many workers must make 30- to 60-minute commutes or have no job. Thus, for many, an important "lifestyle" dimension involves either commuting or unemployment.
- 2) Waianae Coast residents value agricultural activities and/or rural surroundings, and community groups have consistently fought to protect these characteristics in government land use plans. As mentioned in Section 2.4.1, Waianae is Oahu's major producer of many agricultural products. Some agriculturalists -- e.g., pig farmers -- are making their "last stand" in Waianae after being forced out of other parts of the island by residential development. (However, by the U.S. Census Bureau's rather strict definitions of "farm residence," only 85 Waianae residents lived on farms in 1980.)
- 3) At a broader level, Waianae residents value the outdoors in general. Asked to name the "nicest things" about the Waianae Coast in a recent survey (Willinger and Sine, 1982), residents' mention of the area's beautiful outdoor characteristics was second only to their appreciation of the social environment.
- 4) A slow and relaxed pace of life is considered one of the most important parts of "country" living in Waianae, according to virtually all of the residents and community leaders interviewed for this report.
- 5) Social problems and personal stress are also an undesired but widespread part of life in Waianae. As discussed further in the next section, unemployment, crime, and youth/family problems represent major concerns to Waianae Coast residents. Unemployment rates of 20 percent or more in Waianae were documented in the 1980 U.S. Census. Welfare caseloads are among the highest on the island. And both anthropological studies (Gallimore and Howard, 1982a; Willinger and Sine, 1982) have found large minorities of area residents exhibiting some sign of personal stress.

6) Life in Waianae often features fierce community controversies, particularly in response to proposals for development or change. Community meetings on the Waianae Coast are frequently marked by strong feelings and strong positions. In a history of the Waianae Coast, Krauss (1974, p. 171) notes that "conflict between change and tradition" has characterized the area for more than 150 years, perhaps more than in any other part of Oahu.

7) Values about personal and social relationships which may initially seem contradictory are frequently encountered in Waianae. For example, many people call for rights to sense of 'ohana, but still fight for their rights to independent opinions. And in one of the recent mental health surveys (Willinger and Sine, 1982), the most popular responses to the question on the "nicest thing" about the Waianae Coast were "people are friendly/Ohana" (26 percent) or "quiet neighborhood," but also "quiet neighborhood" (26 percent) or "people leave you alone/no one bothers us/privacy" (ten percent). The idea that people can be very friendly but still quiet and non-intrusive is not actually a contradiction at all, but basic to rural lifestyle.

8) Threaded throughout the "Waianae lifestyle" is the heritage of native Hawaiian culture. The Waianae Coast has one of the highest concentrations of ethnic Hawaiians in the State of Hawaii. Many Waianae residents do not meet standard definitions of "Hawaiian" blood or ethnicity -- nevertheless consider themselves "culturally Hawaiian" (White, 1982b).

The implications of the Hawaiian culture and heritage are so complex that it is difficult to do them justice in the space available. They would certainly include

- (1) for many, a subjective sense of historic injustice and deprivation, along with such objective indicators as being the state's ethnic group with the highest imprisonment rate, highest male suicide rate, and lowest life expectancy (Native Hawaiians Study Commission, Volume II, p. 149);
- (2) modern versions of ancient cultural beliefs regarding family ties, the physical universe, and the supernatural (Pukui, Haertig, and Lee, 1972); and
- (3) a great sensitivity toward any possible shame or personal embarrassment in social situations, especially where educational failings might be involved (Howard, 1974; Gallimore, Poggis, and Jordan, 1974; Kamehameha Schools/Bernice Pauahi Bishop Estate, 1983).

Although results were not available for particular areas such as Waianae, a recent statewide survey of approximately 1,410 Native Hawaiians (Office of Hawaiian Affairs, 1986) found that the most frequent definition of "Hawaiian lifestyle" involved traditional respect for elders (40 percent); followed by being easy-going and generous (21.5 percent); living off the land and sea (17.7 percent); and practicing Hawaiian language, culture, food, religion (12 percent). In response to another question on most important aspects of Hawaiian "Culture," the most frequent answers were music (30 percent) and the Hawaiian language (20 percent).

The future of the "Waianae lifestyle" is open to great debate and question. Some economists believe that increasing population and land prices will likely lead to the "gradual erosion of agriculture and the rural lifestyle still present in the [Waianae] area as parcel by parcel is up-zoned and subdivided (Miklius et. al., 1976, p. 26). And survey results discussed in the next section indicate many residents would be willing to trade much of the "Waianae lifestyle" for more jobs.

As indicated in Section 2.6, however, residents have formed several Waianae economic development and/or community action groups to try to create economic activities compatible with present lifestyles and labor force skills.

Whatever the success of these efforts, the previously discussed demographic trends and the Department of Hawaiian Home Lands' plans to double the number of Homestead units in the area suggest that ethnic Hawaiians will continue to dominate the Waianae Coast population for some time, and this alone will mean continuation of much of the present "Waianae lifestyle."

## 2.6 Community Issues, Concerns, and Values

The purpose of this section is to identify major community concerns which may be directly or indirectly relevant to this project. The focus here will be on general needs and issues, as well as attitudes toward the visitor industry in general. Preliminary information about community concerns in regard to this specific project will be discussed in conjunction with Section 3.

### 2.6.1 Attitudes Toward the Visitor Industry

On an islandwide basis, the most recent Hawaii State Plan Survey (SMS Research, 1984) indicates substantial support for tourism on Oahu, although 51 percent did prefer diversification of the economy rather than continued promotion of tourism (supported by 38 percent) if a choice had to be made.

Otherwise, 93 percent said that "maintaining an economically healthy visitor industry" was either "important" or "extremely important." Seventy percent agreed (versus 23.5 percent disagreement) with the statement "Tourism is still our best bet, even though some of its jobs may be part-time and may not pay as well."

A 1982 University of Hawaii statewide mail-out survey on perceived tourism impact (Liu and Var, 1984) found that

- 75 percent or more of the respondents agreed that tourism had brought substantial economic benefits (more jobs, more outside money, and a higher standard of living) and some types of social benefits (variety of entertainment and of cultural activities)

- There was substantial lack of agreement (40 percent or less) that tourism had increased crime (with the exception of prostitution), led to more drug use, overcrowded local beaches or parks, impaired "cultural identity," or exploited native Hawaiians, and

- public perception was more mixed as to whether tourism had significantly affected cost of living, traffic congestion, or general environmental/ecological quality.

On the Waianae Coast, the Proposed Ko Olina development at West Beach (in Ewa, but near the Waianae boundary) sparked years of controversy and debate, with many residents speaking out on each side of the question. (This was in some contrast to the Ewa district, where a clear majority of residents in public hearings supported the project.) However, there are no published survey data on opinions toward either that project or tourism in general.

### 2.6.2 Waianae Attitudes on Economic Development and Other Issues

While they contain few direct questions about tourism, some past polls and surveys do focus on employment, economic development, and other socio-economic issues, as well as socio-cultural concerns. Data sources include

- a 1980-81 State Mental Health Survey of 408 Waianae District adults (Willinger and Sine, 1982);
- a survey of 2,386 native Hawaiians statewide (Alu Like, 1980), of which about ten percent were in Waianae; and
- the City and County's "Development Plan Surveys" conducted both islandwide (SMS Research, 1978a) and in Waianae (SMS Research, 1978b).

The latter survey is now extremely dated, but still provides the most recent poll which permits a comparison of attitudes in Waianae versus those elsewhere on the island.

Major conclusions to be drawn from these surveys would include:

- 1) Unemployment historically has been a major -- and perhaps THE major -- concern in Waianae. In the State Mental Health survey, when Waianae residents were asked to choose the three most serious from a list of 20 social problems, "unemployment" ranked first with 58 percent (Willinger and Sine, 1982, p. 16). Similarly, when asked to choose the three social programs they would most like to see expanded, "Help getting a job" was first with 61 percent.
- 2) Native Hawaiians in Waianae are even more concerned than Hawaiians elsewhere about economic needs. Asked which type of family needs were not being met, more than half the Waianae Hawaiian sample was able to name some type of need, while 62 percent of Hawaiians statewide said that no family need was unmet (Alu Like, 1980, p. 18). The types of needs most often cited as unmet in Waianae were "Economic" and "Employment."

3) Crime and/or youth problems are also serious Waianae community concerns. While unemployment was the most frequently selected Waianae social problem in the State Mental Health Survey, the next five "runners-up" all dealt with crime and/or youth: juvenile delinquency, 43 percent; crime, 32 percent; drug abuse, 29 percent; school problems, 29 percent; problems of raising children, 20 percent (Willinger and Sine, 1982, p. 16 -- percentages exceed 100 percent because of multiple responses). Another survey focusing on social and psychological problems also found that top-ranked problems included topics such as juvenile delinquency, teenage pregnancies, and hard drugs (Hale Ola o Ho'opookolea, 1982, p. 4).

4) On the physical side, lack of nearby health services and lack of affordable housing were the first and second most frequently selected "problems" (from an original list of 41 possibilities) in Waianae, according to the City's Development Plan survey (SMS Research, 1978a, p. 26). Islandwide, there was similar concern over housing, but distance from hospitals and doctors was much less frequently mentioned than in Waianae.

5) The need to save agricultural land from development was more frequently endorsed in Waianae than islandwide (ibid.).

### 2.6.3 Overview of community issues independent of the Pacific Basin Conference Report

The issues which concern Waianae residents provide a framework in which the proposed Pacific Basin Conference Resort is perceived. This information gives some indication as to the types of issues of most concern, the consistency of attitudes, and the various factors influencing community decisions. Actions of the Waianae Neighborhood Board, as in most other neighborhood boards, reflect the community values and concerns.

There are also a number of community-based efforts currently undertaken which further reflect current desires for the future of the area.

Both the Neighborhood Board issues and community-based efforts are presented in this section.

#### Issues Addressed by the Waianae Neighborhood Board

The minutes of the Waianae Neighborhood meetings held from December 1985 through January 1987 were closely reviewed to identify recent issues addressed by the Board.

A consistent focus of the Waianae Neighborhood Board is the adequacy and quality of public services and facilities. They are constantly addressing the educational system, and infrastructure systems, such as water and roadways. They are further concerned about the delivery of services by the police and fire departments, and recommend traffic improvements to the State and City public agencies. Land use proposals seem to be reviewed in light of this focus on the adequacy and quality of public services and facilities.

The following is a summary of specific issues addressed by the Board over the last year:

Public and Community Facilities and Services

- General information regarding water sources and availability, including a forum addressing potential water shortages with the Board of Water Supply
- Traffic and access problems, including traffic lights at various locations, speeding, and acquisition of right-of-ways
- Another highway in/out of Waianae in times of emergency
- School safety and curriculum
- Electricity for Waianae Boat Harbor
- Concerns related to parks including renaming of Yokohama Beach to Keawaiula, public access to park near Makaha Surfside, adoption of a resolution by the Manakuli Surf Club to develop Tracks Beach Park for family surfing and ocean activities, and general safety
- Operation of the sewage treatment system
- Use of Makaha resort for meeting facilities, particularly for Waianae Helping Waianae Day sponsored by the Board members
- Bus operations, as they affect nearby residents
- Specific fire and police protection incidents and Neighborhood Watch Programs

Land Use-Related and Other Concerns

- Increase water supply for a couple of small parcels in which landowners wanted to build another unit

- Request from All Affordable Homes to re-zone 138 acres to allow 500 affordable units in Mauna Olu Subdivision (see Section 3.4 for further discussion of this)

- Request from Haggai Institute to establish a proposed religious training facility at Lahilahi Point in Makaha

- Request from the Department of Hawaiian Homes to re-zone land in Lualualei from Public Facility to Industrial (4.3 acres) and Commercial, and from Preservation to Public and Quasi-Public (25.1 acres)

- Burning of high sulfur fuel at Hawaiian Electric's Kahe Point plant

- Administrative concerns such as Board rules and procedures, the Neighborhood Plan Five-Year Review Amendments filling of vacancies and Waianae Neighborhood Board Newsletter

- Boundary changes for the Waianae Neighborhood Board

- Waianae Day at the Bishop Museum

Description of community-based planning efforts and desires for the future

This section identifies community-based planning efforts which were identified by the community. Note that this list does not include public agencies themselves, but identifies groups which may stem from these agencies.

ad hoc planning group -- recently formed (no official name yet), this group formulating long range (Year 2006) community goals and objectives which can help in directing desired growth on the Waianae coast, and based on community consensus.

Waianae Land Use Concerns Coalition -- looks at alternatives in economic development in Waianae

Our Churches Organizing Projects (OCOP) -- this church based organization recently formed a historic preservation committee to look at ways to preserve significant sites, especially in light of potential land use changes

Management by Islanders -- community non-profit organization currently managing some social-related projects, such as the Mailland Project and job training, and looking at long range alternatives for Waianae

Ocean Advisory Group -- plans for the recreation and food-gathering potential of the ocean; in conjunction with the University of Hawaii Sea Grant program.

While these groups are operating somewhat independent from each other, a number of people sit on more than one group.

These groups also seem to share a common trait -- in very general terms, they are looking at existing and potential forces shaping Waianae and are working to help the community design and prepare for the future.

## 2.7 Major Forces for Change Without the Pacific Basin Conference Resort

The standard model for socio-economic impact assessment is to compare the future situation with the project to the anticipated future without it. The purpose of this section is thus to cite currently foreseeable major changes which will happen whether or not the proposed Pacific Basin Conference Resort is actually developed. Specifically, this section discusses:

- 1) Population growth trends, projections, and policies;
- 2) Future new public facilities;
- 3) Planned economic and/or land use developments.

### 2.7.1.1 Population Growth Trends, Projections, and Policies

#### Islandwide

Oahu's population growth trends for recent decades present a pattern of continuing growth, but at a declining rate. U.S. Census data indicate an annualized average county-wide growth rate of 3.5 percent for the period from 1950 to 1960; 2.3 percent for the 1960 - 70 period; and 1.9 percent for the 1970 - 80 period (Table 8).

The estimated July 1, 1985 Oahu population figure of 814,642 (Hawaii State Census Statistical Areas Committee, 1986) suggests an average annualized growth rate of just 1.3 percent per year for the early 1980s, continuing the trend for growth at a decelerating rate.

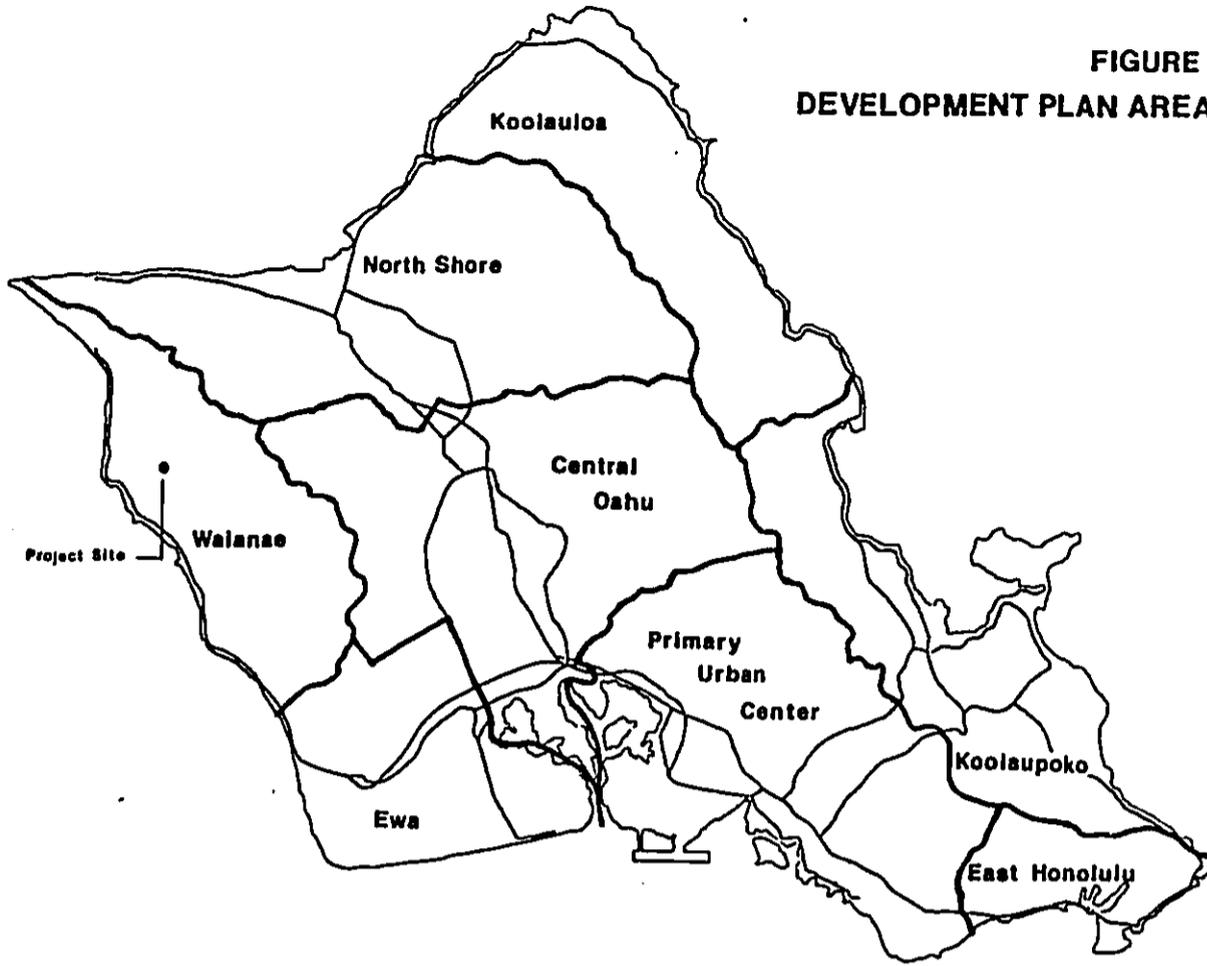
The Hawaii State Department of Planning and Economic Development (1984) forecasts future population levels which suggest further declines in the growth rates. These projections, and implied annual growth rates, are shown on Table 9.

#### Waianae Division and Makaha

As indicated in Table 8, both the Waianae Division as a whole and the Makaha CDP (Census Designated Place) in particular were growing in population at a rate much in excess of the county-wide figure for the 1970 - 80 period.

The General Plan for the City and County of Honolulu contains percentage guidelines for the distribution of the projected year 2005 population for eight "Development Plan Areas" (DP Areas) which define the entire Island of Oahu and are indicated on Figure C.

**FIGURE C  
DEVELOPMENT PLAN AREAS**



**Table 8  
Population Levels and Growth Rates, 1970 - 80,  
Oahu and Study Areas**

City and County	Total Growth		Avg. Annual Growth 1970-80
	1970	1980	
Honolulu	630,528	762,565	20.9%
Waianae Division	24,077	31,487	30.8%
Makaha (Census Designated Place)	4,644	6,582	41.7%
			3.55%

Source: U.S. Census, 1970, 1980.

**Table 9  
Projected Future City and County of Honolulu Population Levels**

Year	Resident Population	Previous 5-Yr. Average Annual Growth Rate
1980	859,300	1.07%*
1995	886,900	0.86%
2000	925,700	0.63%
2005	954,500	0.61%

\* Based on estimated July 1985 population of 814,642.

Source: Hawaii State Department of Planning and Economic Development, 1984

Figure D  
Waianae Study Area

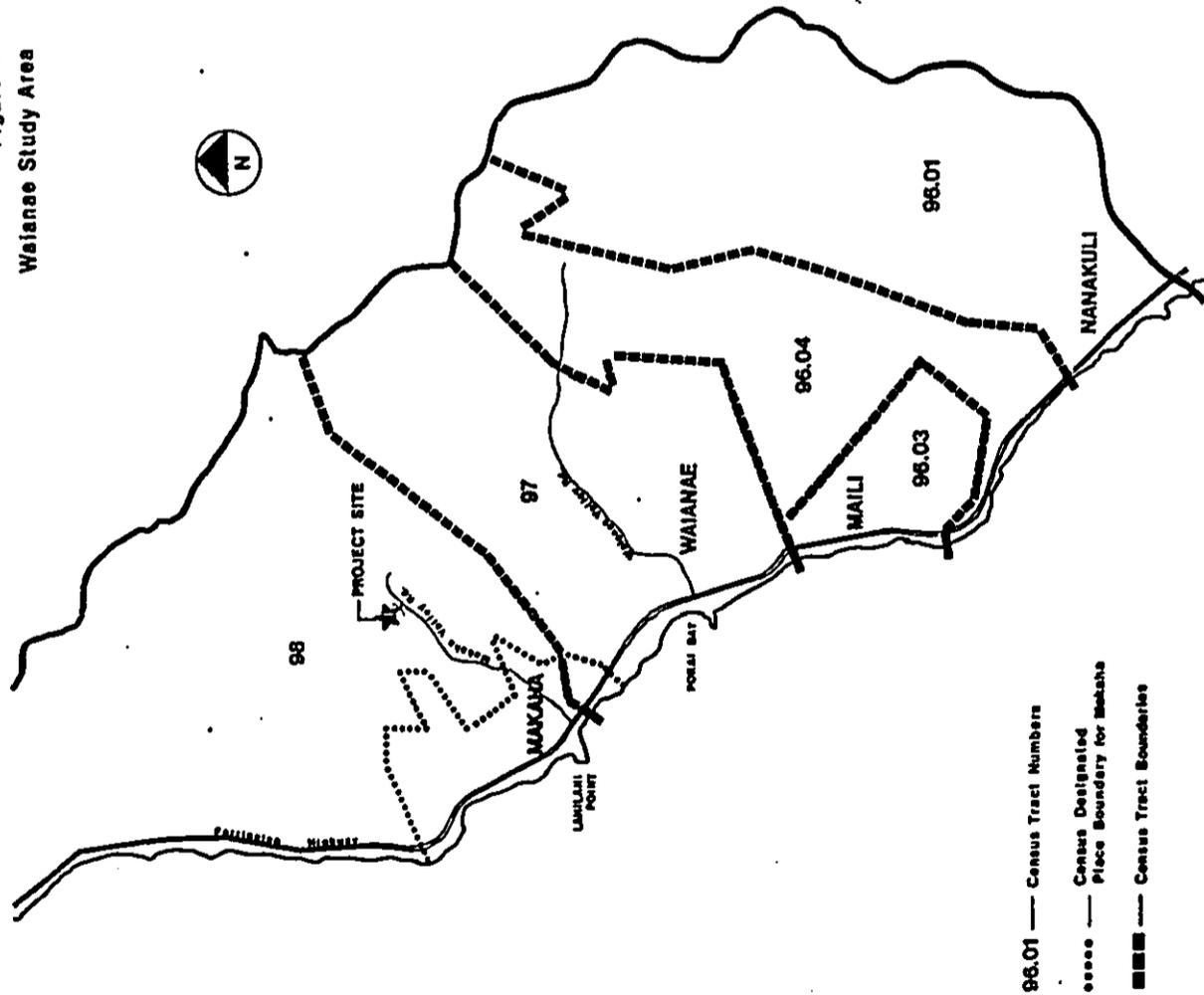


Table 10 contains the General Plan guidelines for each area, including Waianae, along with recent City estimates of expected actual year 2005 population in each DP Area. The DP Area population projections are based on both residential developments approved as of 1985 and also estimates of additional housing demand (as constrained by City land use policies).

The projected year 2005 Waianae population of 39,300 suggests an annualized average growth rate of just 0.9 percent per year from 1980 to 2005. This is only about one-third the actual historical rate experienced in the 1970s. (No figures are available for Makaha alone, since this area is just one part of the larger Waianae district.)

The low forecasted Waianae population reflects City population policies, which call for slowed growth rates in most rural and suburban areas of Oahu, with much of the anticipated new growth to take place in Ewa.

However, to the extent that growth experienced in the 1970s reflects ongoing market demand, the implications of these population policies (and land use restrictions which implement these policies) is that residential housing and land costs will increase in the future. Some of the Waianae-wide population growth of the 1970s was due to Hawaiian Home programs rather than market demand. However, there are no Hawaiian Home lands in Makaha, where the population growth has been particularly marked. Therefore, it is anticipated that residential housing values and/or costs will increase in Makaha with or without the proposed Pacific Basin Conference Resort.

#### 2.7.2 Major Future Public Facilities

Currently planned new public facilities are generally limited to relatively modest infrastructure improvements which will meet current needs and the needs of a slightly expanded population.

The City and County's Development Plan (Public Facilities Map) currently indicates major improvements for Farrington Highway between Waianae and Makaha. In addition, the City's Chief Planning Officer has requested a Development Plan amendment extending the proposed highway improvements from Waianae to Nanakuli.

The currently-planned improvements, as well as the proposed additional ones, are tentatively targeted to occur within the relative short term of six years. Additional improvements within the same tentative time frame are planned for the Waianae Valley Road from Farrington Highway to the back of the Waianae Valley. The proposed improvements would entail widening the current roadbed and installing new waterlines for the entire current road.

Table 10

DP Area	Development Plan Area Population Guidelines			
	Expected Year 2005 Population	Year 2005		Year 2005 Gen. Plan Actual Pop. Guidelines
		General Plan x Pop. Guidelines	General Plan x Pop. Guidelines	
Primary Urban Center	480,000	47.5 - 52.5		453,388 - 501,113
Ewa	83,100	9.0 - 10.0		85,905 - 95,450
Central Oahu	139,800	12.8 - 14.2		122,176 - 135,539
East Honolulu	58,500	6.2 - 6.8		59,179 - 64,906
Koolaupoko	124,200	12.4 - 13.6		118,358 - 129,812
Koolauloa	13,800	1.3 - 1.5		12,409 - 14,318
North Shore	15,600	1.6 - 1.8		15,272 - 17,181
Waianae	39,300	4.2 - 4.6		40,089 - 43,907
Total	954,500	95.0 - 105.0		906,775 - 1,002,225

Source: City and County of Honolulu, Department of General Planning, "Residential Development Implications of the Development Plans", 1985.

Another planned improvement of public facilities in the Waianae Division is the addition of six new wells in the Makaha and Waianae Valleys by the Board of Water Supply. These will provide about six million gallons of water per day. However, this "additional water" will simply replace current water piped in from Waipahu wells, thus freeing those sources to support planned development in Ewa or Central Oahu (personal communication, Bert Kuiuoka, City Board of Water Supply engineer, February 9, 1987). It is not expected that the new wells will directly affect growth or development in Waianae.

Other improvements planned for the Waianae Division within the next six years are a new County Government District Office building in Waianae, a new elementary school for Mailli, and a new community park for Nanakuli. The existing sewage treatment plant at Waianae will be upgraded to increase its ultimate capacity to service a population of slightly above 45,000.

Beyond the short term of six years, the Department of Education has tentative plans to build additional elementary schools at Nanakuli and Waianae, and a new fire station at Waianae is planned by the County.

Makaha will get a sewer extension of one mile beyond the current service in the direction of Kaena point.

### 2.7.3 Future Economic and Land Use Developments

The housing potential of unused land in the Waianae Development Plan Area with appropriate Development Plan designation could provide for 2,500 single-family and 200 multi-family units by the year 2005, according to the Residential Development Implications of the Development Plans (City and County of Honolulu Department of General Planning, 1985).

A substantial portion of this unused, but designated, land, which includes the project site, is located in Makaha. Two other areas in Makaha, adjacent to the resort area and at the northern edge of town mauka of Farrington Highway, will provide for future residential expansion. The remaining developable land is located mostly in Waianae and Nanakuli, with a smaller amount in Mailli.

As of this writing, there are no major housing projects being proposed on the Waianae Coast. In Makaha, the Capital Investment Company is currently seeking to reduce the density of land designated for Low Density Apartment and increase the density of surrounding lands currently zoned R-1. The 13.9 acres of Low Density Apartment land now has the potential for 400 units. A "transfer" of this density to the 194 acres of R-1 zoned land would essentially allow for smaller lot sizes (10,000 square feet). This request is currently being considered by the City Department of General Planning (Personal communication with Stuart Ho, Capital Investment Company, February 3, 1987).

The developable land in Nanakuli is almost exclusively under the control of DHHL. The Nanakuli Development Plan (Wilson Okamoto and Associates, 1984) proposes that 604 acres be developed in the future for single-family residences. This would provide for 988 housing units. Another nine acres is proposed for elderly housing in 81 duplex units. Four acres of commercial development, incorporating approximately 30,000 square feet, are also in the plan. The exact acreage of zoned, developable land in Nanakuli is unavailable as of this writing, but the existing plan would require substantial re-zoning in the Nanakuli area.

In addition to the potential urban development in Nanakuli, the DHHL Plan designates 462 acres in the valley to be for pasture and farm lots. On other DHHL lands in Waianae and Luaiualei, some in-filling can be expected to occur within the next several years. However, this would largely be by homesteaders who have already been awarded title to their lands. The amount of acreage yet to be awarded in these areas is relatively small.

Another potential economic development in the Makaha area would be the construction of new resort units within the existing area zoned for resort. The current Development Plan Special Provisions for the Waianae area limit the existing resort area to a total of 500 units. Since the area currently has only 200 units, there is a potential for 300 more units at some point in the future.

A number of future projects in the Ewa area that will have population, employment, and housing implications for the Waianae Division include:

The Ewa Second City involves a long-range plan by the Campbell Estate to create a new secondary urban center on the Ewa plain below Makahilo. The plan includes an estimated 483 commercial acres, of which 90 acres are expected to be for mixed-use commercial and residential development. Also, approximately 650 acres are planned for industrial and public facility uses. Population and employment projections for the Second City are unavailable as of this writing. However, the City and County Department

of General Planning projects a total population in the Ewa Development Plan area of 83,100 in 2005, compared to a 1984 population of 36,000 (see Table 2.\*C).

The Ko Olina Resort project at West Beach is expected to have approximately 100 acres of resort and resort-related commercial activities. Additional uses include a cultural center, beach club, marina, golf course, and schools. An estimated 5,000+ jobs will eventually be located at the site. The first jobs are expected to begin sometime in 1988 (West Beach Estates, 1986).

The newly constructed Barber's Point Harbor is eventually expected to provide about 150 acres of on-shore industrial land for stevedoring and warehousing. While the number of future on-site jobs is relatively small (approximately 110 by the year 2005), the potential for indirect job creation in the area should be significant (M & E Pacific, Inc., 1978).

The Campbell Industrial Park, which currently employs approximately 2,500 persons, is expected to expand in the future. Industrial zoning has already been obtained for 1,000 acres just north of the existing park area. This acreage will be opened for use when the remaining unused acreage (about 200 to 300 acres) at the existing site is occupied.

Amfac Hawaii Inc. is proposing an entertainment attraction or "theme park" on 106 acres of vacant land adjacent to the H-1 Freeway and Palailai interchange below Makahilo. The project is expected to provide 1,200 full time jobs upon completion (Daviantes, 1986).

3. POTENTIAL SOCIAL IMPACTS OF THE  
PACIFIC BASIN CONFERENCE RESORT

This section identifies potential social impacts of the proposed Pacific Basin Conference Resort. Section 3.1 identifies potential employment impacts, both in terms of construction and operational jobs. That section also provides an analysis regarding the adequacy of the labor supply and potential sources of labor.

This section is followed by a discussion of potential employee housing impacts (Section 3.2). Section 3.3 examines the Pacific Basin Conference Resort's potential impacts on the residential and visitor populations.

Section 3.4 identifies preliminary community issues and concerns, based on key informant interviews held for this project.

3.1 Employment

Employment impacts -- whether in the construction or operational phase -- may be divided into three types:

- 1) Direct Jobs are those resulting from the initial expenditure of funds (for construction purposes or, in the operational phase, direct spending by visitors themselves). These may be on-site (at the hotel itself) or off-site (e.g., when construction companies hire staff for off-site headquarters, or when visitors spend their money away from the hotel for air fare, tours, etc.).
- 2) Indirect Jobs result when the primary businesses (construction companies or hotel operators) purchase goods or services from other businesses, supporting jobs in those businesses.
- 3) Induced Jobs are created when employees of construction companies or hotel operators spend their wages for the needs of daily life, thus supporting or creating jobs throughout the economy (e.g., supermarkets, clothing stores, automobile franchises, etc.).

Typically, on-site direct jobs are the most easily and accurately calculated. Off-site direct jobs must be estimated from multipliers based on convention or past studies.

The Hawaii State Department of Planning and Economic Development's (DPED's) "Type II" multipliers provide estimates of the COMBINED indirect and induced employment impacts, based on knowledge of number of direct jobs.

Social Impact Assessment  
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Pacific Basin Conference Resort

Section 3  
Potential Impacts of the Pacific  
Basin Conference Resort

### 3.1.1.1 Construction Phase (Short-Term)

Construction work involves a variety of job types. Some of these (such as general laborers) may be involved for nearly the entire life of the project. Others are more specialized and, although often more highly-paid, last for only a few weeks or months.

It is therefore conventional to forecast construction employment in terms of "equivalent annual jobs" (or "person-years") per unit. This convention effectively assumes that one person is working full-time throughout the year, regardless of job type, while recognizing that the actual situation will involve more total workers but for periods less than the project construction lifetime.

Table 11 summarizes estimated yearly equivalent annual construction employment, based on standard Hawaii assumptions for estimating needed numbers of hotel construction workers.

Table 11 suggests the project will result in a total 300 annual-equivalent construction jobs per year (for one and one-half years). Including indirect and induced jobs, the project construction will support 780 jobs throughout the state, primarily or completely on Oahu. Slightly under half of this total job figure is expected to be located in Waianae.

### 3.1.1.2 Operational Phase (Long-Term)

When the hotel is operating, long-term jobs are created, both on-site and elsewhere. Because these jobs will be relatively permanent, a more detailed discussion is provided for both on-site jobs and other jobs.

#### On-Site Jobs

The Scottsdale (Arizona) Conference Resort provides the best available model for the proposed Pacific Basin Conference Resort. The Scottsdale resort is operated by International Conference Resorts, Inc. (ICR), a potential operator of the proposed Makaha facility.

According to information provided by Mr. Eugene Keluche, ICR Chair of the Board (personal communication, January 31, 1987), the Scottsdale facility employs approximately 1.1 full-time equivalent (FTE) employees per room.

Note that, because some resort jobs are part-time or on-call, employment is generally measured in terms of "full-time equivalent" positions. By this method, several part-time jobs may be equated to a single full-time position.

Table 11

Estimated Equivalent Annual Jobs for Construction Period

	Direct	Indirect/ Induced	Total
Waianae	240	144	384
Rest of State	60	336	396
Total	300 (a)	480 (b)	780

Note: These figures are in terms of person-years. Construction period is estimated as 1.5 years, or 18 months.

Source: Community Resources, Inc., based on assumptions:

(a) 1.0 equivalent annual jobs per unit, with 80 percent on-site and 20 percent off-site.

(b) Total indirect/induced employment equal to 1.6 times direct employment (Hawaii State Department of Planning and Economic Development, 1980), with approximately 30 percent located in the Waianae region.

Table 12

Summary of Projected Jobs by Category and Total Annual Salary

Department	Personnel	Total Annual Salary
Rooms (inc. Front Desk and Housekeeping)	66	\$634,000
Food Preparation	48	\$613,000
Food Service (inc. Beverage Service)	91	\$917,000
Media Resource	7	\$110,500
Conference	20	\$189,000
Sports	8	\$ 93,500
Laundry and Seamstress	10	\$ 80,000
General Administrative (inc. Exec. Office, Acct., Personnel, Purchasing, and Receiving)	26	\$634,500
Telephone	8	\$ 60,000
Coordination	6	\$125,000
Maintenance and Security (inc. Grounds Maintenance)	36	\$430,000
<b>TOTAL</b>	<b>324</b>	<b>\$3,888,500</b>

Source: "Typical 300 Room Conference Room Staffing Schedule" provided by International Conference Resorts, February 21, 1987.

The 1.1 FTE figure is somewhat higher than the current 1.0 FTE positions per room for the Sheraton Makaha (Section 2.3.1). The Sheraton Makaha figure includes about 36 golf course employees, and comparable positions would not be required at the Conference Center. Excluding these positions, the Sheraton's staffing ratio is closer to 0.8 FTE employees per room. Thus, the proposed Pacific Basin Conference Resort would employ about 37 percent more inside-hotel workers per unit than the Sheraton Makaha.

According to economic "critical mass" theories, which suggest that occupancy figures in isolated hotels increase when adjacent new hotels open and provide a greater cumulative mass of restaurants and other visitor amenities, the Pacific Basin Conference Resort would also result in increased employment at the Sheraton. The following employment figures are conservative in that they do not address this possibility.

Applying the 1.1 FTE figure to the assumed 300-unit facility, total on-site employment would be approximately 330 FTE positions.

A breakdown of estimated jobs by specific job positions (as provided by Mr. Keluche of ICR) is included in Appendix A. Also included in Appendix A are salary levels for the various positions.

Table 12 summarizes Appendix A by providing the number of employees by department, and the total annual salaries, by department.

According to ICR Chair Keluche, the only on-site jobs requiring special qualifications would be management, audio-visual media resource staff, and outside group sales staff. These would amount to approximately ten percent of the total, or 33 positions. The remaining 297 FTE positions would require few special skills unlikely to be found in the Waianae or greater Leeward Oahu labor force. (Section 3.1.3 addresses this question at more length.)

The bulk of the market for the Pacific Basin Conference Resort is expected to come from Mainland U.S. sources. Japanese conferences will provide a secondary or tertiary portion of the market. According to Mr. Keluche, ability to speak Japanese would be a significant requirement only for point-of-contact employees such as front desk workers, plus occasional multilingual voice translators. However, it may be anticipated that -- as at the Sheraton Makaha and many Waikiki hotels -- all staff would be trained in rudimentary Japanese phrases.

Table 13

Historical Data on Direct Jobs Generated by Visitor Spending

Sector	Jobs (1000's)			Jobs (as Pct.'s)		
	1970	1980	1984	1970	1980	1984
Agriculture	0.1	0.3	0.4	0.26	0.37	0.41
Textile, Apparel	0.4	0.9	1.2	1.04	1.10	1.23
Other Manufacturing	0.4	1.2	1.5	1.04	1.47	1.54
Air Transportation	4.4	6.1	5.7	11.48	7.48	5.85
Other Transportation	1.4	2.8	3.5	3.66	3.55	3.59
Wholesale Trade	0.7	2.1	2.7	1.83	2.57	2.77
Eating & Drinking	10.0	21.8	27.7	26.11	26.72	28.41
Other Retail Trade	5.5	14.8	18.7	14.36	18.14	19.18
Hotels*	12.9	23.9	27.2	33.58	29.29	27.80
Other Services	2.6	7.7	8.9	6.79	9.44	9.13
Total All Sectors	38.3	81.6	97.5	100.00	100.00	100.00
Total, INCLUDING Indirect/Induced	71.0	148.7	176.5			
Total Direct Jobs as Pct. of Total	53.9%	54.9%	55.2%			
Type II Multiplier (Inverse of Pct.)	1.85	1.82	1.81			

\* "Hotels" includes only those on-site hotel jobs not covered by other categories.

Source: Hawaii State DPED, 1983, p. 11; 1985, p. 214.

In addition to employees on direct payroll for the proposed Conference Center, some jobs may result from contracts and concessions -- for example, shuttle bus operations or highly specialized audio-visual services such as laser shows. Because it cannot currently be foreseen whether such jobs would be permanently based at the Conference Center itself, these positions are counted among the "off-site direct" jobs in the following discussion.

Total Employment

Besides the direct on-site jobs, the Pacific Basin Conference Resort will generate direct off-site jobs, as well as indirect and induced jobs spread throughout the economy. Some of these additional jobs will also be located in Waianae. To obtain estimates of total employment, the following procedure has been utilized:

- 1) Historical data on the distribution of total direct tourism jobs (including off-site direct and indirect/induced jobs) were examined. These figures are contained in Table 13.
  - 2) Based on these historical trends, assumptions were made about the typical distribution of direct tourism jobs when the proposed Conference Center opens in the early 1990s. Applying current DPED "Type II" multipliers to these figures resulted in an estimated overall multiplier which yields total employment (including indirect/induced) from total direct jobs.
  - 3) Table 14 contains these assumptions and estimates, along with estimates of the proportions of direct jobs which would be provided on-site and elsewhere in the Waianae region.
- 3) The final step involved estimating the proportion of indirect/induced jobs located in the Waianae region. This is a particularly difficult figure to estimate. It might be calculated either by applying a regional Type II multiplier to estimate the number of indirect/induced jobs in Waianae (with remainder allocated to the rest of the state) or by assuming a given proportion of statewide indirect/induced jobs for Waianae.

Table 14

Projected Distribution of Tourism Direct Jobs in Early 1990s

Sector	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	State-wide Direct	On-Site Error	On-Site Error	In-Regn. Error	In-Regn. Error	Type II Mult.	Ind. Jobs
Agriculture	0.5	0.0	0.0	1.0	0.50	1.91	0.46
Textile, App.	0.5	0.0	0.0	0.0	0.00	1.64	0.32
Other Mfg.	1.5	0.0	0.0	0.0	0.00	3.14	3.21
Air Trans.	4.0	0.0	0.0	0.0	0.00	2.24	4.96
Other Trans.	4.0	0.0	0.0	0.5	2.00	1.99	3.96
Wholesale Trade	3.0	0.0	0.0	0.5	1.50	2.07	3.21
Eating/Drinking	27.5	0.8	22.0	0.1	2.75	1.72	19.80
Oth. Ret. Trade	22.0	0.8	17.6	0.1	2.20	1.53	11.68
Hotels	28.0	1.0	28.0	0.0	0.00	1.93	26.04
Other Services	9.0	0.5	4.5	0.1	0.90	1.68	6.12
Total	100.0		72.1		9.85		79.74

Sources:

(1) (STATEWIDE DIRECT JOBS, PERCENTAGES:) Community Resources, Inc. estimates, based on trends in Table 3.3 and other economic factors affecting various sectors.

(2), (4) (ASSUMED ON-SITE PROPORTIONS:) Community Resources, Inc. estimates, based on nature of proposed facility and other facilities in Waianae area.

(3) (ON-SITE DIRECT JOBS, AS PCT. OF TOTAL DIRECT JOBS:) Product of multiplying (1) by (2). Column sum of 72.1 indicates 72 percent of all direct jobs are projected to be on-site. This compares to an estimated 75 percent for the proposed total Kuliima resort complex (Community Resources, Inc. and A. Lono Lyman, Inc., 1984, p. 144). No comparable figure is available for West Beach.

(5) (IN-REGION, OFF-SITE DIRECT JOBS, AS PCT. OF TOTAL:) Product of multiplying (1) by (4). Column sum of 9.85 indicates ten percent of all direct jobs are projected to be off-site but still in Waianae region.

(6) (TYPE II MULTIPLIERS:) Hawaii State DPED (1983).

(7) (INDIRECT/INDUCED JOBS, AS PCT. OF TOTAL DIRECT JOBS:) Product of multiplying (1) by (6), then subtracting 1.0 to leave only the indirect/induced jobs. Column sum of 79.74 indicates total tourism Type II multiplier of 1.80 -- i.e., 100 direct jobs would produce 80 indirect/induced jobs throughout the economy.

The only regional multiplier currently available is the 1.20 figure derived by Anderson et. al. (1975) for Kauai. (Actually, this is a Type I multiplier, giving indirect jobs only.) However, it is felt that a multiplier developed for an entire Neighbor Island is not necessarily applicable to the Waianae region. Therefore, Community Resources adopted the alternative method and, based on past discussions with the Sheraton Makaha and the Turtle Bay Hilton, assumes that 25 percent of all indirect/induced jobs (actually somewhat more for induced, somewhat less for indirect) would be in the Waianae area.

Table 15 presents the results of the foregoing estimates and calculations. The table indicates the following:

- the proposed project would generate approximately 825 jobs islandwide, including about 465 in Waianae itself

- these 465 jobs include 90 indirect/induced positions, the 330 on-site FTE jobs, and about 45 off-site direct jobs (such as shuttle bus drivers, positions at other Waianae stores and restaurants, roadside vendors of agricultural products, etc.).

Of the estimated 360 jobs generated outside Waianae, many would ultimately be in areas of Leeward Oahu easily accessible to Waianae commuters -- e.g., the Ko Olina (West Beach) resort complex, the proposed Amfac theme park in Ewa, and warehousing or other support operations in Waipahu, Campbell Industrial Park, or the future Ewa "Second City."

3.1.3 Adequacy of Regional Labor Supply

For purposes of assessing the adequacy of labor supply, it will be assumed that Waianae's population as of 1991 will be 35,600. This assumption is based on subtracting the estimated 1985 Waianae population (34,029) from the City's estimated year 2005 figure (39,300) and distributing the difference over the intervening 20 years. It is probably a highly conservative assumption, since the estimated growth rate for the district in the early 1980s (average 1.56 percent per year) would suggest a 1991 figure closer to 37,500.

Applying 1980 figures on proportion of total population in the potential labor force (64 percent) and on labor force participation (52 percent, applied after 905 armed force members), the consequent estimated available civilian labor force would be 11,800. This assumption is also conservative, in that it ignores trends toward increasing labor force participation rates and any project-related mitigations (discussed in Section 4) which might further increase labor force participation.

Table 15

Summary of Projected Operational Employment, by Location

(expressed in Full-Time Equivalent positions; numbers rounded to indicate approximate nature of estimate)

	Rest of State		TOTAL
	Waianae	Rest of State	
On-Site Direct	330	---	330
Off-Site Direct	45	85	130
Indirect/Induced	90	275	365
<b>TOTAL</b>	<b>465</b>	<b>360</b>	<b>825</b>

Sources: On-site direct figures from Section 3.1.2.1. Other numbers calculated from multipliers derived in Table 3.4 and/or assumptions listed in text.

Construction Labor

Recent newspaper articles about potential statewide labor shortages (Oshiro, 1987a, 1987b) have been based primarily on a large number of new resort and residential projects yet to be constructed. On Oahu, many of these projects are near Waianae, although in the Ewa District (e.g., Ko Olina, Ewa Marina, completion of Barbers Point Harbor, etc.). The first two hotels at Ko Olina (West Beach) are tentatively scheduled to be under construction during the same time frame as construction for the Makaha Conference Center.

Whether or not this construction "boom" actually materializes, and to what extent, still remains to be seen. Availability of capital is often a more significant barrier to very large projects than to smaller ones such as the proposed Makaha project. For example, the search for a financial partner has held back the actual start of construction at the Kuliima Resort on Oahu's North Shore.

However, if a significant increased cumulative demand for construction labor does materialize, Waianae residents would be among the beneficiaries. According to U.S. Census figures provided in Table 4, 9.9 percent of the employed 1980 Waianae workforce (versus 6.6 percent islandwide) were in the construction industry.

However, as of 1970, which was more of a "boom" year for construction, 16.6 percent of Waianae's workers (versus 9.5 percent islandwide) worked in the construction industry. Assuming that 15 percent of the total Waianae civilian labor force would be available for construction activities in the late 1980s or early 1990s, then approximately 1,650 Waianae workers might be working in construction jobs during the period when the Pacific Basin Conference Resort is under construction.

Whether or not there will be an actual shortage of construction workers in this time frame, and whether that shortage would affect the proposed Makaha project any differently than other projects, cannot be predicted with certainty at this time.

Construction union policies technically forbid any preferential hiring of residents from a particular area, although in practice there is some opportunity for the workers themselves to choose the worksite nearer their homes, when choices exist.

Thus, a Makaha construction site could well end up with a large proportion of Waianae-based workers, even when there are numerous competing projects in other parts of the island.

If a major construction "boom" actually materializes, this would present an opportunity for still other Waianae residents to enter the construction trades. This prospect is discussed further in Mitigations Section 4.3.

#### Operational Labor

In the immediately foreseeable future, there is a relative abundance of potential Waianae labor for staff-level positions. Components of labor supply (some of which might also apply to construction labor) are listed in the following section.

There is also substantial evidence of Waianae resident interest in resort employment. The experience of the region's current major resort employer, the Sheraton Makaha, is that the hotel's vacant positions are generally not difficult to fill. The hotel's personnel office experiences 30 to 60 walk-in applicants per week, and estimates that perhaps 90 percent of them are Waianae residents. Extended family networks quickly spread word of existing or even potential upcoming vacancies. (Personal communication, Glenda Martin, assistant personnel director, February 4, 1987.)

The hotel's experience with labor turnover and difficult-to-fill positions is similar to that of the industry as a whole. High turnover rates occur primarily in part-time positions, and in food and beverage occupations. The principal reason for this pattern is that initial hires are generally in on-call or part-time positions, and these people frequently move to other jobs if full-time employment is not available within a fairly short period of time.

The hotel experiences little difficulty filling most positions, with the exception of management -- again, a pattern typical of the overall industry. In the case of Waianae, residents with managerial skills prefer to commute to higher-paying jobs in town. (Wages at off-Waikiki hotels on Oahu are generally lower, even in union contracts, as such resort areas are considered to be more comparable to Neighbor Island conditions than to urban Honolulu.)

The hotel's personnel office feels that another major employer the size of the Sheraton Makaha would have no difficulty filling positions, with the exception of perhaps 20 skilled mid-level management positions. Even for many of these positions, however, the Sheraton Makaha has qualified assistants ready for promotion.

In the long term, creation of more than 5,000 new jobs at the completed Ko Olina (West Beach) resort, as well as other Ewa projects, theoretically might not only reduce Waianae's high unemployment but also actually induce a labor shortage in the area which could affect the Pacific Basin Conference Resort.

However, there are several reasons to be skeptical that Waianae will experience a labor shortage to the same extent as the rest of the island:

- The Ewa projects will build out over a period of many years.
- They will draw from a very large labor market, extending from West Honolulu through Central Oahu and the planned new "Second City" in Ewa. Some of these areas, such as Waipahu, have unemployment rates rivalling Waianae's.
- Waianae contains a relatively high number of educationally disadvantaged workers who may be less competitive when seeking employment.
- Employment opportunities in Waianae itself are not expected to increase to the same extent as in Ewa, and Makaha-based jobs would be closer than Ewa jobs to residents of all Waianae communities except Manakuli.

In the event that a labor shortage ever does develop, it could prove beneficial to current Waianae residents in several respects. To attract and retain workers, it is possible that Waianae hotels would follow the lead of Oahu fast-food restaurants, which are currently raising wages and increasing benefits. This might keep more managerial-level Waianae residents actually working in Waianae. Additionally, there would be pressure to convert some on-call and part-time positions with high turnover rates (such as waithelp and housekeeping) to schedules with more dependable hours.

#### Potential Sources of Labor

Potential sources of labor for a new major employer on the Waianae Coast are as follows:

The Unemployed -- According to State Department of Labor and Industrial Relations statistics, there were an average of 820 unemployed individuals on the Waianae Coast at any given time during 1986. Given expected population increases and similar unemployment rates, the number would rise to 840 or 850 by 1991.

Commuters -- Approximately 41 percent of Waianae Coast workers commuted 45 minutes or more to work in 1980 (U.S. Census), a proportion significantly higher than the 12 percent for Oahu as a whole. It is reasonable to assume that a portion of these workers would consider employment closer to home, if employment were available.

Future high school graduates -- The combined senior classes of the district's two high schools -- Waianae and Manakuli -- will range between 450 and 500 each year over the next five years. Based on the experience of the last two years, perhaps 80 to 85 percent of these seniors can be expected to graduate. (Personal communication, Edward Matsuhashige, Hawaii State Department of Education, Information Systems, February 13, 1987). Many of these graduates will be entering the labor market, and be looking for employment.

Educationally disadvantaged residents -- The level of educational attainment of residents of the Waianae Coast is significantly lower than for Oahu as a whole. In 1980, among residents aged 25 and over on the Waianae Coast, approximately 59 percent were high school graduates. The comparable figure for Oahu was 75 percent. The educational and related socio-economic characteristics of Waianae residents result in a large number of chronically unemployed residents, and residents not in the labor force. Many of these individuals want to work, and periodically look for work, and/or hold short-term jobs. However, their lack of basic academic and functional skills prevents them from competing successfully in the labor market and from functioning successfully on the job. With effective educational and training programs, many in this category can function productively on the job.

Mothers with young children -- Labor force participation rates among women with children aged six or younger are typically lower than among mothers of older children. While this may be partially due to parental choice, the lack of adequate child care may also be a factor.

Job switchers -- Many employed residents of the region, including many at the Sheraton Makaha, would be tempted by the lure of what might be higher paying or more stable jobs.

Underemployed workers -- Many residents of the region working part-time, or working below their skill level, would be attracted by full-time work, higher paying work, or work more in line with their level of skill or interests.

Increased labor force participation rates -- The civilian labor force participation for the Waianae Coast is significantly lower than for Oahu as a whole -- 52 percent for Waianae, compared to 66 percent for Oahu, in 1980. The difference is particularly pronounced among women. The female labor force participation rate for Waianae in 1980 was 39 percent, compared to 58 percent for Oahu. To the extent that this low rate is a function of the lack of job opportunities in the region, it is reasonable to assume that many residents not currently in the labor force are in fact interested in working. Many residents would enter the work force and look for work, with an expansion of employment opportunities. Some of the employment-related mitigation measures discussed in Section 4 could have the effect of increasing overall labor force participation rates.

### 3.2 Employee Housing

#### 3.2.1 Number of Units Required

The proposed Conference Center's 330 FTE employees will mostly be drawn from already-housed Waianae residents. Limited pressure for new units, however, will come from:

- 1) The estimated 33 in-migrant managerial households, of which it has been conservatively assumed (Section 3.2.1) that 30 would locate in Waianae. It may be assumed that each of these in-migrants would be the primary wage-earner in a conventional family situation, so that the total number of units required would be equal to the total number of in-migrants (33 islandwide, including 30 in Waianae).
- 2) Some of the other 297 employees, although already housed in Waianae, may currently live in large households. For them, regular employment could lead to a desire for their own quarters. Examples might be recent high school graduates or other grown children who would now be ready to begin their own families and/or households. Such pressure for new household formation among an existing population is a typical consequence of economic development and is one reason for Oahu's declining average household size.

Estimating the exact extent of this pressure for new household formation is difficult, however, particularly for the unique Waianae district, where cultural considerations may differ from other areas and where there is little past precedent to guide predictions.

For recent Neighbor Island resort proposals, one standard approach (c.f., PRR Hawaii, 1987) has involved the following chain of assumptions, based on estimates of past experience in areas such as Kona and West Maui:

- Among workers drawn from existing population, 15 percent will seek to form new households. (For lack of any better data, this estimate will also be accepted for Waianae.)
- These workers will have some tendency to live together (as spouses or as young singles sharing a unit) at an average 1.5 persons per unit.
- Household incomes will be similar to statewide patterns for hotel workers, as determined by a sample of hotel workers drawn from the Hawaii Health Surveillance Survey in the early 1980's. (This assumption actually applies to the affordability analysis in the following Section 3.3.2.)

Based on the above assumptions, the 297 Waianae workers would generate pressure for 30 additional housing units. Added to the managerial/technical households, the total employee demand would be for 60 units in Waianae and three elsewhere on Oahu.

#### 3.2.2 Housing Supply and Affordability

Housing demand must be assessed in terms of current market conditions in the Waianae district. If the existing housing inventory shows a substantial "slack" evidenced by a supply of vacant available units, likely impacts on supply and affordability should be minimal.

Housing data indicate that Waianae does in fact contain a considerable number of vacant, available units. The 1980 Census identified about 1,600 vacant units in the district. While many were unoccupied because of retention for visitor and part-time resident use, the net vacancy rate was still six percent after accounting for visitor units. A more recent housing vacancy survey (Federal Home Loan Bank of Seattle, May 1986) found a 7.5 vacancy rate for the Waianae ZIP Code area.

Affordability of existing supply is indicated in the right-hand columns of Table 16. These are summary figures which relate to the affordability analysis below. The full data from which the figures are drawn (see sources at bottom of table) indicate half the available Waianae condominium/townhouse units were priced at or below the \$60,000 - \$70,000 range, and half the available single-family units were at or below the \$120,000 - \$130,000 range.

Given this supply, the estimated 30 in-migrant managerial/technical households should have little difficulty affording market housing.

For the estimated additional 30 households which the project could induce among the existing population, many would in reality be rental households, particularly since the type of people generating this demand would largely be very young people. (As noted in Section 2, nearly half the 1980 Waianae households were rentals.)

However, Table 16 analyzes the ability of the projected workforce to afford fee-simple Waianae housing, in the context of statewide data on the total household incomes for hotel workers (i.e., including incomes from other household members, second jobs, etc.). This table suggests about half the new staff-level 30 households may have difficulty finding affordable single-family homes in Waianae, although most would be able to afford multi-family units.

3.3 Population Impacts

3.3.1 Resident Population

The impact of the Pacific Basin Conference Resort project on Waianae regional population will depend on how many of the Center's operational jobs are filled by people now living outside of the Waianae Coast. Population impact is created to the extent that new jobholders chose to move to the area of employment.

Section 3.1.3 indicates that a substantial potential labor force is already in place among Waianae residents who are unemployed, underemployed, or not presently in the labor force. Most of the Conference Center's operational jobs will require occupational skills well within the range of locally available labor. Thus, few jobs will necessarily have to be filled by people living outside of Waianae.

According to the operational consultant for the project, International Conference Resorts, Inc., initial recruitment of non-Waianae residents will be most likely for management and specialized technical positions such as audio-visual operations (although even these may eventually be filled by Waianae residents as community outreach and training efforts are instituted). Therefore, estimates of the project's initial impact on resident population is based on the following assumptions:

- All but 10 percent (i.e., 33) of the Center's operational jobs will be filled by current Waianae residents.
- In the households of in-migrant managers, the new employee will most likely be the sole wage earner. Thus, each position will support an average of 3.2 people, a figure equal to 1980 average household size for Oahu as a whole.
- Not all of the employees from outside of Waianae will choose to live in the region, since ample housing opportunities will exist in nearby suburban communities of Ewa and Central Oahu. Many Sheraton Makaha managers do not live in Waianae. However for purposes of this analysis it is assumed that 90 percent of the new households (30 of 33) will take up residence in Waianae.

Therefore, it is determined that Conference Center employment will support population growth of about 96 people in the Waianae district. This relatively minor population growth can be readily accommodated within future population guidelines for the district, which are discussed in Section 2.7.1.

Table 16  
Resort Employee Housing Affordability in Waianae  
(1986 dollars)

Household Income (1)	Single-Family For-Sale Listings (3)		Multi-Family For-Sale Listings (4)	
	Cumulative Pctg.	Maximum Home Purchase Price (2)	No.	Cumulative No. Pctg.
Up to:				
\$11,000	15%	to \$ 40,727	0	0%
\$22,500	45%	to \$ 83,306	16	10%
\$28,000	65%	to \$103,670	33	30%
\$39,500	85%	to \$146,249	65	70%
			13	6%
			157	85%
			11	90%
			10	95%

(1) Based on household income data for 308 hotel industry workers sampled in 1983 Hawaii State Department of Health Surveillance Survey. Maximum income ranges adjusted to 1986 dollars, at four percent annual increase.

(2) Assuming mortgage payments equivalent to 27 percent of gross income and a 30-year loan at 8.5 percent interest, with 20 percent down payment.

(3) Based on 163 Waianae units listed for sale through Multiple Listing Service (Source: Honolulu Board of Realtors, "Honolulu Residential Land Book," February 2, 1987).

(4) Based on 201 Waianae condominium/townhouse units listed for sale through Multiple Listing Services (Source: Honolulu Board of Realtors, "Honolulu Condo/Co-Op/Commercial/Multi-Family/Business Opportunity Book," January 28, 1987).

Table 17  
 Waianae De Facto Population Impacts

Residential Population (33 in-migrant workers, 30 of whom reside in Waianae, with 3.2 persons per household, minus five percent temporarily absent on given day)	91
Visitor Population (300 units times 70% occupancy times 1.2 average party size)	252
TOTAL	343

3.3.2 Visitor Population

Development of the Pacific Basin Conference Resort will increase the population of visitors in the Makaha resort area. An increase of approximately 252 in the average daily visitor census is estimated based on:

- construction of 300 hotel units;
- average visitor party size of 1.2 persons; and
- project occupancy of 70 percent.

The relatively low estimated average party size of national data which indicate that only about one-fifth of all conference attendees bring spouses (Murdoch Magazines Research Department, 1986, Table 9). The 70 percent occupancy figure reflects average 1986 occupancies for off-Waikiki Oahu visitor accommodations.

The above figure of 252 is an expected average. When very large conferences are held, or there is more doubling up in rooms, the project visitor population could reach as much as 450. The Sheraton Makaha currently provides an average visitor census of about 268 persons, based on 200 rooms, a 70 percent occupancy rate, and an average party size of 1.80 persons. Thus, occupancy of the Conference Center would generally double the census of visitors staying in identified hotel units (although it should be noted that additional visitors may rent condominium units or come to the Makaha area for daytime golf or sight-seeing).

3.2.3 De Facto Population

Table 17 summarizes impacts on de facto population (i.e., residents present minus residents temporarily absent plus visitors present) for Waianae.

Table 18

LIST OF PEOPLE INTERVIEWED

(Note: Those interviewed provided their comments as individuals and not as representatives of their organizations. Organizational affiliations are provided only to provide some indication of the interests and networks of those interviewed.)

Name	Organizational Affiliations
Richard Boddy	Chair, Waianae Neighborhood Board Member, "ad hoc planning committee"*
Eddie DeMello	Ranger, Makaha Valley, Inc.
Frenchy DeSoto	Manager, Waianae Satellite City Hall Trustee, Office of Hawaiian Affairs
Eric Enos	Director, Opelu Project Waianae Land Use Concerns Committee Member, "ad hoc planning committee"*
Maxine Hee	Part-time pig farmer Administrative Assistant for State Representative Peter Apo
Rory Horning	Waianae Neighborhood Board Member, "ad hoc planning committee"*
Glenn Kila	Counselor, Waianae High School
Reverend Paul Larsen	Maiuhia Lutheran Church Our Churches Organizing Projects (OCOP) Waianae Rotary, Chair of Community Service Committee
Landis Ornellas	Manager, Makaha Valley, Inc.
Tom Powers	Makaha Valley Plantation (former member of the Board of Directors)
Don Ryder	President, Board of Directors, Makaha Valley Towers
Albert Silva	Waianae Neighborhood Board, Chair of Committee on Civil Defense Ohikilo Ranch on Civil Defense Member, "ad hoc planning committee"*

3.4 Preliminary Community Issues and Concerns Related to Pacific Basin Conference Resort

One to one interviews with some Waianae residents were held 1) to identify possible issues on this project, 2) to gain an understanding of how this project relates to community goals and aspirations, and 3) to identify possible solutions or ways of reaching these solutions.

An effort was made to select individuals who collectively represented a diversity of interests. These individuals were selected either because of their visibility in community affairs or the proximity of their residence or activity to the project area.

Almost all of those interviewed had some prior knowledge of the project either directly from Home Properties, Inc. representatives or through the grapevine. Of those that did not know, project information was provided by Earthplan. Of the latter group, only one person chose to reserve most comments until the project studies were completed.

Because these interviews were conducted for issue identification only, there was no attempt to quantify the responses, or to see the extent to which there is community support or opposition for the Pacific Basin Conference Resort. Such information, if desired, would be best achieved through a structured polling mechanism.

Table 18 lists those interviewed. Note that those interviewed provided their comments as individuals and not as representatives of their organizations. Organizational affiliations are provided only to indicate the interests and networks of those interviewed. Collectively they provided information based on the following interests:

- Nearby residents
- Nearby farming activities
- Nearby employment
- Participation in Waianae Neighborhood Board and other community activities
- General land use and community planning activities
- Community services and interaction

Generally, those interviewed either had a strong positive feeling toward the project, or expressed some reservations based on the effects of the project, rather than the project itself. Many people expressed their concerns through questions, such as "What will happen to the water...I have problems with it if it means that we will not be able to get water".

The following is an overview of those concerns/questions raised by those interviewed. This overview is followed by further discussion of each topic and the preparer's comments.

Theola Silva

Ohikilole Ranch  
Social worker, Waianae Community Action  
Program  
Our Churches Organizing Projects (OCOP)

Mark Suiso

U.H. Seagrant  
Management by Islanders  
Coordinator, "ad hoc planning  
committee"  
Makaha Valley resident

Maybelle Yeomans

President, Board of Directors, Makaha  
Valley Plantations

\* -- The "ad hoc planning committee" refers to the  
recently-formed (no official name yet) committee which is in the  
process of formulating long range (Year 2006) community goals and  
objectives which can help in directing desired growth on the  
Waianae coast, and based on community consensus.

General Compatibility of Additional Resort in Makaha -- Most of those interviewed seemed to accept the general nature of existing resort use in Makaha and did not express strong concern about adding more rooms. Where there was concern about the visitor industry, it was more from the standpoint of the impacts on public facilities and services, than on lifestyle qualities.

Some strongly expressed their desire to see this project be implemented, primarily because they felt that resort uses are one way to provide jobs and business opportunities. Thus, resort in general is potentially compatible with community efforts and desires for economic development. This positive feeling was qualified, however, by desires for access to all levels of employment and some sense of community interaction with the conference resort during its planning and operational stages.

Most felt that the particular market of the proposed facility was preferable over a "typical hotel", because of the overall higher level of quality and the ability to control the type of guest and the amount of interaction/use of existing community facilities. Also frequently expressed was a strong desire to see this project be implemented because of the employment opportunities and a feeling that Pacific Basin Conference Resort would bring more visitors into the area which would indirectly help the Sheraton Makaha Inn survive.

A couple of people pointed out that, with Ko Olina at West Beach and the Makaha resorts, the Waianae coast will be flanked by tourism-related uses. While it was recognized that Makaha would not reach the same magnitude as Ko Olina, it was suggested that Makaha's resorts actively work on achieving harmony with the community.

Need for jobs -- This seemed to be the overriding reason for the positive reactions towards the Pacific Basin Conference Resort. For those who had reservations about the project, they saw jobs as a positive asset. Closely related to this is the need for the existing resident community to have access to all levels of employment, including management. Meaningful job training was raised as a good solution.

Availability and equitable distribution of water -- For the purposes of this report, the water system is discussed separately from the other systems because of the degree of concern and frequency of questions regarding water. The major problem regarding water was that people wanted assurances that existing residents would have priority in obtaining water, especially in light of new developments.

There was also confusion as to the general sentiment that there is "not enough water", yet new developments seem to have no problem in obtaining water.

Adequacy of existing infrastructure, particularly at the bottom of the valley -- This raised the most questions. People asked for information regarding the infrastructure systems of the roadways, sewerage and drainage and expressed their concern that these already need improvement, and questioned whether the proposed project would exacerbate the existing situation.

Need for the Pacific Basin Conference Resort (and Mauna Olu Subdivision) to be part of the community -- Almost all of those interviewed suggested that the developer work with the community and participate in community efforts. People did not want to see isolation between the existing residents at the bottom of the valley and the visitors/newer residents of the upper valley. They suggested that the developer of the Pacific Basin Conference Resort take on the same attitude of other business entities in the valley, such as Makaha Valley, Inc., ANA Hotels Hawaii, Inc., and the Sheraton Makaha Resort and Country Club. This need will exist not just during operations, but also in the planning stage. People felt the community should be involved in the project's planning stage so that they 1) understood the concept and intent and 2) they can provide input (how the Pacific Basin Conference Resort will look and operate vis-a-vis community interaction).

Accessibility to the heiau -- This is related to the previous concern of working with the community. Mauka of the overall Mauna Olu Subdivision is a restored 13th century kaneaki heiau. Currently, residents visit the heiau for picnicking, religious purposes and general relaxation. Those interviewed encouraged retaining both physical and psychological community access to the heiau.

Other impacts raised, though not as frequently, were the need for the project's visual harmony with the natural environment, the effect of the Pacific Basin Conference Resort on property values, and suspicions regarding the motive of the developer, as well as various comments/questions on the EIS Preparation Notice.

#### General Compatibility of Additional Resort in Makaha

Most of those interviewed seemed to accept the general nature of the existing resort use in Makaha, or just did not pose concern about any lifestyle conflicts with resort uses. It was felt that the visitor industry brings both jobs and general business to the coast and is therefore compatible with the desire for economic development.

Note, however, that this apparent acceptance of resort is qualified. People stressed they did not want to see "another Waikiki". They wanted to maintain the slow pace and beauty of the area and would not accept any type of project which would bring rapid change. They wanted the range of jobs resort brings, but resent "outsiders" getting the management positions. They wanted new business, but stressed that these new neighbors need to contribute to the overall improvement of the communities, since they are now sharing facilities. Further, while jobs is a big plus, they were still concerned about the potential physical impacts (i.e., public services and facilities and water).

Some strongly expressed their desire to see this project be implemented. The basis for this general acceptance was their feeling that resort uses are one way to provide jobs and business opportunities. Thus, resort in general is potentially compatible with community efforts and desires for economic development.

Further, these people pointed out, the project would help the Sheraton Makaha Resort and Country Club because of the business it would bring in.

Most felt that the Pacific Basin Conference Resort was preferable over a "typical hotel", because of the overall higher level of quality and the ability to control the type of guest and the amount of interaction/use of existing community facilities. A few of those interviewed felt that the proposed executive conference center is "just a fancy name for a hotel."

It was suggested that the applicant needs to inform the community of the nature of this project, so that a distinction is made between this proposal and the typical hotel. Those who suggested this felt that the Pacific Basin Conference Resort would not attract the more transient visitors, as would a "typical hotel". They further believed that the Pacific Basin Conference Resort would be in keeping with the community's desire for quality resort uses, thus quality economic development.

One person pointed out that the Waianae coast may begin to feel "boxed in" with Ko Olina on the Ewa end and Makaha's existing and proposed resorts. It was felt, however, that it is not resort itself that bothers people, but the service nature of resort. To some people, resort implies a subservient nature, one in which people (the "have-nots") are expected to serve visitors who apparently are more affluent (the "haves"). Further, because of the proximity of resort uses, the general community must end up sharing their facilities with the "haves". While it was recognized that Makaha would not reach the same magnitude as Ko Olina, it was suggested that Makaha's resorts actively work on achieving harmony with the community. This would help people feel a sense of ownership with the facility.

Comment: Resort uses are not new to the Waianae Coast. Particularly in Makaha. Makaha's 200-room hotel has been in operation since 1968, and about half of the new Makaha housing units brought on line in the 1970s were for transient use, as shown in Section 2.4.

The attitudes towards the visitor industry still appear to be split, however, as demonstrated in the years of controversy and debate on the proposed Ko Olina. While there are no published survey data on Ko Olina to indicate the quantities of support/opposition, many of the Waianae Coast residents spoke out on each side of the question.

The interviews with community residents helped shed some light as to the root of this controversy (although this discussion runs the risk of omitting things which some other people would consider vital).

There is no doubt that economic development and general community improvement are important to the people of Waianae. Problems of unemployment, inadequate public facilities and services, and general community self esteem are major issues raised in studies (Section 2.5) and polls and surveys (Section 2.6.2). The Neighborhood Board and a number of community-based planning efforts are currently attempting to seek solutions to these problems, and economic development is a priority among Waianae residents (Section 2.6.3).

Yet, the type of desired economic development is and will be defined by other community values. The community has fought hard to retain the area's agricultural activities and rural surroundings. The slow and relaxed pace of life is considered one of the most important assets of the Waianae Coast, and proposals to intensify land uses are closely scrutinized to make sure that this pace is retained.

There is also community identity. Some of those interviewed pointed out that people feel that the "Waianae Coast is constantly being dumped on." They get public facilities no one else wants, yet cannot get quality public services and facilities. On a personal level, this community identity becomes a problem with self-esteem. As one person pointed out, "the Waianae people are tired of being have-nots. This makes it hard for them to serve the tourists, the haves."

What is crucial, then, for any resort project in this area is to strike a balance between the project's economic development opportunities and the values and concerns of the community in which the project will be situated. This need was raised frequently and is further discussed in the "need to be part of the community."

Regarding the specific market of the Pacific Basin Conference Resort, it is recommended that the applicant find ways to inform the general community of the nature of this project, so that a distinction is made between this proposal and the typical hotel. Because no such facility currently operates in Hawaii, an information program would help the neighboring community understand the types of activities which would occur at the project, and would provide an opportunity for general dialogue regarding the project's potential impacts.

#### Need for jobs

This seemed to be the overriding reason for the positive reactions towards the Pacific Basin Conference Resort. Those interviewed cited Waianae's high unemployment rate (further discussed in Section 2.3.3), and the excessive driving time for residents who commute to Honolulu for jobs (further discussed in Section 2.3.3). For those who had questions/concerns about other aspects of the project, jobs was an important and a positive asset.

All of those interviewed further expressed a desire to see all levels of employment made available to the Waianae residents. They pointed out that, too often, jobs are used as a "carrot" to get support of nearby residents. And yet, when operations begin, the nearby residents are employed for non-status, entry level jobs, with very little opportunity for upward mobility. Meanwhile outsiders (both outside of Waianae and Hawaii) are brought in for management positions. These people stressed the need for both the entry level jobs and upward mobility in the Pacific Basin Conference Resort.

Those interviewed stressed the need for a job training plan, and some said they could not accept the project unless such a plan is worked out. This job training should be targeted both to prospective employees (who may need basic skills training in order to compete for these jobs), and those hired (for their job and possibly upward mobility).

Only a few made suggestions on the type of job training they felt appropriate. Generally, if it were possible, these people suggested the applicant explore ways to design and implement this job training plan with community-based groups.

Comment: Employment impacts are discussed in more detail in Section 3.1.

The positive reaction towards the job-creating potential of this project is consistent with the major concern over Waianae's unemployment (Section 2.6.2). It is also generally consistent with the community-based efforts on economic development (Section 2.6.3).

The overriding need for jobs is nonetheless balanced by community values and concerns discussed in "General Compatibility of Additional Resort in Makaha." Many people do not seem willing to trade off important characteristics in Waianae just to get jobs.

Controlled and quality development is seen by some as a way of striking this balance. To them, job training would not only enhance the project itself, but assist the community in attaining a goal. Ideally, this job training would establish a working relationship with the surrounding community, so that a community sense of ownership is encouraged.

Job training as a mitigation measure to address these concerns is further discussed in Section 4.3.

#### Availability and equitable distribution of water

"Water" was frequently questioned and raised as a concern related to this project. Initially, those who raised it did so in a very generic sense -- "Water is real important in Waianae"; "I'm worried about water and what this project will do to our water."

People were encouraged to further elaborate on this to find out what part of the water system, i.e., distribution, sources, quantity, groundwater quality and so on, concerned them.

The major problem regarding water was that people wanted assurances that existing residents would have priority in obtaining water, especially as new developments come on line. According to those interviewed, people currently have problems obtaining water for residential and agricultural purposes. Examples were cited in which landowners of 1 or 2 acres have difficulty in enlarging their water meters and water lines when they want to subdivide their lots for their children.

Such instances lead the community to believe that "there is not enough water." Yet, developers of large projects seem to have little problem in receiving large allocations of water from the Board of Water Supply. This seemed both inconsistent and inequitable, because the existing residents are not accommodated as quickly or as well as these developers, to some of those interviewed.

One person felt that this is more of an attitude and education problem, than a physical one. He explained that many of the existing water meters and transmission lines are old, and thus under-sized. While there may be enough water, the existing infrastructure has difficulty in accommodating increased distribution to existing households.

A couple of people also mentioned water quality. Residents of Makaha Valley, these people indicated that their potable water seems brackish, and that they have requested attention from the Board of Water Supply. They wanted to know if this project would improve or worsen their water quality.

**Comment:** Information on the project's water requirements and impacts are provided in other studies conducted for the EIS. Water is discussed in this report as a **SOCIAL CONCERN**, rather than from a technical or engineering standpoint.

Concerns about water are very consistent with the amount of discussion in the islandwide community and the Waianae Coast, as seen through the actions of the Waianae Neighborhood Board (Section 2.6.3). In Waianae, controversy over water began as early as 1912, when the water rights of the Waianae Plantation were threatened by homestead developments in Luualualei (see Section 2.1).

From the interviews conducted for this study and observations of the Neighborhood Board minutes, it appears that the community is both confused and resentful of the basis of water allocation by the Board of Water Supply. Over the past few years, the Board of Water Supply has frequently asked islandwide residents to conserve water. To the community, it makes sense to limit additional allocations of water, so that the existing residents has enough water. When additional allocations are made for new developments, however, the Board continues to encourage water conservation.

In Waianae, as observed in the Neighborhood Board minutes, further resentment sets in when the Board of Water Supply drills wells in Waianae and allocates "their" water to urban areas outside of Waianae. Further, a number of Waianae residents have appealed to the Neighborhood Board to assist them in obtaining water so that they can subdivide their lots for an additional home for their families.

In raising concerns about water impacts of the Pacific Basin Conference Resort, those interviewed are therefore not isolating the impacts of this project alone, but are instead putting the project in a cumulative perspective.

#### Adequacy of existing infrastructure, particularly at the bottom of the valley

The tone of concerns raised about infrastructure was more in terms of questions, than a basis to oppose the Pacific Basin Conference Resort. People asked for information regarding the infrastructure systems of the roadways, sewerage and drainage and expressed their concern that these already need improvement, and questioned whether the proposed project would exacerbate the existing situation.

It is noted that a few people were more concerned about the infrastructure impacts of the residential component of Mauna Olu Subdivision than the proposed Pacific Basin Conference Resort. They understood, however, that the Mauna Olu Subdivision has received much of its approvals and that the impacts of such residential development is not the subject of this study.

Traffic and Roadway Conditions. People provided examples of how Farrington Highway has been having more and more periods of traffic congestion, and, as with residents all over the island, they were concerned about the traffic impacts of the Pacific Basin Conference Resort. This congestion is worsened when road work is undertaken. It was pointed out that Farrington Highway is the only way in and out of the Waianae Coast, and that people who must commute to Honolulu for employment are the ones who suffer most.

People were given information about the proposed shuttle system, and this generally was viewed positively. They nevertheless questioned the impacts of 1) traffic generated by people who choose not to ride the shuttle buses and 2) traffic generated by accompanying family members. One person saw an inconsistency between the project's proposal to employ shuttle buses, yet still have 450 parking spaces built into the facility.

Some asked if the intersection of Makaha Valley Road needed to be signalized. There was mixed feeling about this -- some welcomed signalizing to ease traffic; others did not want the "urban implications" of signalizing.

Some people were concerned about the roadway conditions at the bottom of the valley. They pointed out that there were no sidewalks, and that the road itself was unsafe because of potholes and speeding. These people wanted to know what, if anything, would be done about this.

Sewerage and Drainage Impacts. According to those interviewed, the houses at the bottom of the valley have been subject to some flooding, especially as the upper areas become landscaped and built up. These people wanted to know if this situation would be improved or worsened with the proposed Pacific Basin Conference Resort. One person felt that there is a discrepancy in the Prep Notice because "both runoff and permeability cannot be slow at the same time".

A couple of people wanted to know how this project would affect their sewerage system. Currently, many of the lower valley residents use cesspools and a couple of areas at the Keena side of Makaha Valley are converting to a City sewer system. As with traffic signalizing, reactions to further conversion were mixed.

Park and Community Facilities. Generally people understood that the Pacific Basin Conference Resort will cater to "working visitors" -- they are at the facility to attend working sessions and so their interaction and use of neighboring facilities will be minimized. It was pointed out, however, that while the conference attendees themselves may not use the park and commercial facilities, their accompanying families may. Newcomers who do not appear to understand some of the local habits/customs are particularly vulnerable to harassment and theft. Those interviewed did not feel that the local reaction is justified; instead they warned that "just one more incident" might exacerbate Waianae's current reputation.

Comment: Information on the project's infrastructure requirements and impacts are provided in other studies conducted for the EIS. Infrastructure systems are discussed in this report as a social concern, rather than from a technical or engineering standpoint.

Most proposed developments raise concerns and questions about the infrastructure impacts of a proposed project from the surrounding community. Generally, the infrastructure impacts are the most tangible, thus the "most real", for the existing residents. Traffic, roadway, sewerage and drainage and community facilities become personal impacts to them because, if a project worsens these conditions, people experience these impacts on a personal level.

In the case of the Pacific Basin Conference Resort, people translate the engineering studies on infrastructure into very personal terms such as waiting longer in traffic, clogged drainage systems, and further crowding of parks.

It does not mean that they feel these impacts will actually occur. What they want is reliable information showing whether the Pacific Basin Conference Resort will improve conditions or cause inconveniences/problems.

These concerns are very consistent with the concerns and actions of the Waianae Neighborhood Board on other matters. As stated in Section 2.6.3, a consistent focus of the Neighborhood Board is the adequacy and quality of public services and facilities. There is a general feeling that current services and facilities do not adequately meet the needs of the current population, much less any additional population of proposed development.

It is noted that the infrastructure impacts were not raised in a vacuum, but as part of the overall balance of the project's economic development potential and its impacts vis-a-vis community values and needs. In other words, while people wanted to see the jobs the project would bring, they also did not want the "cost" of these jobs (i.e., other impacts) to be so high that the overall outcome would be negative.

Need for the Pacific Basin Conference Resort (and Mauna Olu Subdivision) to be part of the community

This was the strongest suggestion from almost all of those interviewed. They suggested that the developer work with the community and participate in community efforts. They cited examples of the other business entities in the valley, such as Makaha Valley, Inc., ANA Hotels Hawaii, Inc., and the Sheraton Makaha Resort and Country Club, although there was varying opinion as to the success of each of these entities in establishing a working relationship with the community.

The various ways suggested for participation in community efforts included:

- conduct an extensive information program to explain the project
- ask the community for advice through input in planning stage (how the facility will look) and during hotel operation
- encourage controlled community use of the proposed facilities, including restaurants, meetings rooms when available
- encourage future access to the heiau
- hire from the local community for all levels of employment; help local employees work their way up within the hotel
- in recognition that jobs cannot be guaranteed, conduct training programs to help local residents compete for jobs
- use community-based resources/organizations/companies where possible (such as local food products, local entertainment, landscaping, some aspects of job training)

These suggestions were intended to have the landowner and operator minimize their identification as "outsiders". A sincere working relationship would not just help the business entity understand and accommodate the community and its needs and values, but also help the community understand who these entities are, what they intend to do, and, importantly, how the community can benefit from the project.

It was suggested that this working relationship also extend to the residents of the Mauna Olu Subdivision. People did not want to see isolation between the existing residents at the bottom of the valley and the visitors/newer residents of the upper valley. Since there would be a general sharing of facilities, a working relationship would help assimilate the newer residents and create an atmosphere of understanding and cooperation.

**Comment:** This suggestion by those interviewed is consistent with earlier described feelings that there needs to be a balance of the job-creating opportunities with sensitivity towards community needs and values.

Implicit in this suggestion is the acknowledgement of changes along the Waianae Coast and a community desire for participation and control over these changes. As discussed in Section 2.6.3, a number of community-based planning efforts are being undertaken. While their scope and philosophies may vary widely, they all nevertheless deal with community changes and how to prepare/equip the community for these changes.

This desire to have the applicant/developer of the Pacific Basin Conference Resort work with the Waianae community is therefore not an isolated feeling. As described in Section 2.7, a number of land use changes are occurring along the Waianae Coast without the Pacific Basin Conference Resort. As described in other sections of this report, developers of these other projects are also being approached by community leaders and representatives to work with the community in implementing their projects.

Accessibility to the heiau

Mauka of the overall Mauna Olu Subdivision is a Kaneaki heiau restored by the Chinn Ho family in 1969 and 1982. Signs at the site indicate that the original temple platform was built sometime between A.D. 1450 and 1640 and was originally constructed and twice modified for agricultural worship. It is believed that it was also further modified and converted into a temple of the god of war. The heiau is maintained by Makaha Valley, Inc., a subsidiary of Capital Investment Company.

Those interviewed encouraged retaining both physical and psychological community access to the heiau.

Most of those interviewed assumed that the heiau would remain open, as is the policy of Makaha Valley, Inc. They also warned, however, that the general community would probably have strong negative feelings if access were restricted in some way.

They did not want to see physical restrictions, such as additional gates or other barriers. They also pointed out that psychological access is important. Many residents feel a sense of ownership and right to the heiau, and some instances of residents resenting the present control over the site were cited.

Further, psychological barriers such as shortening the hours of access, charging fees, or having the heiau under the control of future Mauna Olu residents may intimidate the general community and violate a sense of community ownership (it is noted that the applicant representatives have tentatively discussed the possibility of placing the heiau in the responsibility of the future Mauna Olu Subdivision Homeowners Association.).

Note, however, that those interviewed discouraged uncontrolled public access to the heiau and the surrounding lands. People pointed out that the area is already prone to trespassers, and that there have already been instances of burglaries at the heiau. They felt that uncontrolled access would actually prohibit preserving the heiau for future generations.

Strongly encouraged was an education program outlining the developer's intents and proposals for future maintenance of the heiau and an active solicitation of community input on how to best handle access to the heiau.

Comment: The heiau is open to the general public between 10:00 A.M. to 2:00 P.M. from Tuesday through Sunday. No individual hiking into the mountains are allowed, although groups are accommodated if arrangements are made. The heiau is visited by tourists and residents alike. Tourists generally visit the site and leave. Residents visit the heiau for religious purposes, picnicking, and general relaxation (Personal communications with Landis Ornellas, Makaha Valley, Inc., February 5, 1987).

It is understood that this form of public access would continue with the operation of the Pacific Basin Conference Resort. The applicant is nevertheless encouraged to seek community input on future access, as suggested by the community. The current sense of community ownership is a strong one, and sensitivity to this feeling can help in fostering a working relationship with the community.

#### Other impacts raised

A few concerns were raised by one or two people. One person pointed out the the structures and landscaping of the proposed Pacific Basin Conference Resort should be in visual harmony with the natural environment. Low-rise structures and native landscaping were encouraged.

Another person inquired about the effect of the Pacific Basin Conference Resort on property values in the rest of the valley.

Two people expressed suspicions regarding whether or not this project is a real one, or "just another proposal to see what would fly." This latter concern was voiced in view of previous proposals for the site, namely the Mauna Olu Subdivision homesites and a non-landowner proposal to convert the Mauna Olu Subdivision into a 500-unit affordable housing project.

One person reviewed the EIS Preparation Notice and the following are his comments which were not discussed in previous concerns.

- Will the jogging trails be offsite?
- Under Flora and Fauna, no mention was made of peacocks. While they may not be on the site, their proximity to the site should be addressed.

- The project's telecommunications possibilities and its implications should be addressed in the EIS.

- When will the new fire station be built? In the meantime, this project will further burden the already-to-capacity fire services.

Comment: It is understood that the proposed structures will be low-rise and design details will be developed as the planning process proceeds.

Regarding the project's impacts on property values, such study was not included in this report's scope of work. Note, however, that, to the extent that growth experienced in the 1970s reflects ongoing market demand, the implication of population policies (and land use restrictions which implement these policies) is that residential housing and land costs will increase in the future, as discussed in Section 2.7.1.

Some of the Waianae-wide population growth of the 1970s was due to Hawaiian Home Programs rather than market demand. There are no Hawaiian Home lands in Makaha, however, where the population growth has been particularly marked. Therefore, it is anticipated that residential housing values and/or costs will generally increase in Makaha with or without the proposed Pacific Basin Conference Resort.

Regarding the project's feasibility in view of previous development proposals for this site, the Pacific Basin Conference Resort would replace 18 home sites of the Mauna Olu Subdivision. It is anticipated that the project would increase the property values of the existing subdivision (personal communication with James Caldwell, Home Properties, Inc., February 2, 1987), although identifying the extent to which it would do so is not included in this report's scope of work.

In November of last year, Alii Affordable Homes made a presentation to the Waianae Neighborhood Board proposing to re-zone Mauna Olu's 139 acres to allow 500 affordable units in Mauna Olu Subdivision (see Section 1.2 for further discussion of this). This proposal was not authorized or supported by the landowner, however, and communication to this effect has been transmitted to the Waianae Neighborhood Board.

Regarding the miscellaneous comments on the EIS Preparation Notice, the information was transmitted to the EIS preparer Environmental Communications on February 9, 1987.

**Social Impact Assessment  
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**Section 4  
Range of Potential Socio-Economic  
Mitigations**

#### 4. RANGE OF POTENTIAL SOCIO-ECONOMIC MITIGATION MEASURES

This section identifies a range of available and current options designed to mitigate some of the impacts identified in Section 3.

The framework for these mitigation measures include both the EIS process, and the City processes governing development. This framework is described in Section 4.1.

The range of potential measures mitigating housing impacts is described in Section 4.2. Sections 4.3 and 4.4 present some options currently available for, respectively, construction and operational employment training and give some ideas as to how the Pacific Basin Conference Resort can work into these systems. Section 4.4 identifies some other measures to increase labor force participation.

Finally, Section 4.5 identifies general possibilities for community interaction.

##### 4.1.1. Process for Determining Mitigation Requirements

Environmental Impact Statements (EIS's) typically make broad preliminary suggestions for mitigations. Actual requirements, however, are imposed through the political and regulatory process, which may involve negotiations between government decision makers and private landowners or developers.

Public input during the EIS and/or subsequent hearing process can affect the outcome of these negotiations. In recent years, some requirements have been made on a standardized basis. For example, for projects containing residential units, an "inclusionary zoning" requirement of ten percent for low-to-moderate income units is often executed. These types of mitigation requirements are sometimes unrelated to EIS impact findings or mitigation recommendations.

At the City level, "unilateral conditions", or one-sided voluntary agreements by the project proponent, have been attached not to Development Plan approvals but to final zoning approvals. Presumably the latter stage is the point in time closest to project implementation and thus the best time for government decision makers to assess true needs. Also, zoning is a more detailed level of government control than Development Plan approvals -- hence, the more appropriate level for imposing conditions.

Because there have been questions about the legality and equity of unilateral conditions, the City and County of Honolulu is now considering several new measures which would revise the present system:

1) "Development Agreements", a bilateral agreement process which would vest rights to develop at an early stage in return for firm detailed commitments by the developer to provide socio-economic and other mitigation measures; and

2) a "Community Benefit Assessment" (CBA) ordinance, which would set the total dollar amount for such mitigations according to formulas which consider such factors as location, extent of up-zoning, etc. The current CBA concept would rely on the EIS to recommend priorities for allocating assessed dollars (or other in-kind measures) among the various potential mitigation measures.

As of this writing (February 1987), it is uncertain whether either of these measures will actually be adopted or, if so, in what exact form. Because of the possibility that a CBA ordinance could be enacted, the final portion of this section will make some broad recommendations as to priorities among the various potential socio-economic mitigations.

Given the present system, the bulk of the following section is intended to serve as preliminary input into what will be an extended process of public review and negotiations between the government and the landowner (and/or eventual project operator).

It is further noted that many of the mitigation measures identified in this section require direct input from the resort operator to ensure effectiveness. At this writing, no operator has been selected and it is highly recommended that negotiations are not finalized until the resort operator can provide input.

#### 4.2 Housing

The housing impact analysis (Section 3.2) concluded that the proposed project may generate a need to house Conference Center personnel. The need would be generated not by homeless in-migrants seeking housing, but rather by already-housed young Waianae residents whose improved incomes would interest them in moving out from extended family households and starting their own households.

It is to some extent questionable whether this need actually requires mitigative action, given the fact that the individuals are actually already housed and given the present availability of rental units in the area. (Additionally, future Hawaiian Home Lands development could absorb some of this demand.)

Should any housing requirement be attached to this project, it could take one of several forms:

- construction of units (although the scale of the project and the lack of space on the property argues against this option); or
- cash contributions to public-sector housing programs;
- or
- purchasing or leasing condominium units for employee rentals (probably under a management contract with a professional property management firm).

#### 4.3 Employment Training (Construction Jobs)

Section 3.1.3 pointed out that Waianae has a large number of construction workers, but potential major construction projects in nearby Ewa raise the possibility (although not the certainty) of construction labor shortages. This may be viewed as an opportunity for gaining entry into the construction trades for more Waianae residents.

At the same time, it must be noted that construction union hiring and apprenticeship policies are fairly rigid and tend to protect against preferential worker selection based on area of residence. The small scale and limited time frame of construction on the proposed Conference Center alone would result in limited opportunities to bring Waianae workers into apprenticeship programs.

However, if contributions from the present project were "piggy-backed" onto an existing program, such as that funded in part by the Ko Olina (West Beach) developer, a single program could address the needs of both projects.

One of the unilateral conditions attached to zoning approvals for Ko Olina involved contribution of \$100,000 per year for four years to a yet-to-be-named nonprofit agency for job training purposes. The language of this condition does not specify whether the money is to be used for construction or for operational job training.

Presumably any similar requirement for the Makaha project would be smaller in magnitude, given the much smaller scale of this resort.

It is recommended that the City's Office of Human Resources (OHR), the agency charged with reviewing and approving the Ko Olina job training plan, consider both "piggy-backing" an appropriate Makaha contribution and exploring the possibility of using at least some of the funds for construction, as well as operational, training purposes.

Although the recent and preliminary nature of the Makaha proposal has not yet permitted the project applicant to conduct extensive discussions with the City or other agencies, the applicant has voiced a willingness to work with OHR and community groups to make appropriate provision of funds for construction and/or operational job training.

#### 4.3 Employment Training (Operational Jobs)

As discussed in Section 3.1.3, Waianae has a considerable number of available potential workers to fill most jobs in the proposed project, even considering the magnitude of possible new development in nearby Ewa. Positions which may be difficult to fill from Waianae labor sources are restricted to a fairly small number of management and specialty (primarily audio-visual) jobs.

In this context, the principal needs are for actions which would

- 1) contribute to residents' upward mobility to supervisory or management jobs (and/or to take advantage of small business opportunities generated by resort development);
- 2) help Waianae residents become more competitive in applying for those positions requiring technical skills; and
- 3) encourage continued hiring of Waianae residents to fill eventual vacancies from normal turnover.

It is noted that these needs were reiterated by community residents interviewed for identifying preliminary community issues and concerns.

Mitigations related to job training or upgrading can be carried out either from an on-site base (i.e., under control of the operator, although possibly involving purchase of services from outside contractors) or from off-site bases (through developer or operator contributions to wider programs conducted by nonprofit agencies).

#### 4.3.1 Operator-Controlled Activities

Operator actions which could further the employment goals of Waianae residents would involve

- a) policies to encourage job applications from area residents;
- b) training new workers; and
- c) job upgrade programs. (Actions to make Waianae residents more competitive for jobs prior to applying are best handled through government or other nonprofit agencies, and these are discussed in the next section.)

Typically, resort operators consider such actions to be in their own best interests and implement them on a voluntary basis.

For example, hotels generally prefer to hire longtime area residents who have a proven commitment to staying in the community, since this reduces turnover and associated cost of continuously training new workers.

The Sheraton Makaha's union contract calls for hiring preference to be given (when all other qualifications are equal) to residents of Leeward Oahu. The Sheraton has also developed an extensive network of contacts with area labor sources -- e.g., through the Hawaii Hotel Association's "Adopt A School" program, it has become highly involved with both Nanakuli and Waianae high schools. (If the Makaha project is developed, the new hotel could obviously take over the "adoption" of one of these two schools.)

Other standard Sheraton Makaha hiring/training policies which could logically also be adopted by a new resort include

- 1) interaction with Alu Like, both to obtain referrals for vacant positions and to refer qualified residents to training opportunities;
- 2) 80 hours of on-the-job training for new hires;
- 3) elective supplemental training for new hires through either American Hotel Association classes or programs offered by HARRIETT (Hawaii Hotel and Restaurant Industry Employment and Training Trust) programs, which are funded by member hotels;
- 4) periodic interaction with Leeward Community College Programs; and
- 5) mandatory in-house refresher and skills upgrade programs for all employees.

For the proposed project, one potential operator (International Conference Resorts) typically sends out experienced staff on a temporary basis to conduct start-up training. Thereafter, new hires filling vacancies undergo standardized on-the-job training using a checklist approach to assure that all employees have received equal levels of training.

Certain activities can be tentatively recommended at this time as "good ideas" for future operators to consider:

- Travel industry management scholarships could be periodically awarded to area high school residents. (NOTE: At the top level, resort managers normally rotate through hotels on a national or worldwide basis. Waianae-raised individuals are unlikely to end up as general managers of Waianae hotels on a permanent basis. However, increasing proportions of hotel mid-management in this state are now Hawaii-born.)

- When vacancies occur in specialized fields such as audio-visual work, personnel departments can contact appropriate educational institutions to seek recent graduates from the Waianae area. For example, audio-visual vocational training programs are offered by Leeward Community College at the Associate of Science level and by the University of Hawaii/ Manoa at higher levels.

- The Waianae Military-Civilian Advisory Council could be taken as the model for an ongoing forum to facilitate communication between community leaders and the Makaha resort operators. This would allow community and visitor industry figures to work cooperatively on a variety of concerns, including the issue of upgrading employment levels for Waianae residents working in the hotels.

At the same time, it must be noted that the present applicant is not the potential operator, but the landowner. And most zoning conditions apply to the project applicant rather than the operator. Therefore, while the foregoing recommendations might be "good ideas," it may not be appropriate to impose them as legal requirements, and it would be extremely difficult on a practical basis to enforce them.

As previously noted, the applicant has voiced a commitment to work with OHR or other appropriate agencies to address employment training concerns. It is probable that actions agreed upon by the applicant (as opposed to standard hiring/training policies adopted by the operator) would be more of the nature discussed below.

#### 4.3.2 Subsidized Activities

Applicant cash contributions -- of a magnitude to be negotiated with appropriate government agencies -- could supplement Ko Olina contributions for operational as well as construction job training. Since the nature of the Ko Olina program is still being negotiated between the City and the West Beach developer, a Makaha "piggy-back" contribution would simply augment the resources for whatever is agreed upon.

It is recommended, however, that the final plan for operational job training include attention to these concerns:

- improving the competitiveness of disadvantaged Waianae Coast residents for staff-level jobs; and
- upgrade training for persons interested in promotion.

The latter item is included here because the planned construction of eight hotels at Ko Olina over the coming years would provide "stepping stones" for job advancement. Historical experience in

Hawaii indicates that, when new hotels open, the majority of applicants are experienced workers from nearby hotels seeking opportunities for speedier promotion to higher or better-paying positions.

Thus, the prospect of a series of hotel openings over a ten- to twenty-year time frame suggests the opportunity to prepare interested workers for promotions. While no individual hotel may be expected to train its workers for a better job at a competing new hotel, an ongoing regional training program would be in an excellent position to assist interested workers in developing needed supervisory techniques for desired promotions.

It should be noted that any employment training program which improves the competitiveness of longtime area residents also mitigates housing impacts from cumulative resort development in the Ewa-Waianae region. That is, through increased hiring of already-housed workers, there is less need to build new units at lower price ranges than the market might otherwise be creating.

#### 4.4 Other Measures to Increase Labor Force Participation

In resort areas throughout Hawaii, several additional measures have sometimes been considered (although rarely yet implemented) to increase labor force participation among currently-housed residents. These include:

- transportation assistance for workers unable to afford cars;
- child care for working parents.

Given the scale of the proposed project, it is questionable whether such measures can be carried out on a cost-efficient basis if the hotel must provide its own programs on an independent basis. However, it may be possible to contribute to larger programs, either through up-front contributions or through a "cafeteria-style" menu of alternative employee benefits including assistance for such activities.

These measures are tentatively felt to be of less priority than employment training. The City bus service already provides a form of subsidized transportation. And while a few Sheraton Makaha employees reportedly have had to quit due to child care problems, the availability of several existing Waianae day care facilities (and, for many residents, the availability of baby-sitting through extended family) reduces the sense of need for new on-site child care programs (personal communication, Glenda Martin, Sheraton Makaha assistant personnel director, February 4, 1987).

#### 4.5 General Community Interaction

Previously identified mitigation measures are aimed at specific objectives and impacts. This section reiterates the general need to work with existing residents to minimize social disruption and create a setting which is mutually satisfactory to the community, the landowner, and the resort operator.

During the key informant interviews held for this Social Impact Assessment, residents consistently focussed on the need for this project to be part of the community. People wanted to be informed, be asked for input, and generally be considered in the decision-making process.

As noted in Section 3.4, this desire to work with (instead of against) developers is not isolated to the Pacific Basin Conference Resort. Rather, this attitude reflects a growing community awareness and determination to exercise control over and participate in the changes facing the Waianae Coast.

Employment and business opportunities are recognized as crucial ingredients in the survival and improvement of the Waianae Coast. Also important, however, is respect for and incorporation of social values and needs in any force bringing changes.

This is the context in which a working relationship is encouraged. Several mechanisms can be used to initiate this working relationship. The following are recommended for consideration:

**Information programs.** The applicant has already begun informing people through informal meetings with some residents of the area. Continuing these informal gatherings and initiating formal presentations (such as to the Waianae Neighborhood Board) can assist the community in better understanding what is being proposed. Initial topics could include general physical descriptions with appropriate visuals, and information on a conference resort, as well as some proposals which are currently under consideration, such as telecommunications.

**Dialogue programs.** While the EIS and Development Plan processes have built-in mechanisms and requirements for citizen input, they are often one-way (written comments) or late in the process (testimony at public hearings). It is highly recommended that the applicant initiate dialogue with the community early in the process. The community can provide valuable input on specific aspects, such as the extent and type of community access to the proposed facility (as well as the heiau).

**Explore using local services and goods.** While it is far too early to know where the resort will obtain some of its support services and goods, and while these decisions are

ultimately the operator's, it is advisable that the resort consider using some goods and services already available in the area. Preliminary identification of alternatives can be done through the dialogue process, although it should be made clear that no commitments can be made at this time.

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**Appendix**

21-Feb-87 (typo)

Typical 300 Room Conference Resort  
Staffing Schedule

300 Rooms

	Salary Per Exp.			Total Annual		Salary Per Exp.			Total Annual		Salary Per Exp.			Total Annual
	No. Exp.	Annual	Weekly			No. Exp.	Annual	Weekly			No. Exp.	Annual	Weekly	
<b>Rooms:</b>					<b>Services:</b>					<b>Conferences:</b>				
Front Desk Mgr.	1	30,000	600	30,000	Food Service Mgr.	1	45,000	900	45,000	Supervisor	7	25,000	500	25,000
Reservations	1	15,500	300	15,500	Blind Room Mgr.	2	30,000	600	60,000	Assistant	1	15,000	300	15,000
Night Audit	2	15,000	300	30,000	Supervisors	6	10,000	200	60,000	Conference Aids	10	8,500	170	153,000
Desk Clerks	8	12,000	240	96,000	Hostesses	4	8,000	160	32,000	Total Conference	20	9,150	183	183,000
Bell Captain	1	14,500	290	14,500	Waiters	14	9,500	190	133,000	Health Clubs:				
Bellman	12	10,500	210	126,000	Waiters	10	6,500	130	65,000	Director	1	25,000	500	25,000
Total Rooms	25	12,440	251	316,000	Food Checkers	4	8,000	160	32,000	Attendants	2	8,500	170	25,500
<b>Housekeeping:</b>					Room Service	10	8,000	160	80,000	Total Health Club	4	11,375	228	45,500
Exec. Housekeeper	1	30,000	600	30,000	Barnditch Bar	4	7,000	140	28,000	Tennis:				
Asst. Housekeeper	1	20,000	400	20,000	Total Service	33	10,144	203	329,000	Professional	1	25,000	500	25,000
Supervisors	3	10,000	200	30,000	Barquet:					Assistant Pro	1	14,000	280	14,000
Maintenance	10	7,000	140	70,000	Manager	1	35,000	700	35,000	Clerks	2	7,000	140	14,000
Aids	22	7,000	140	154,000	Assistant	1	20,000	400	20,000	Total Tennis	4	12,000	240	48,000
Night Lobby/Clrm.	2	7,000	140	14,000	Waiters	8	8,500	170	68,000	Total Sports	8	11,400	228	93,500
Total Housekeep.	29	8,154	163	310,000	Busboys	5	6,500	130	32,500	Laundry:				
Total Room Depart.	64	9,306	190	624,000	Total Barquet	16	10,125	203	162,000	Supervisor	1	14,000	280	14,000
<b>Foods:</b>					Total Food/Service	119	11,210	224	1,234,000	Helpers	6	7,000	140	42,000
Kitchen					Beverages:					Total Laundry	7	8,000	160	28,000
Executive Chef	1	75,000	1,500	75,000	Manager	1	35,000	700	35,000	Seasonless:	3	8,000	160	24,000
Sous Chef	1	35,000	700	35,000	Assistant	1	18,000	360	18,000	General & Administrative:				
Cooks	10	12,500	250	125,000	Barenders	8	8,500	170	68,000	General Mgr.	1	85,000	1,700	85,000
Pastry Chef	1	40,000	800	40,000	Waitresses	10	7,500	150	75,000	Asst. Gen. Mgr.	1	65,000	1,300	65,000
Asst. Pastry Chef	1	20,000	400	20,000	Total Beverage	20	9,000	180	180,000	Asst. Manager	1	45,000	900	45,000
Pastry	12	9,500	190	114,000	Media Resources:					Secretaries	6	10,000	200	72,000
Stewards	10	10,000	200	100,000	Director	1	30,000	600	30,000	Total Exec. Ofcs.	7	30,113	763	257,000
Dishwasher/Porters	12	7,000	140	84,000	Asst. Director	1	18,000	360	18,000					
Total Food	40	12,771	253	613,000	Technicians	5	12,500	250	62,500					
					Total Media	7	15,706	316	110,500					

21-Feb-87 (typo)

Typical 300 Room Conference Resort  
Staffing Schedule

300 Rooms

	Salary Per Exp.			Total Annual		Salary Per Exp.			Total Annual
	No. Exp.	Annual	Weekly			No. Exp.	Annual	Weekly	
<b>Accounting:</b>					<b>Coordination:</b>				
Controller	1	35,000	700	35,000	Supervisor	1	25,000	500	25,000
Asst. Controller	1	25,000	500	25,000	Coordinators	3	20,000	400	60,000
Bookkeeper	1	15,000	300	15,000	Total Coord.	4	20,833	417	125,000
Payroll Clerk	1	15,000	300	15,000	Maintenance:				
General Cashier	1	17,500	350	17,500	Director	1	30,000	600	30,000
Account Receivable	1	15,000	300	15,000	Engineers	11	12,000	240	132,000
Accounts Payable	1	15,000	300	15,000	Secretary	1	12,000	240	12,000
Office Clerk	1	12,000	240	12,000	Total Maint.	16	13,125	263	210,000
Total Accounting	8	21,168	424	165,000	Security:				
<b>Personnel:</b>					Director	1	27,000	540	27,000
Director	1	25,000	500	25,000	Officers	8	12,500	250	100,000
Asst. Director	1	18,500	370	18,500	Total Security	9	14,167	283	127,000
Secretary	1	14,000	280	14,000	Grounds Maint.:				
Total Personnel	2	24,750	490	57,000	Superintendent	1	17,500	350	17,500
<b>Purchasing:</b>					Groundsmen	10	7,500	150	75,000
Manager	1	30,000	600	30,000	Total Grounds	11	8,407	168	92,000
Food/Buy Buyer	1	25,000	500	25,000	Total Payroll	24	11,975	240	1,005,500
Dry Goods Buyer	1	25,000	500	25,000	Employees Per Room	1.1			
Clerks	3	8,500	170	25,500					
Total Purchasing	6	17,503	352	105,500					
<b>Receiving:</b>									
Supervisor	1	18,000	360	18,000					
Clerks	2	8,500	170	17,000					
Total Receiving	3	11,447	232	35,000					
Total G & S	26	24,484	488	634,500					
Telephone:	8	7,500	150	60,000					

RECEIVED AS FOLLOWS

21-Feb-67 (typyyl)

Typical 300 Room Conference Resort Staffing Schedule

300 Rooms

	Salary Per Exp.			Total Annual		Salary Per Exp.			Total Annual		Salary Per Exp.			Total Annual	
	No. Exp.	Annual	Weekly			No. Exp.	Annual	Weekly			No. Exp.	Annual	Weekly		
<b>Rooms:</b>															
Front Desk Mgr.	1	30,000	600	30,000	Service	Food Service Mgr.	1	45,000	900	45,000	Conference:	1	20,000	400	20,000
Reservations	1	15,000	300	15,000	Bleeding Room Mgr.	2	20,000	400	40,000	Supervisor	1	16,000	320	16,000	
Night Audit	2	15,000	300	30,000	Supervisors	6	16,000	320	96,000	Assistant	10	8,500	170	85,000	
Desk Clerks	8	12,000	240	96,000	Hostesses	4	8,000	160	32,000	Total Conference	20	9,450	189	101,000	
Bell Captain	1	11,500	230	11,500	Mallors	10	5,500	110	55,000	Health Club:					
Bellman	12	10,500	210	126,000	Busboys	10	4,500	90	45,000	Director	1	20,000	400	20,000	
Total Rooms	25	12,640	253	316,000	Food Checkers	4	8,000	160	32,000	Assistant	3	8,500	170	25,500	
					Room Service	10	8,000	160	80,000	Total Health Club	4	11,375	228	45,500	
					Sandwich Bar	4	7,000	140	28,000	Tennis:					
					Total Service	25	10,164	203	229,000	Professional	1	20,000	400	20,000	
<b>Housekeeping:</b>					Banquet:					Assistant Pro	1	15,000	300	15,000	
Exec. Housekeeper	1	30,000	600	30,000	Manager	1	25,000	500	25,000	Clerks	2	7,000	140	14,000	
Asst. Housekeeper	1	20,000	400	20,000	Assistant	1	20,000	400	20,000	Total Tennis	4	12,000	240	48,000	
Supervisors	3	10,000	200	30,000	Mallors	8	6,500	130	52,000	Total Sports	8	11,600	231	53,500	
Housemen	10	7,000	140	70,000	Busboys	6	4,500	90	27,000	Laundry:					
Maid	22	7,000	140	154,000	Total Banquet	16	10,125	203	162,000	Supervisor	1	14,000	280	14,000	
Night Lobby/Clerks	2	7,000	140	14,000	Total Food/Service	119	11,210	229	1,234,000	Helpers	6	7,000	140	42,000	
Total Housekeeping	37	4,154	163	310,000						Total Laundry	7	8,000	160	28,000	
Total Rooms Depart.	64	9,996	198	624,000						Stenographers	3	8,000	160	24,000	
										General & Administrative:					
<b>Food:</b>										Exec. Offices:					
Etichon					Beverages:					Director	1	25,000	500	25,000	
Executive Chef	1	75,000	1,500	75,000	Manager	1	35,000	700	35,000	Asst. Dir.	1	18,000	360	18,000	
Sous Chef	1	25,000	500	25,000	Assistant	1	18,000	360	18,000	Resident Manager	1	45,000	900	45,000	
Cooks	10	12,500	250	125,000	Barenders	8	8,500	170	68,000	Secretary	4	18,000	360	72,000	
Pastry Chef	1	10,000	200	10,000	Maitresses	10	7,500	150	75,000	Total Exec. Ofcs.	7	20,113	402	85,000	
Asst. Pastry Chef	1	20,000	400	20,000	Total Beverage	20	9,800	196	196,000						
Pastry	12	5,500	110	66,000	Media Resources:										
Bushards	10	10,000	200	100,000	Director	1	10,000	200	10,000						
Dishwasher/Porters	12	7,000	140	84,000	Asst. Director	1	16,000	320	16,000						
Total Food	46	12,771	255	613,000	Technicians	5	12,500	250	62,500						
					Total Media	7	13,786	276	118,500						

21-Feb-67 (typyyl)

Typical 300 Room Conference Resort Staffing Schedule

300 Rooms

	Salary Per Exp.			Total Annual		Salary Per Exp.			Total Annual
	No. Exp.	Annual	Weekly			No. Exp.	Annual	Weekly	
<b>Accounting:</b>					<b>Coordination:</b>				
Controller	1	25,000	500	25,000	Supervisor	1	25,000	500	25,000
Asst. Controller	1	25,000	500	25,000	Coordinators	3	20,000	400	60,000
Bookkeeper	1	15,000	300	15,000	Total Coord.	6	20,033	417	125,000
Payroll Clerk	1	15,000	300	15,000	Maintenance:				
General Cashier	1	17,500	350	17,500	Director	1	30,000	600	30,000
Accounts Receivable	1	15,000	300	15,000	Engineers	11	12,000	240	132,000
Accounts Payable	1	15,000	300	15,000	Secretary	1	12,000	240	12,000
Office Clerk	1	12,000	240	12,000	Total Maint.	16	13,125	263	210,000
Total Accounting	8	21,166	424	169,500	Security:				
<b>Personnel:</b>					Director	1	27,000	540	27,000
Director	1	25,000	500	25,000	Officers	8	12,500	250	100,000
Asst. Director	1	18,000	360	18,000	Total Security	9	11,167	223	127,000
Secretary	1	14,000	280	14,000	Grounds Maint.:				
Total Personnel	2	28,750	575	57,000	Superintendent	1	17,500	350	17,500
<b>Purchasing:</b>					Hardware	10	7,500	150	75,000
Manager	1	20,000	400	20,000	Total Grounds	11	8,409	169	92,500
Food/Inv. Buyer	1	25,000	500	25,000	Total Payroll	224	11,935	248	2,086,500
Dry Goods Buyer	1	25,000	500	25,000	Employees Per Room	1.1			
Clerks	3	8,500	170	25,500					
Total Purchasing	6	17,503	352	105,500					
<b>Receiving:</b>									
Supervisor	1	14,000	280	14,000					
Clerks	2	8,500	170	17,000					
Total Receiving	3	11,647	233	31,000					
Total B & B	26	24,404	488	624,500					
Telephone:	8	7,500	150	60,000					