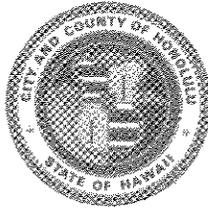


DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

FILE COPY

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



RECEIVED

'90 APR -3 P12:07

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

BENJAMIN B. LEE
CHIEF PLANNING OFFICER
ROLAND D. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

WM/DGP 2/90-674

March 27, 1990

Honorable Marvin T. Miura, Director
Office of Environmental Quality Control
State of Hawaii
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Final Environmental Impact Statement (FEIS)
Honbushin Mission
Tax Map Key: 9-5-01: Portion of Parcel 65

We are notifying you of our acceptance of the above
EIS as fulfillment of the requirements of Chapter 343,
HRS, and the EIS Rules.

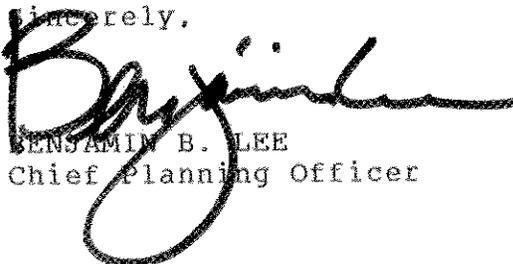
Unresolved issues to be addressed are:

1. Approval by the City Council of a State Land Use District Boundary Amendment for a change from Agriculture to Urban.
2. Appropriate City land use approvals in order to bring the project into conformance with Development Plan and zoning regulations.
3. Approval by the City Department of Public Works of a drainage master plan.
4. Adequate pumping and treatment capacity of the City wastewater facilities.
5. Completion of adequate water system and fire protection improvements as required by the Board of Water Supply.

Honorable Marvin T. Miura, Director
Office of Environmental Quality Control
Page 2
March 27, 1990

These issues are discussed in the attached Acceptance Report. If there are any questions, please contact Bill Medeiros at 527-6089.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin B. Lee". The signature is written in a cursive style with a large, looping initial "B".

BENJAMIN B. LEE
Chief Planning Officer

BBL:lh

Attachment

cc: Harvey Hida, Hida Okamoto & Assoc.
Gerald Park

1990 - Oahu - FEIS -
Honbushin

FILE COPY

FINAL ENVIRONMENTAL IMPACT STATEMENT

CENTRAL OAHU DEVELOPMENT PLAN AMENDMENT
WAIPIO, EWA, OAHU

Submitted Pursuant to Chapter 343,
Hawaii Revised Statutes and Chapter 200,
Title 11 Administrative Rules
Department of Health, State of Hawaii


Honbushin Mission International of Hawaii 2-27-90
Date

PREPARED FOR

HONBUSHIN MISSION INTERNATIONAL OF HAWAII

BY

HIDA, OKAMOTO & ASSOCIATES, INC.

GERALD PARK URBAN PLANNER

FEBRUARY 1990

SUMMARY

Action: Applicant

Project Description: A land use amendment to the Central Oahu Development Plan has been prepared and submitted to the Department of General Planning. The amendment request is to change the land use designation of 15.0 acres of real property from Agriculture to Public Quasi-Public Use. The land use change would permit Applicant to conduct religious and institutional activities on a portion of their property while continuing their agricultural activities on the remaining acreage.

Project Location: The Honbushin property is located atop a plateau just west of Mililani Town in Central Oahu. The 143 acre triangular shaped parcel is bordered by Interstate Highway H-2 to the north and multi and single family developments to the southeast and northwest.

Tax Map Key: 9-5-01: Por. 65

Applicant: Honbushin Mission International of Hawaii

Environmental Consultant: Gerald Park Urban Planner

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

Potential Impacts: The 15.0 acres proposed for institutional and religious activities were formerly used and occupied by the Pineapple Research Institute, hence there is almost no "natural" environment to be affected by the proposed use. The planned use of this area will neither add to population levels of Central Oahu, affect economic activities in the area, nor contribute to a deterioration of ambient air quality. Public services and facilities are available to service the project and the Honbushin have agreed to participate in water and sewer system improvements.

Occasional festivals may be held on site and noise permits will be obtained beforehand. Construction activities will raise fugitive dust and generate noise but these can be mitigated by complying with existing air pollution and noise regulations.

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

A. Land Use Changes

The religious activities and supporting facilities planned by the Honbushin are not permitted in the State Land Use Agricultural District. A request for a Special Permit (to permit nonagricultural uses in the Agricultural District) was withdrawn (February 24, 1989) because the appropriateness of allowing activities of an urban character on Agricultural designated lands could not be resolved satisfactorily.

The Development Plans of the City and County of Honolulu permit, among other uses, "religious, social, and social service institutions" under the Public and Quasi-Public land use category. The uses proposed by the Honbushin would be allowed in this land use category, however, said use is allowed in State land use urban districts not agricultural districts. Hence, Petitioner is concurrently requesting amendments to the State Land Use District Boundary from Agricultural to Urban and the Central Oahu Development Plan Land Use Map from Agriculture to Public Quasi-Public for approximately 15.0 acres of its lands situate at Waipio, Ewa District. The petitioned area is shown on Exhibit 1.

B. Development Concept and Objectives

Honbushin Mission International of Hawaii proposes a development that would integrate its agricultural activities with its church mission in Hawaii. The seemingly disparate yet complementary activities stem from Petitioner's Shintoist philosophy. Values espoused by the group are:

1. Spiritual well-being is integrated with physical well-being;
2. Meditation, spiritual reading, and contemplation promotes good mental and emotional disposition;
3. Physical exercise promotes good physical health;
4. Reverence for land and nature directs one to have reverence for the Creator;
5. Service to others brings positive results to oneself.

**STATE LAND USE DISTRICT BOUNDARY AMENDMENT:
AGRICULTURAL TO URBAN**

**CENTRAL OAHU DEVELOPMENT PLAN AMENDMENT:
AGRICULTURE TO PUBLIC AND QUASI-PUBLIC**

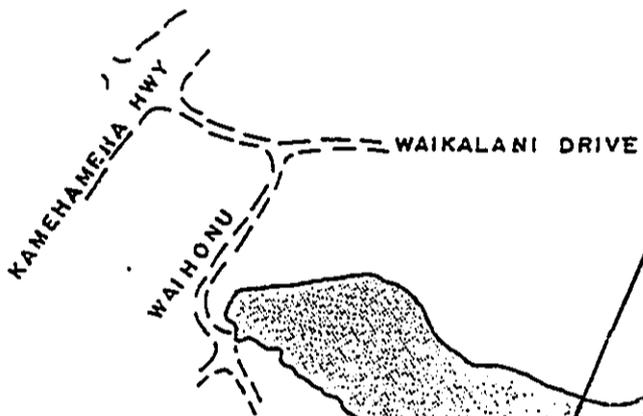
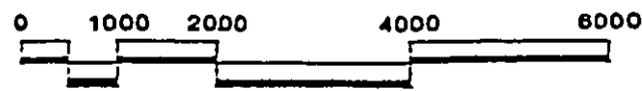
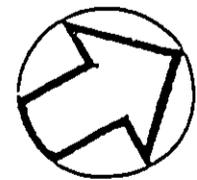
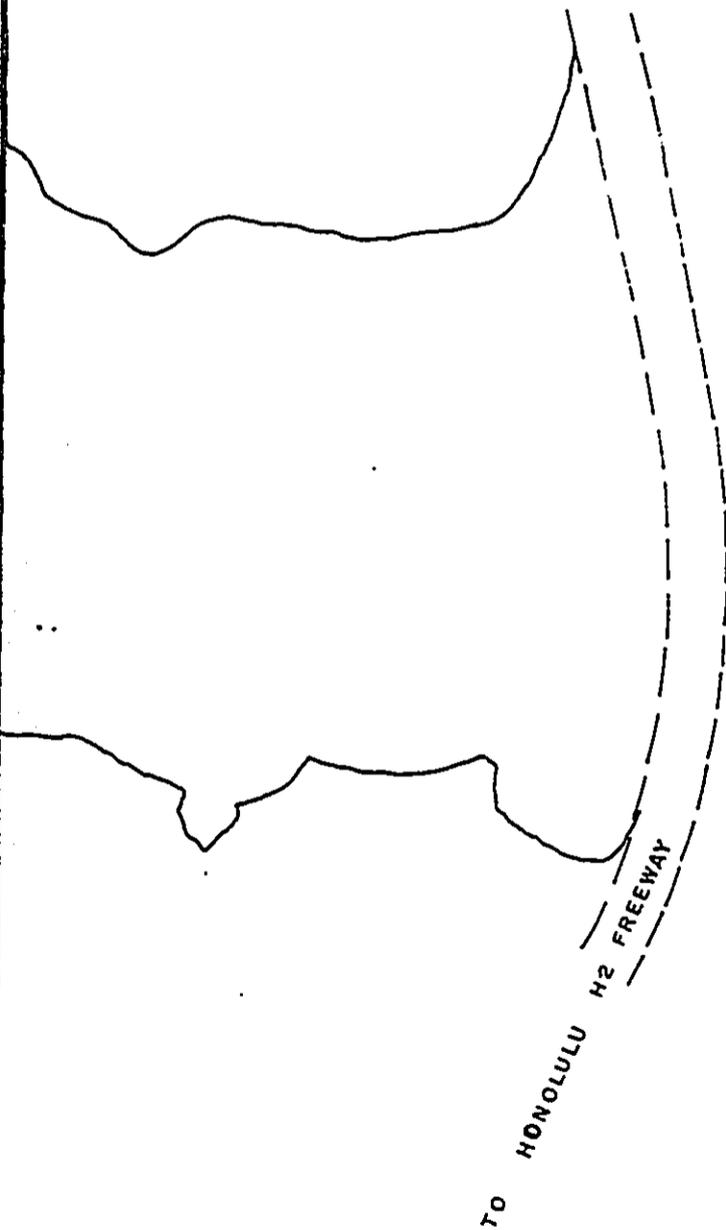


EXHIBIT 1
LAND USE CHANGES

AMENDMENT:

AMENDMENT:
PUBLIC



APPROXIMATE SCALE IN FEET

The buildings to be constructed and programs to be conducted will allow the group to better communicate their values and ideas to a wider public and amongst its members through seminars, retreats, and occasional festivals. Congruent with their religious activities, Petitioner will continue their current agricultural activities and add to the acreage now cultivated.

The proposed land use concept separates agricultural and nonagricultural uses. Church and missionary programs and facilities will be confined to the southeastern corner of the property and the remaining lands will be used primarily for agricultural purposes.

1. Nonagricultural Lands

Religious activities and buildings will be accommodated on a 15.0 acre site encompassing a portion of the former Pineapple Research Institute facilities and grounds. Approximately two (2) of the 15 acres are unusable because of steep slopes.

Programs and facilities planned for the area include:

Administration and Church Building

No new structure is necessary at this time. The former PRI administration building (10,215 square feet including covered lanai) can be converted for assembly purposes.

Retreat Program

A program of bringing Honbushin members to a retreat of meditation, prayer, health seminars, physical exercise, recreation, and farm work. Retreats are planned for up to 120 participants who would gather for sessions lasting 5 weeks. Four (4) sessions per year are proposed. It is anticipated that a winter session would attract the most participants (120) with a lesser number attending the remaining sessions.

Participants will be housed in two new attached buildings to be constructed on the western edge of the property. The 25 foot high two-story, 28,700 square foot buildings feature 36 lodging units with bath facilities but no kitchens.

Seminary Training Center

A program and center of religious studies for men and women. Two separate, new buildings (approximately 1,440 square feet in size) would accommodate ten men and ten women. Seminary training will take four to six months. Seminarians will also participate in agricultural activities.

Volunteer Farm Workers Lodging Units

Lodging for volunteer farm workers whose work commitment is for six months to one year. An existing, one-story, 3,360 square foot garage will be renovated and converted into an 8-unit dormitory accommodating 24 volunteers. Bathing facilities but no kitchens are proposed.

A second existing garage of approximately 3,900 square feet will be converted into 4 attached dwelling units to house Petitioner's staff of 15-20 persons (including family). These units will be equipped with kitchen and bath facilities.

Dining/Kitchen Facility

A new kitchen and dining room will be constructed. A single-story 2,600 square foot building will provide daily meal services to persons on-site.

New Greenhouse

A second greenhouse of approximately 5,400 square feet will be erected adjacent to an existing greenhouse. The 15-foot high structure will be constructed of steel (framing) and fiberglass (roof and walls).

Amphitheater

An outdoor earthen amphitheater will serve as a gathering place for physical exercise and group functions. With its floor set below grade (4 feet), the 17,000 square feet amphitheater accommodates a gentle sloped earth berm (grassed) seating area and a triangular shaped stage (approximately 4,000 square feet).

Ceremonial Tea House

A 1,600 square feet ceremonial tea house will be constructed on a point of land overlooking Waipio Acres in the southwestern corner of the property. The wood structure will be oriental in design and sited amidst a landscaped Japanese garden.

Landscaping

The site is already fairly well landscaped and many of the larger trees, shrubs and grassed areas will be retained. Trees will be planted along the northern perimeter to adequately screen the retreat lodging buildings from neighboring areas. Trees will also be planted along the driveway and throughout interior portions of the development. Off-street parking areas will be landscaped per City standards.

The Honbushin proposes not to install major underground water works to irrigate the entire development area. Instead, landscaped areas will be hand-watered or portable above ground devices will be used.

Parking

An existing 24 vehicle parking area will be supplemented by two new parking lots.

A 6-stall lot with a loading space will be constructed to the immediate south of the new kitchen and dining building. A second parking area with space for 18 vehicles, 4 buses and two loading spaces will be constructed to the north of the central warehouse building. This second lot adjoins the aforementioned existing parking lot.

Only four non-farm vehicles are owned by the Honbushin and these are parked on the existing lot. The total of 47 parking stalls (1 stall will be lost to landscaping) is more than adequate to accommodate off-street parking needs. As presented earlier, persons attending retreat sessions will arrive and depart by bus and farm workers and seminarians will not operate motor vehicles during their tenure. Adjoining open space areas may be used to accommodate overflow parking. Parking areas will not be illuminated.

On-Site Population

Presently, nine persons (staff and administrators) reside on and maintain the property. This is expected to increase to between 125-190 persons when all improvements are completed and training sessions instituted. The "core" residents to include administrators and staff will number about two dozen. Retreat students will attend 5 week sessions and seminarians 6 month sessions. Volunteer farm workers will be on property anywhere from 6-12 months (See Table 1).

2. Agricultural Lands

Since acquiring the property, the land has been cleared of scrub vegetation and 4+ acres planted with tropical fruits and garden vegetables. Fifteen acres fronting the H-2 Freeway are used for raising tropical fruits and ten acres are used for agricultural uses.

Poultry is raised to further advance agricultural self-sufficiency. Because much of the land remains unproductive, the current level of agricultural activity will be expanded. Petitioner plans to cultivate an additional 20-25+ acres over the next 10 years. Ample land is available and labor would be drawn from agricultural volunteers.

TABLE 1
SUMMARY OF PERSONS ON-SITE

	<u>Existing</u>	<u>Proposed</u>	
Administration	3	3	
Staff Workers	6	15 - 20	
Faculty	0	4	(1)
Retreat Students	0	60 - 120	(2)
Seminarians	0	20	(3)
Farm Workers	0	<u>24</u>	(4)
TOTAL	9	126 - 191	

Notes:

- (1) Does not include administrators serving as instructors.
- (2) Students to remain 5 weeks. Retreat sessions to be conducted 4 times per year with maximum number of students (120) expected during the winter session.
- (3) Seminary training to take four to six months.
- (4) Maximum number of volunteer workers expected between October thru March.

Crops that may be grown have not been selected. Although vegetables and fruits will continue to be raised for subsistence, other agricultural products or commodities may be grown on a trial basis.

One of the major obstacle to agricultural and urban development in the area is water supply. Central Oahu has been declared a groundwater control area (Pearl Harbor aquifer) and withdrawals are regulated by the State of Hawaii Water Commission. The water commission recently approved a plan to decrease the sustainable yield (for regulatory purposes) from 225 mgd to 195 mgd by 1995. Similarly, water allocations will collaterally be decreased from 220 mgd to 186 mgd.

Petitioner currently draws water for domestic and agricultural use from the County system. Usage during 1986 average 7,450 gallons per day by BWS records. Water requirements for future agricultural development are estimated at 62,500 gpd and domestic consumption at 19,800 gpd.

Petitioner is aware that their agricultural activities may not be entirely compatible with adjacent residential housing. In spite of the physical separation, noise, dust, odors, and occasional use of herbicides and pesticides are common adjuncts to farming which, if not properly managed, may raise complaints from adjoining residents. The Honbushin thus far have conducted their farming activities to minimize nuisances to their neighbors.

Farm structures to be erected on agricultural lands are intended for agricultural uses. A new vehicle garage and maintenance facility is planned and an existing fuel tank and pump will be relocated adjacent to the garage.

A site plan is shown on Exhibit 2.

C. Utility Improvements

1. Access

Honbushin members attending retreat programs from international destinations will be transported to the site on chartered buses. Three (3) buses are sufficient to accommodate the maximum of 120 persons during arrivals and departures.

It is unlikely that agricultural volunteers, seminarians, and other members will operate motor vehicles off-site, much less have a private vehicle to drive.

HONBUSHIN MISSION SITE PLAN

BUILDING SYMBOLS			
BUILDING	STATUS	USE	AREA (SQ FT)
A	●	STAFF DWELLING UNIT	1,354
B	●	PARA HOUSES DWELLING	2,340
C	□	STAFF FACILITY	2,340
D	○	DWELLING UNIT	1,218
E	○	DWELLING UNIT	1,250
F	□	WOMEN'S QUARTERS	1,400
G	□	MAN'S QUARTERS	1,400
H	□	ONE BARRACKS	2,000
I	□	TWO BARRACKS	2,000
J	○	CENTRAL BARRACKS	4,000
K	○	ADMINISTRATION AND RELIGIOUS FACILITY	10,215
L	□	RECREATION BUILDING	20,700
M	□	CEREMONIAL PLATFORM	1,000
TOTAL BUILDING AREA:			71,717 SF

●	ADAPTED BUILDING
○	NEW BUILDING
□	EXISTING BUILDING

OFF-STREET PARKING				
NO.	DRIVE/SP	PARKING AREA	REQ'D	EXIST. PROPOSED
DWELLING UNIT	2	1/2000	6	
STAFF DWELLING	4	1.25/1000	5	
PARADES DWELLING	3	20.75/1000	6	
RECREATION BUILDING	30	.75/1000	23	
OFFICE FACILITY	1,000sf	1/75 sf	13	
OFFICE	1,000sf	1/100 sf	10	
BARRACKS	2	—	—	20
TOTAL			70	20

NOTES: 1) One missing parking stall to be lost to landscaping.
2) Does not include facility bus parking stalls and (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

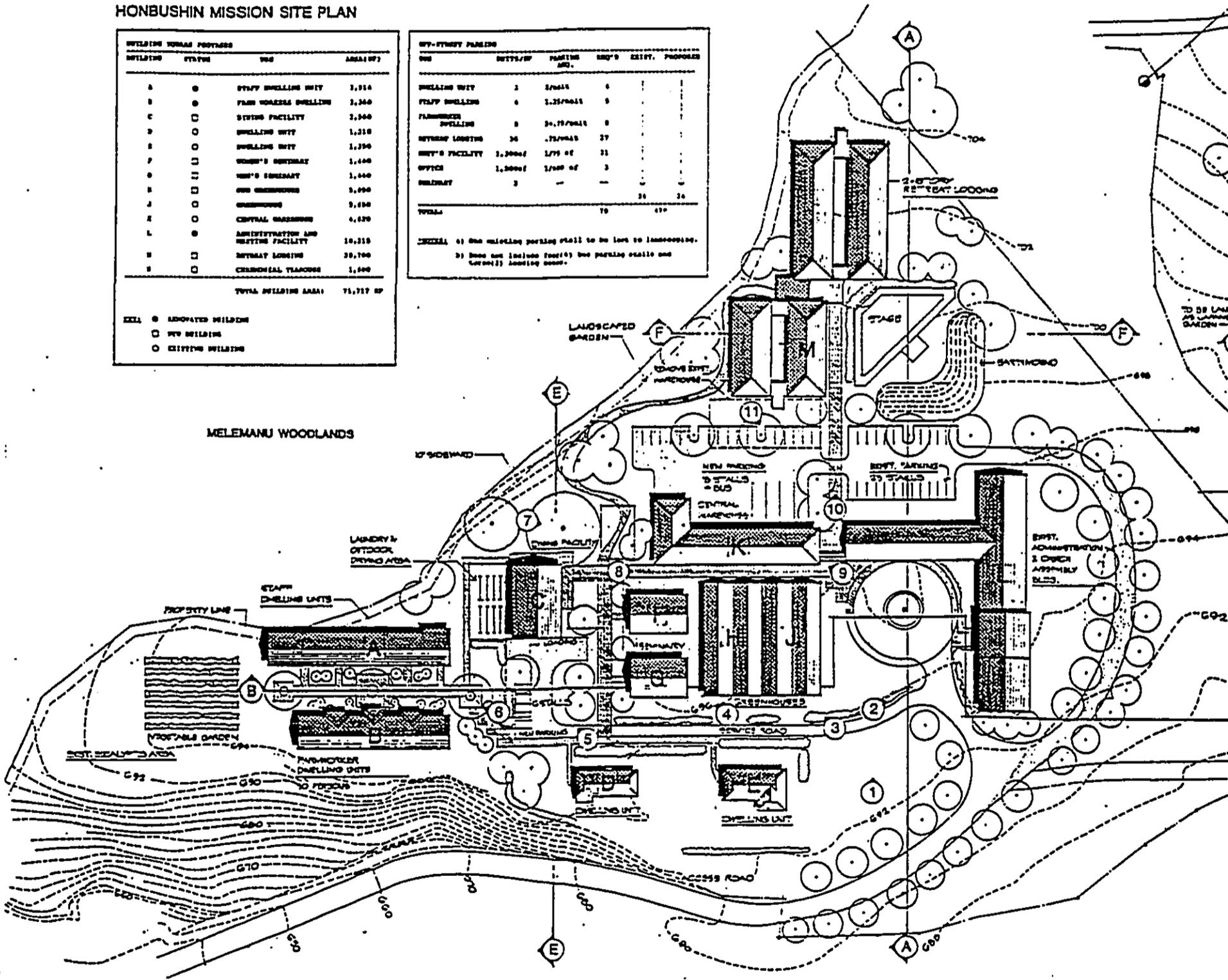
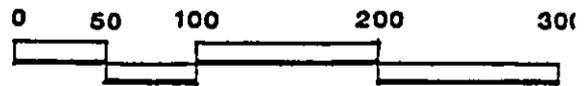
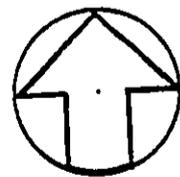
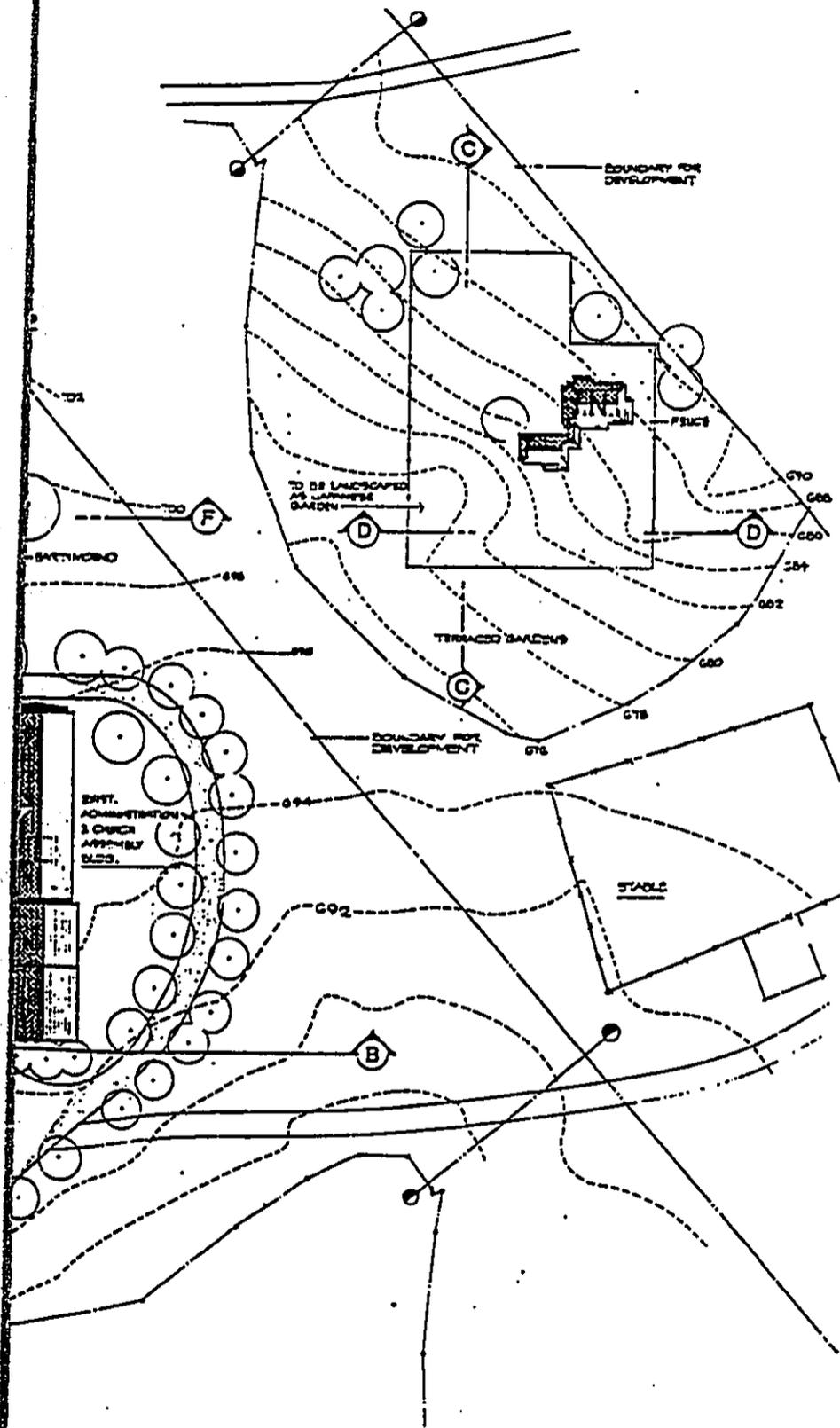


EXHIBIT 2
SCHEMATIC
SITE PLAN



APPROXIMATE SCALE IN FEET

For these reasons, significant traffic impacts in terms of trip generation and contribution to existing traffic flow are not anticipated and street improvements are not planned.

2. Water System

Improvements to the existing system are required and a water master plan is being prepared by the consulting engineer. Water demand is estimated at approximately 82,300 gpd, an increase of about 74,800 gpd over existing domestic and agricultural irrigation use.

A new 4-inch meter will be installed to replace the existing 3-inch meter and a new 8-inch detector check meter will be installed on the fire protection waterline. The system will connect to an 8-inch line along Waihonu Street. The proposed system will remain private.

3. Wastewater System

A new on-site wastewater collection system will be constructed to service both existing and proposed facilities. A new 6-inch line will convey wastewater for discharge into an 8-inch municipal line along Waihonu Street. The development will generate approximately 19,800 gpd at peak flow.

The Department of Public Works, Division of Wastewater Management has indicated that prior to connecting to the existing system, capacity in the Waipio Sewage Pump Station will have to be acquired.

4. Drainage

The proposed development will increase runoff by 1.1 cfs or approximately a 1.0% increase in on-site runoff. The increase in runoff, derived primarily from the roof of new buildings, will be directed via sheet flow towards the southeastern corner of the site thus maintaining the existing drainage pattern. Earthen berms located along the periphery of the site will remain for its retention capabilities.

D. Development Cost and Phasing

The cost of the proposed on-site utility improvements is estimated at \$297,000 plus \$400,000 for off-site water system improvements. The entire cost will be borne by Petitioner.

A 5 year time horizon is projected for construction of the proposed improvements. A summary of proposed improvements is shown in Table 2 and depicted in Exhibit 3. Concurrent with facility construction, Petitioner plans to expand agricultural use by planting an additional 25 acres of crops and erecting agricultural structures.

E. Justification for the Project

The Honbushin property rests atop a plateau well above and spatially separated from residential developments in adjoining Waikakalaua and Waipio Gulches. Access to the site is via a single driveway off Waihonu Street in the Waipio Acres subdivision. The driveway, which was constructed and used by the PRI, has been widened by the Honbushin.

The improvements are planned on 15 acres located in the southwest corner of the 143 acre parcel. Former PRI warehouse, storage, administration and garage buildings will be repaired and renovated for training, food preparation/dining, and lodging uses. Existing and planned low-rise buildings will not alter the agricultural setting of the area. New buildings will not exceed the height limitation for agricultural zoned lands.

Development standards of the Land Use Ordinance will be observed and building exteriors will project an agricultural/institutional character. Existing and planned landscape treatment along the "edges" will add aesthetic appeal, partially screen the development, and enhance the low-rise, low-density buildings and overall setting.

No change in access to the site is contemplated and off-street parking is available at an existing a.c. parking area which will be expanded. Overflow parking can be accommodated on unimproved, grassed open space areas.

Public utilities and services already service the property and the Honbushin are willing to assist in upgrading water and sewer systems to accommodate existing and future development in the area.

Furthermore, Petitioner is not requesting significant deviations from State and County agricultural land use regulations. They do desire to continue and to expand their current labor intensive agricultural activities. These activities, which tie into the Shinto rooted Honbushin philosophy, foster secondary benefits by maintaining desirable open space in a highly urbanized (or soon to be) setting.

TABLE 2

SUMMARY AND PHASING OF PROPOSED IMPROVEMENTS

Year 1

Convert existing garage into 4 attached dwelling units for staff housing.

Convert existing garage into dormitory for volunteer farm workers.

Year 2 & 3

Remove existing warehouse and construct retreat lodging.

Remove vehicle maintenance building and construct new kitchen/dining facility.

Remove existing laundry building.

Construct loading and parking area near new kitchen facility.

Construct ceremonial tea house.

Year 4

Construct men and womens seminary buildings.

Year 5

Construct new greenhouse.

Notes:

- a. Landscaping and walkway construction to be coordinated with construction phases.
- b. Off-site utility improvements to be coordinated with Departments of Water Supply and Public Works, City and County of Honolulu.

HONBUSHIN MISSION PHASING PLAN

LEGEND:	
[Solid Box]	EXISTING STRUCTURES
[Dotted Box]	NEW STRUCTURES
[Cross-hatched Box]	MODIFIED EXISTING STRUCTURES
[Dashed Box]	EXISTING STRUCTURES TO BE REMOVED
[Horizontal Lines Box]	NEW PAVING
[Vertical Lines Box]	NEW PAVING - POVED
PHASING SCHEDULE:	
YEAR 1	BUILDING A, B
YEAR 2	BUILDING K, C
YEAR 3	BUILDING F
YEAR 4	BUILDING F, G
YEAR 5	BUILDING G

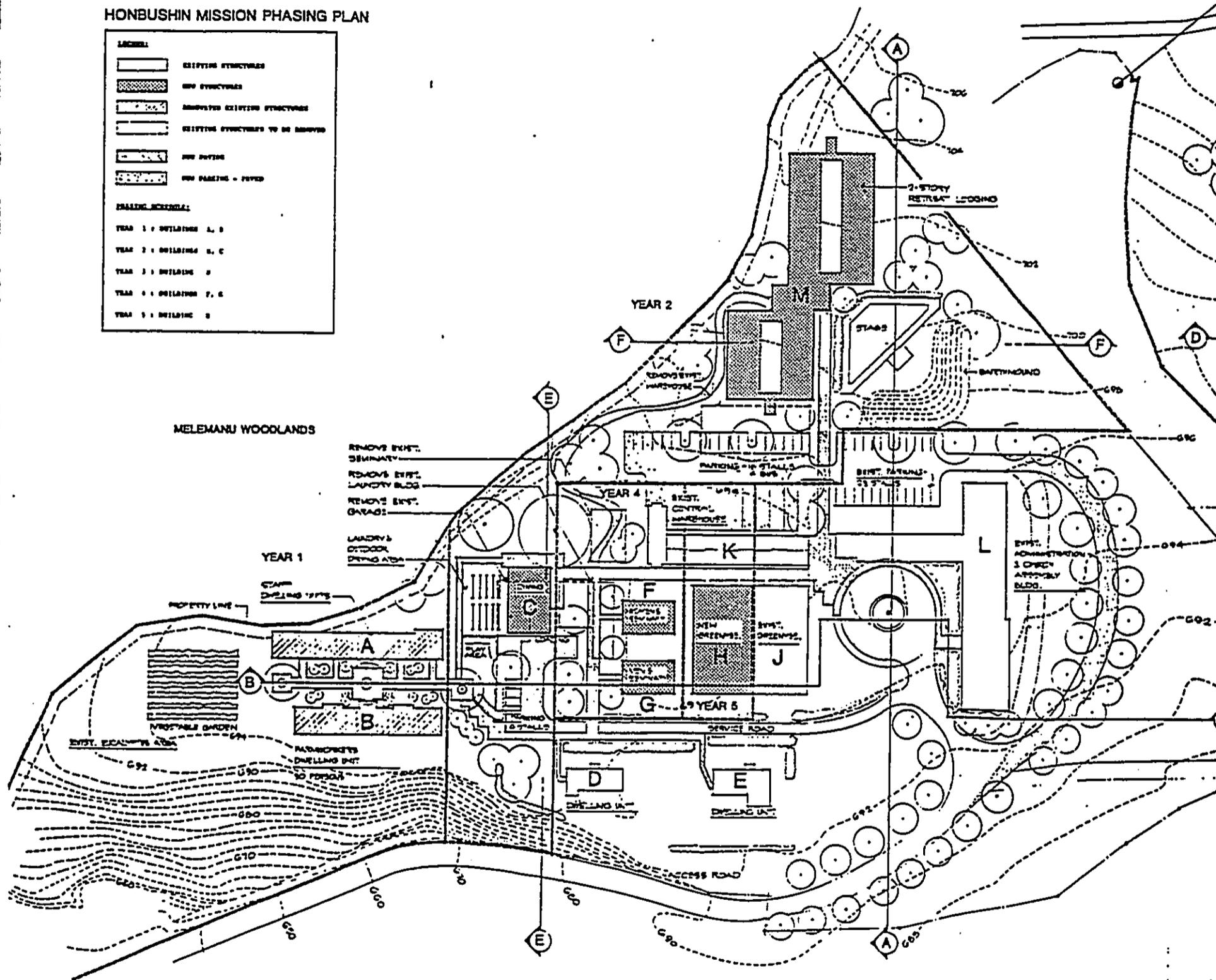
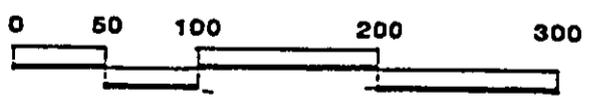
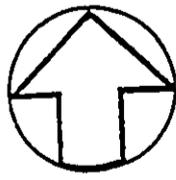
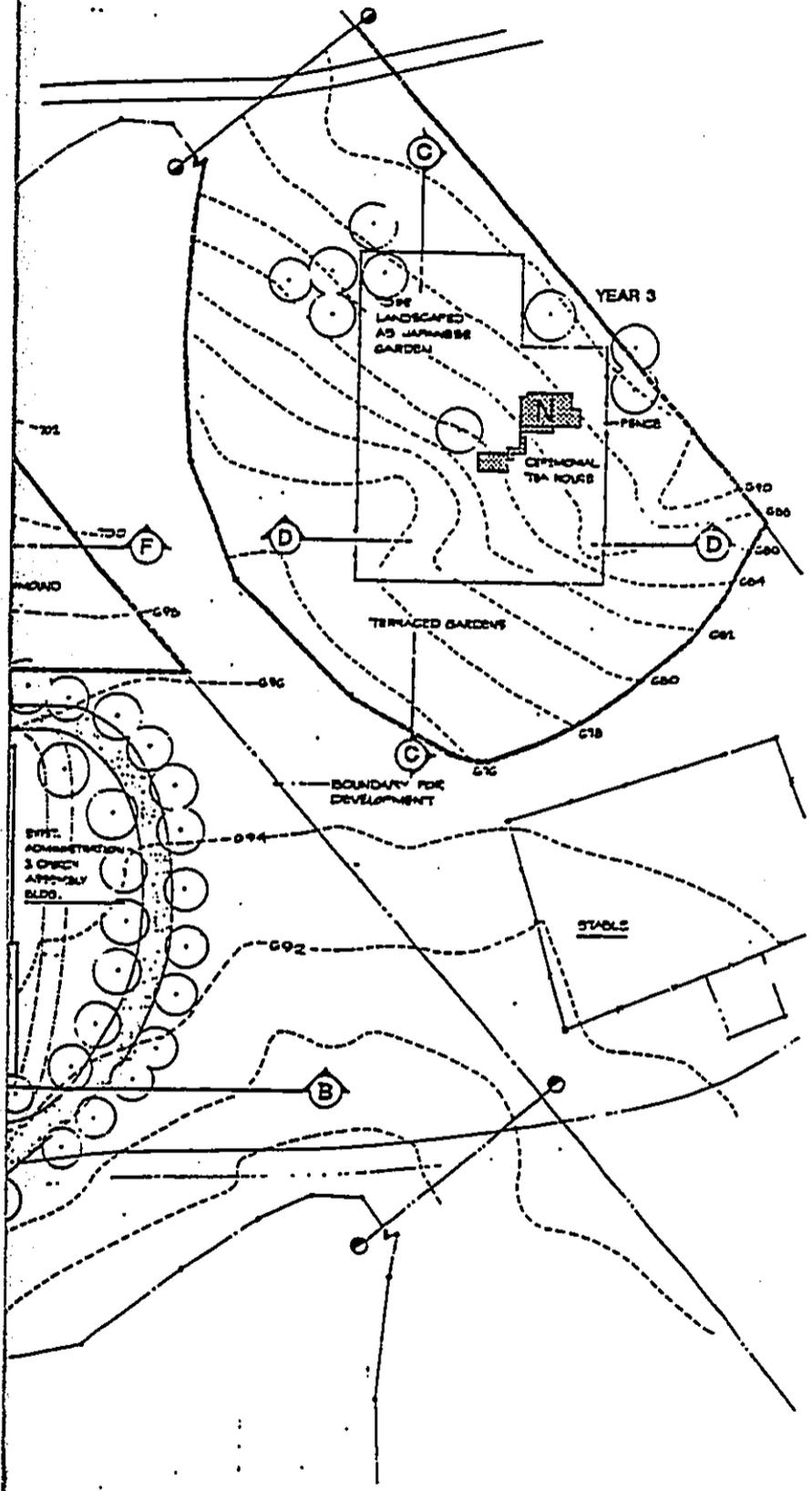


EXHIBIT 3
PHASING PLAN



APPROXIMATE SCALE IN FEET

The site was acquired in 1984 with the intent of establishing a training center to be integrated with agricultural activities. The project establishes a facility wherein the Honbushin's international membership, which includes Hawaii residents, can gather for spiritual and physical undertakings.

Active and planned agricultural activities on the remaining 125+ acres will retain open space and provide visual relief from spreading urban developments. The Honbushin have attained a modest level of agricultural self-sufficiency and fruits and vegetables not consumed by the group are donated to families and community welfare groups.

The sum of the proposed development program and activities will not adversely impact surrounding land uses. Less than 15.0 of the 143 acres will be developed and the character of the area, primary activity, and predominant land use will remain agricultural.

SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Location

The site of the proposed project is atop a plateau located just west of Mililani Town in Central Oahu. The 143 acre parcel is bordered by Interstate Highway H-2 (H-2 Freeway) to the north, Waipio Acres subdivision to the east-southwest, a portion of Melemanu Woodlands (Phase I) and a 48-lot subdivision to the southwest, and Melemanu Woodlands (Phase II) to the northwest (See Exhibits 4 and 5).

Property lines generally follow the rim of the plateau except in the southwest corner where it extends downslope to Waihonu Street in the Waipio Acres subdivision.

The area proposed for church use is located in the southwest corner of parcel (Tax Map Key) 9-5-01: 65 abutting and immediately mauka of a private driveway leading to the top of the plateau.

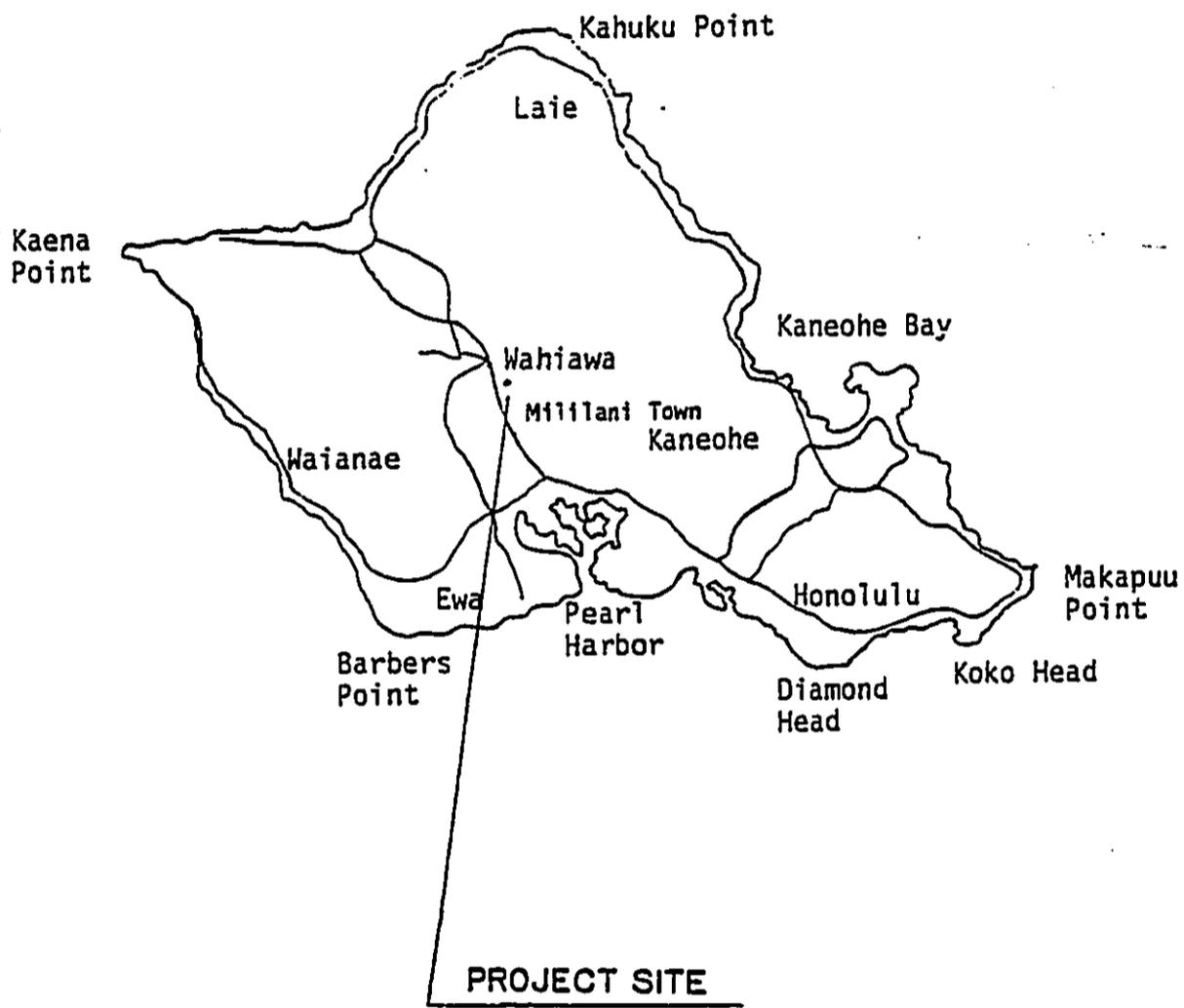
B. Use

One of the former owners, the Pineapple Research Institute (PRI), used most of the land for raising experimental pineapple. Approximately 12 acres were improved with paved roads and buildings to house laboratory, office, warehouse, living quarters (dwellings), and other Institute functions.

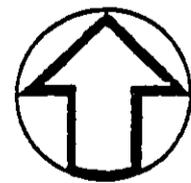
Since purchasing and occupying the property in 1984, Petitioner has repaired and renovated many of the former PRI warehouse and storage buildings left in disrepair by the previous owner. The various PRI buildings now serve as living quarters/office for the administrative staff and volunteer farm workers. Agricultural tools and supplies are stocked in warehouses and farm machinery garaged and maintained in a renovated repair shed. Two shade houses left by the PRI are used for experimenting with various crops and irrigation methods.

In June, 1984, the City and County of Honolulu cited Petitioner (Building Department, 1984) for establishing a church in an agricultural zone when a moratorium on nonagricultural uses was in effect, converting two dwelling units into lodging facilities housing more than the permitted number of unrelated individuals, and for erecting structures without first obtaining building permits (Honolulu Advertiser, 06/23/84). Illegal structures have since been dismantled and subsequent improvements to land and buildings made in compliance with County codes and regulations.

EXHIBIT 4
VICINITY MAP



ISLAND OF OAHU



NO SCALE

In concert with building improvements the Honbushin have cleared scrub vegetation from the land. Approximately 120 acres are grassed and partially landscaped. Four (4) acres along the southeastern rim of the plateau overlooking Waipio Acres are planted in tropical fruits and vegetables (See Exhibit 6). Vegetables are grown for consumption by the group with surplus produce donated to nonprofit community organizations. Tropical fruit trees also have been planted on 15 acres along the H-2 Freeway.

Petitioner subleases 10.0 acres to Sun Life Creator of Hawaii, Inc., a Hawaii corporation, who has planted two (2) acres in ginger and is plowing an additional three (3) acres for raising other agricultural crops. The lease is for a period of ten (10) years (commencing 1 September 1986) and limits the use of land to agricultural purposes only.

Nine (9) persons reside on the site to maintain the facilities, grounds, and agricultural plots.

The Honbushin have erected an agricultural shrine---a 30-foot tall ohia tree trunk encircled by a 6-foot high landscaped earth mound in the center of the property as a symbol of their agricultural activity and reverence for nature.

C. Topography

The entire plateau is relatively flat and free of unusual topographic conditions. Overall, slope averages a gentle 2 percent measured along a north-south diagonal axis. The steepest portion is a triangular section in the extreme southern corner adjacent to the driveway where slopes exceed 20 percent.

The plateau stands 30 to 50 feet above the neighboring Waipio Acres subdivision (to the east) and 10 to 90 feet higher than developments in Waikakalaua Gulch (to the west).

D. Soils and Land Type

The United States Department of Agriculture Soil Conservation Service (1972) identifies site soils as "Wahiawa silty clay (WaA and WaB)". Both soils have a surface layer of dusky red silty clay about 12 inches thick. The subsoil, about 48 inches thick is dark reddish brown silty clay. Wahiawa soils are highly permeable, does not pose serious erosion hazards, and impose no significant engineering constraints. WaA soils comprise the northern half of the property; WaB soils the southern half.

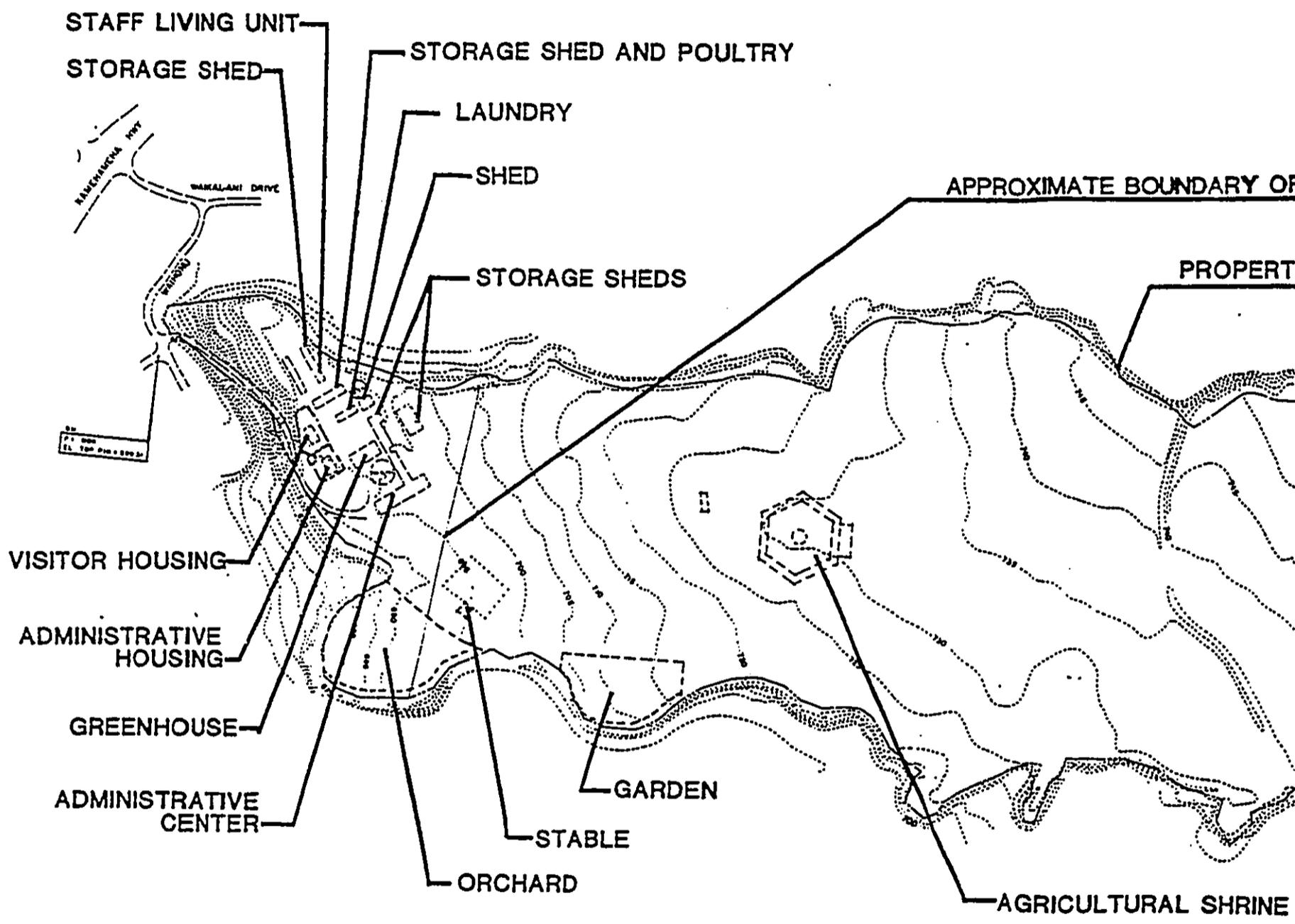
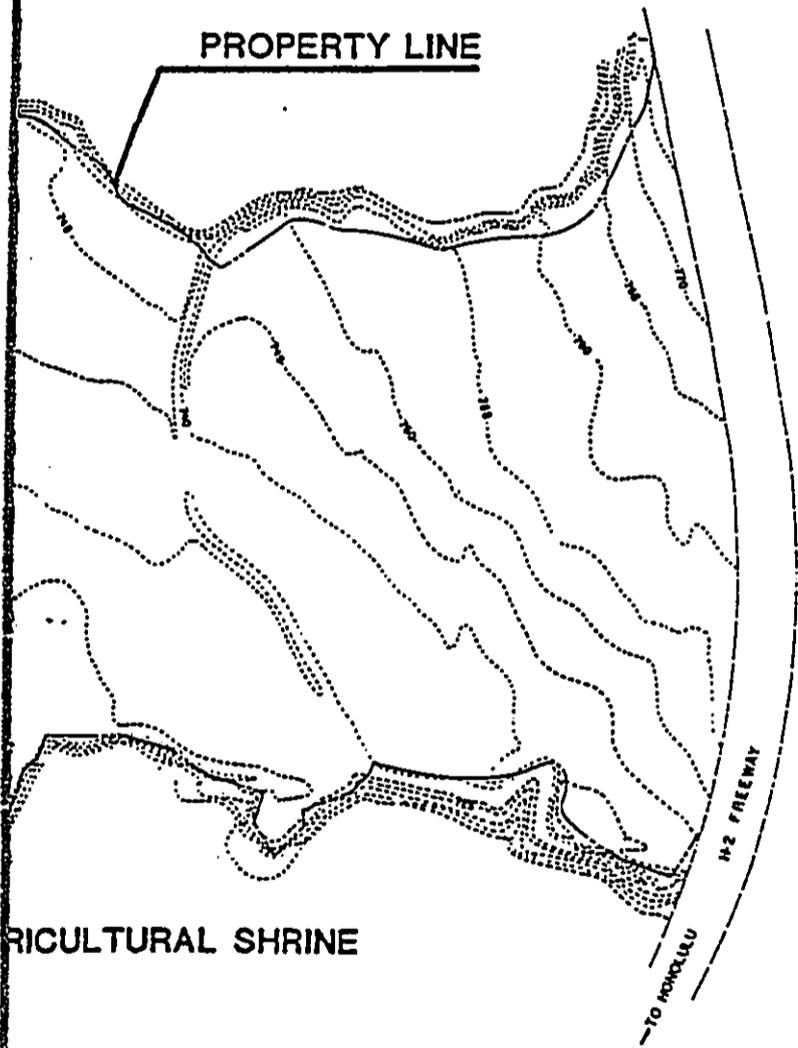
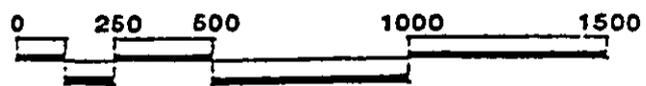
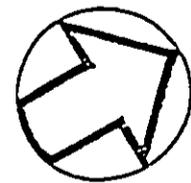


EXHIBIT 6
EXISTING USES, PROPERTY
AND TOPOGRAPHY

MATE BOUNDARY OF 15 ACRES



RURAL SHRINE



APPROXIMATE SCALE IN FEET
20

The Master Productivity Rating for most of the property is "B" or Good for its overall agricultural potential (Land Study Bureau, 1972). The land classification is B121 which are lands of good agricultural suitability, non-stony, well-drained, moderately fine-textured, non-expansive, and found on slopes of 0 to 10 percent. That portion of the property on which the former PRI facilities stand is not rated for agriculture but cited as "U" for Urban (See Exhibit 7).

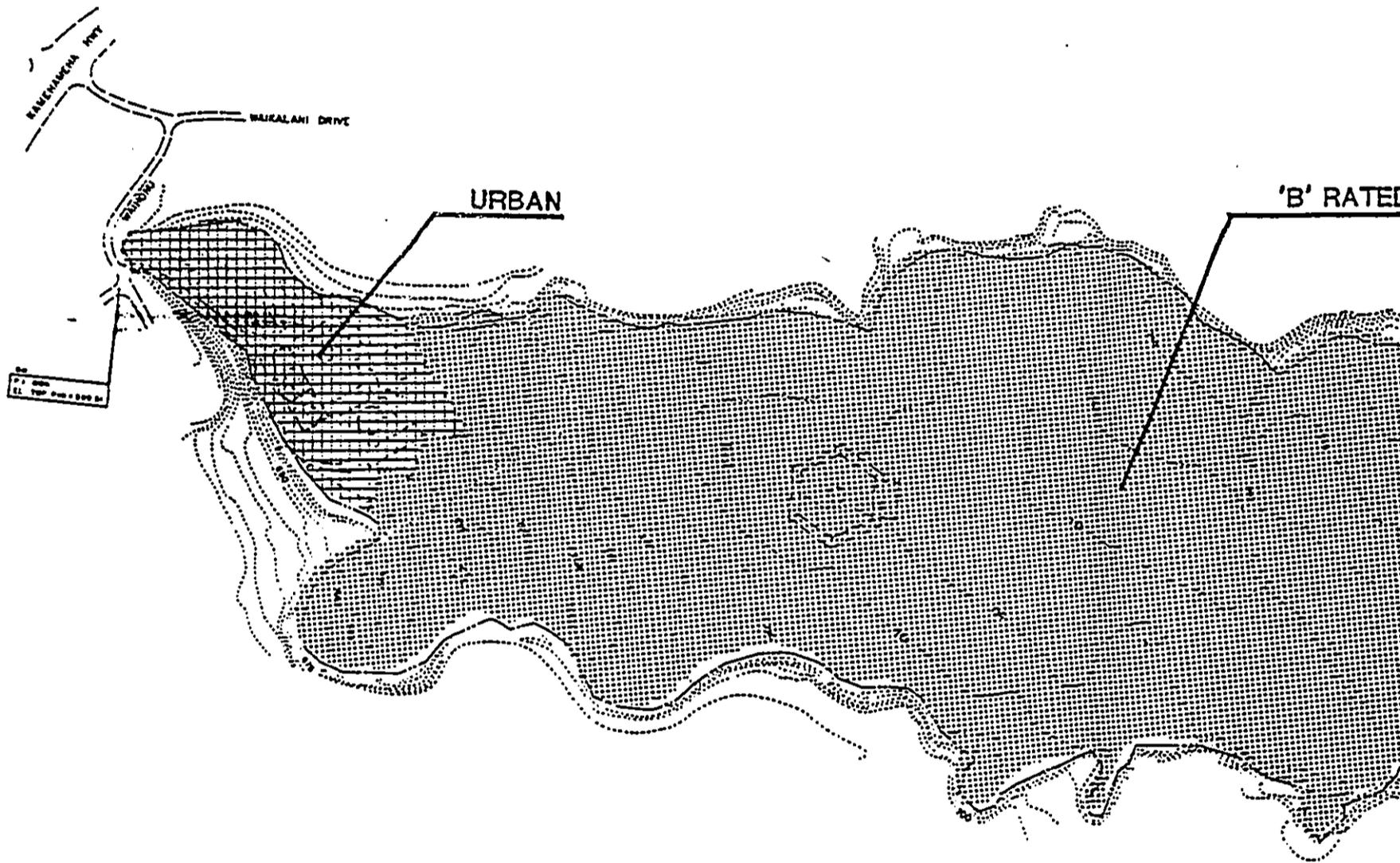
E. Agricultural Land Rating

Approximately 90 percent of the entire property is designated Unique Agricultural Land by the Agricultural Lands of Importance to the State of Hawaii (ALISH) mapping system. Unique agricultural land is defined as "land other than prime agricultural land that is used for the production of specific high-value food crops. The land has the special combination of solid quality, growing season, temperature, humidity, sunlight, air drainage, elevation, aspect, moisture supply or other conditions, such as nearness to market, that favor the production of a specific crop of high quality and/or high yield when the land is treated and managed according to modern farming methods" (State of Hawaii, Department of Agriculture, 1977).

The remaining 10 percent generally corresponding to the land area improved by the PRI and subsequently occupied by Petitioner is not rated (See Exhibit 8).

In 1983, the State Legislature presented guidelines for formulating an agricultural land classification system. The new system was proposed in response to a Hawaii State Constitution mandate to "... conserve and protect agricultural land, ... and assure the availability of agriculturally suitable lands..." The proposed classification system is comprised of two parts: Land Evaluation and Site Assessment and is referred to as the LESA system. In agricultural Land Evaluation (LE) soils of a given area are rated and placed in groups ranging from best to worst. A relative value is assigned to each group with the best group assigned a value of 100 and all other groups lesser values. Site Assessment (SA) identifies important factors other than soils that influence the quality of a site for agricultural uses, (LESA Commission, 1985). Only the LE portion of the LESA system has been completed. Wahiawa soils received ratings of 96 (WaA) and 94 (WaB) on a best (96) to worst (15) scale for the Island of Oahu (Ibid, 1985).

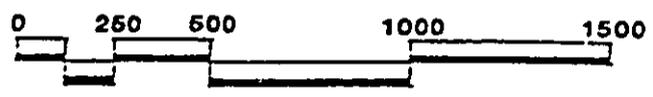
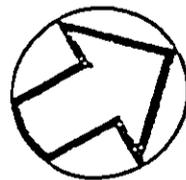
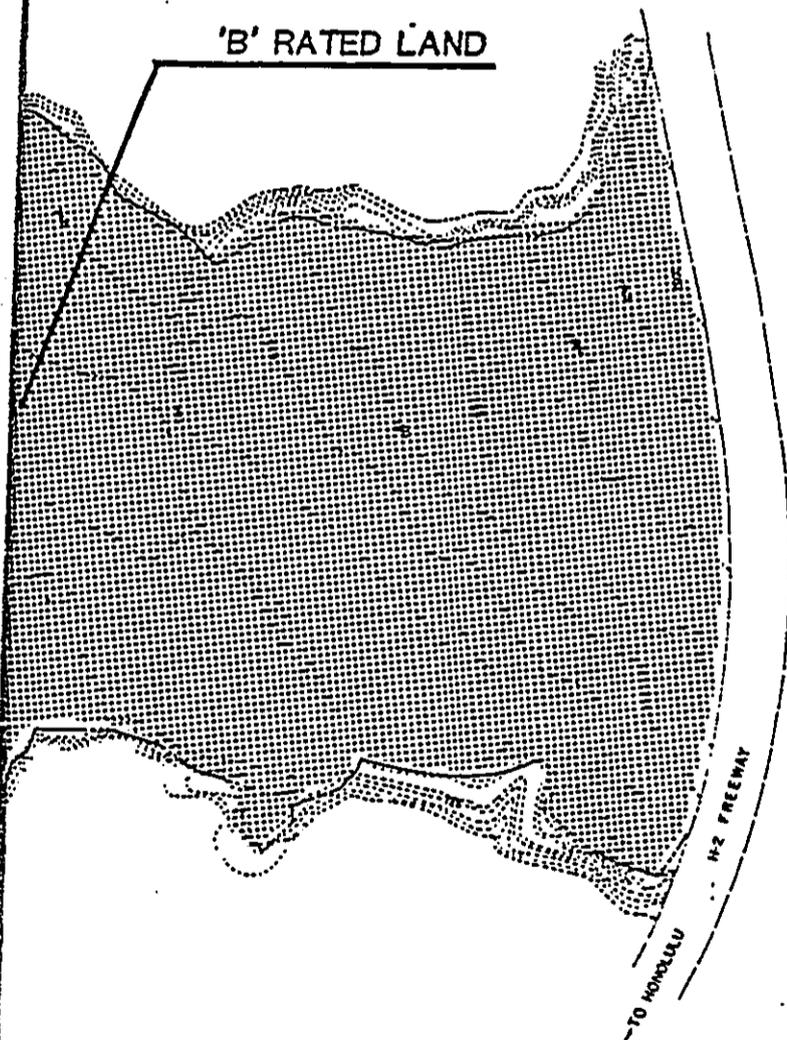
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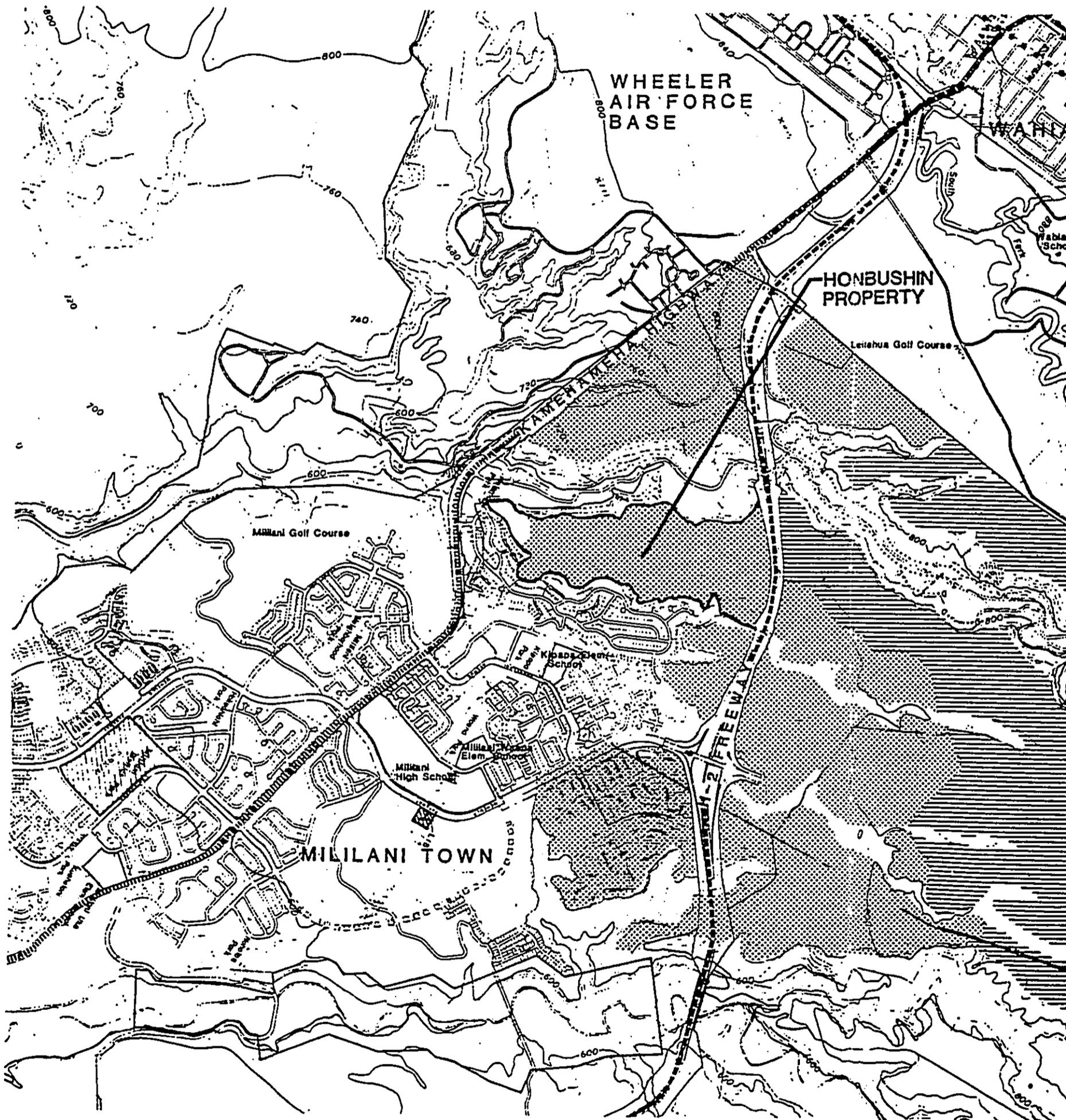
EXHIBIT 7
LAND TYPE

LAND STUDY BUREAU
UNIVERSITY OF HAWAII, 1972



APPROXIMATE SCALE IN FEET

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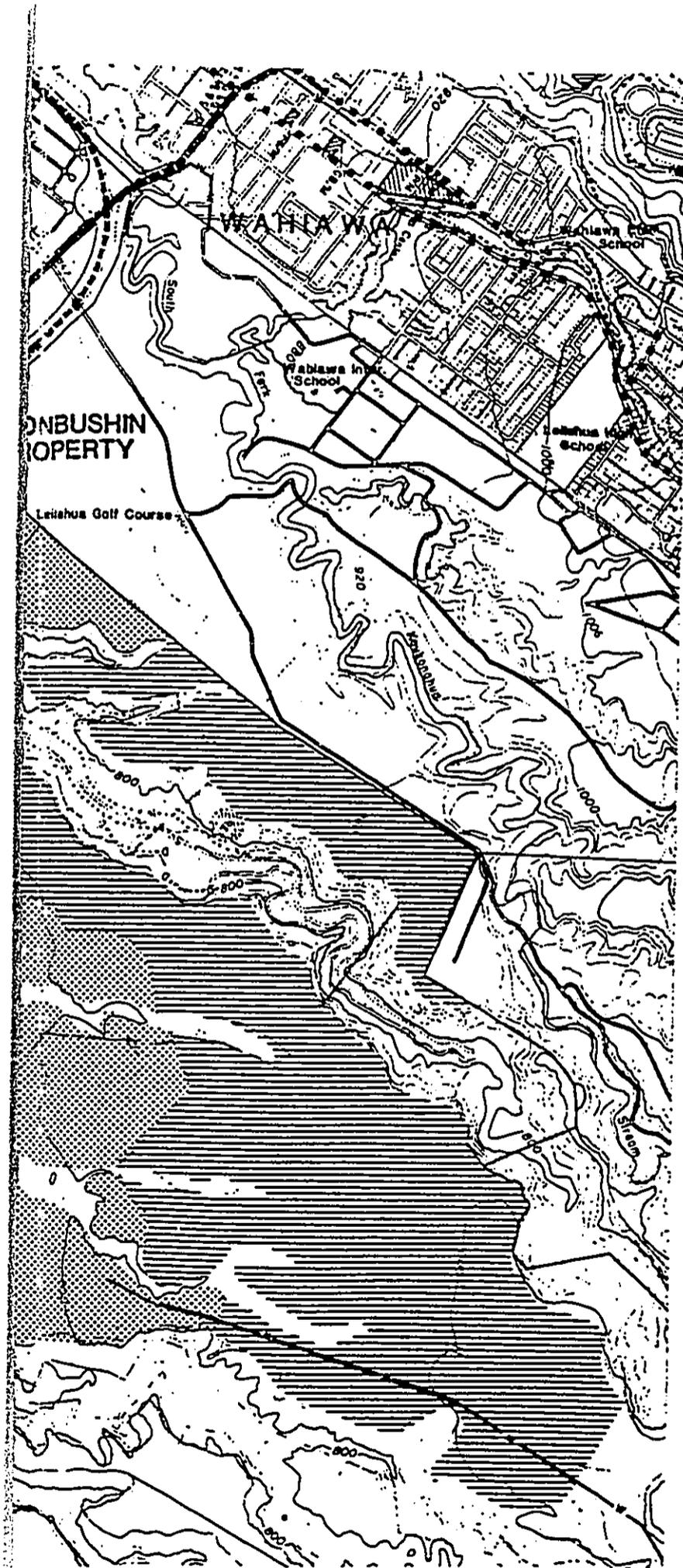
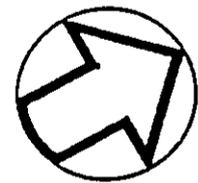


EXHIBIT 8
AGRICULTURAL LANDS
OF IMPORTANCE
TO THE STATE OF HAWAII

-  PRIME AGRICULTURAL LAND
-  UNIQUE AGRICULTURAL LAND

HAWAII STATE GOVERNMENT
DEPARTMENT OF AGRICULTURE



APPROXIMATE SCALE IN FEET

F. Water Resources

1. Surface Water

There are no streams, ponds, or other freshwater bodies on the property.

2. Groundwater

The property may lie over both the Schofield High Level Water Body and the Pearl Harbor basal aquifer (Department of Land and Natural Resources, 1980; Belt Collins & Associates, 1985). The exact location of the geological features separating both groundwater resources is unknown but the hydrological demarcation is thought to strike northeast along the Waikakalaua Stream basin (Ibid, 1980).

Both groundwater bodies are part of the Pearl Harbor Ground Water Control Area.

G. Hazards

Flood Insurance Rate Maps prepared for the City and County of Honolulu designate the property Zone D which is defined as "areas in which flood hazards are undetermined" (Federal Emergency Management Agency, 1987).

The property lies about 1.5 miles from the eastern end of Runway 06, Wheeler Air Force Base. The airport clear zone extends 1,500 feet on either side of the runway; thus, the entire 143 acres is well outside the clear zone.

Aircraft flight paths do not cross the property. The flight path nearest the site used by OV-10 departures (observation craft) passes about .5 mile to the southwest.

H. Archaeology

An archaeological reconnaissance confirmed the absence of archaeological features. The consulting archaeologist reported: "...examination of the entire 150 acres shows no sign of archaeological remains. Any that were present on the property would have been destroyed long ago by pineapple cultivation, building activities and drainage improvements. Any further activities planned would have no impact on archaeological resources." (Cultural Surveys Hawaii, 1986).

I. Vegetation

Vegetation consists wholly of ornamental trees, palms, shrubs, and fruits and vegetables. Tall eucalyptus (Eucalyptus) visually buffers the site from multistory buildings in the south-southwest corner and a stately, well canopied banyan (Ficus benamina) stands near the administration building. Planted throughout the site are common trees such as plumeria (Plumeria sp.), paper bark (Melaleuca leucadendra), Christmas berry (Schinus terebinthifolius), silver oak (Grevillea robusta), rubber (Brassaia actinophylla), Java plum (Eugenia cumini), cypress (Cupressus sempervirens), shower (Cassia javanica), mango (Mangifera indica), avocado (Persea americana), guava (Psidium guajava), and strawberry guava (Psidium catteianum).

Palm varieties include coconut (Cocos nucifera), royal palm (Roystonea regia), areca (Chrysalidocarpus lutescens), and rhaps (Rhapis excelsa). Common shrubs include bougainvillea (Bougainvillea sp.), croton (Codiaeum variegatum), ti (Cordyline terminalis), bird-of-paradise (Strelitzia reginae), and mock orange (Murraya paniculata). Ground areas between buildings and open spaces are planted with common Bermuda grass (Cynodon dactylon). California grass (Brachiaria mutica) forms a dense mat atop steep sloped areas.

Ginger root, potato, eggplant, carrots, radish, cabbage, lettuce, beans, and green onions grow in neatly planted and maintained agricultural plots. Tropical fruits, such as papaya, banana, mango, and citrus fruits are also grown.

J. Fauna

No wildlife was observed during several visits to the site; however, exotic birds, rodents, and domesticated animals are known to frequent the property and have been observed in adjoining areas. Berger (see Gray, Hong & Associates, 1985) conducted an avifaunal survey of Waikakalaua Gulch mauka of the H-2 Freeway and reported observing such exotic species as Japanese white-eye or mejiro (Zosterops j. japonica), mynah (Acridotheres tristis), house sparrow (Passer domesticus), cardinal (Cardinalis cardinalis), red crested cardinal (Paroaria coronata), ricebird (Lonchura punctulata), spotted dove (Streptopelia c. chinensis), and barred dove (Geopelia striata). Petitioner reports seeing cattle egret (Bulbus ibis) and the indigenous pacific golden plover (Pluvialis dominica fulva) on several occasions.

Owing to the presence of man and availability of food and water, mongoose and various rodents probably frequent the site.

Farm animals and pets kept by Petitioner include horse, donkey, chickens, and a dog.

K. Land Use Designations

1. State Land Use District

All land in the State of Hawaii is placed in one of four land use districts---Agricultural, Conservation, Rural, or Urban---by the State Land Use Commission. The State and Counties regulate land uses in the Agricultural and Rural Districts and the Board of Land and Natural Resources regulates land use in the Conservation District. The Counties exercise jurisdiction for land uses in the Urban District.

State Land Use District boundary maps designate Petitioner's property Agricultural (See Exhibit 9).

2. General Plan for the City and County of Honolulu

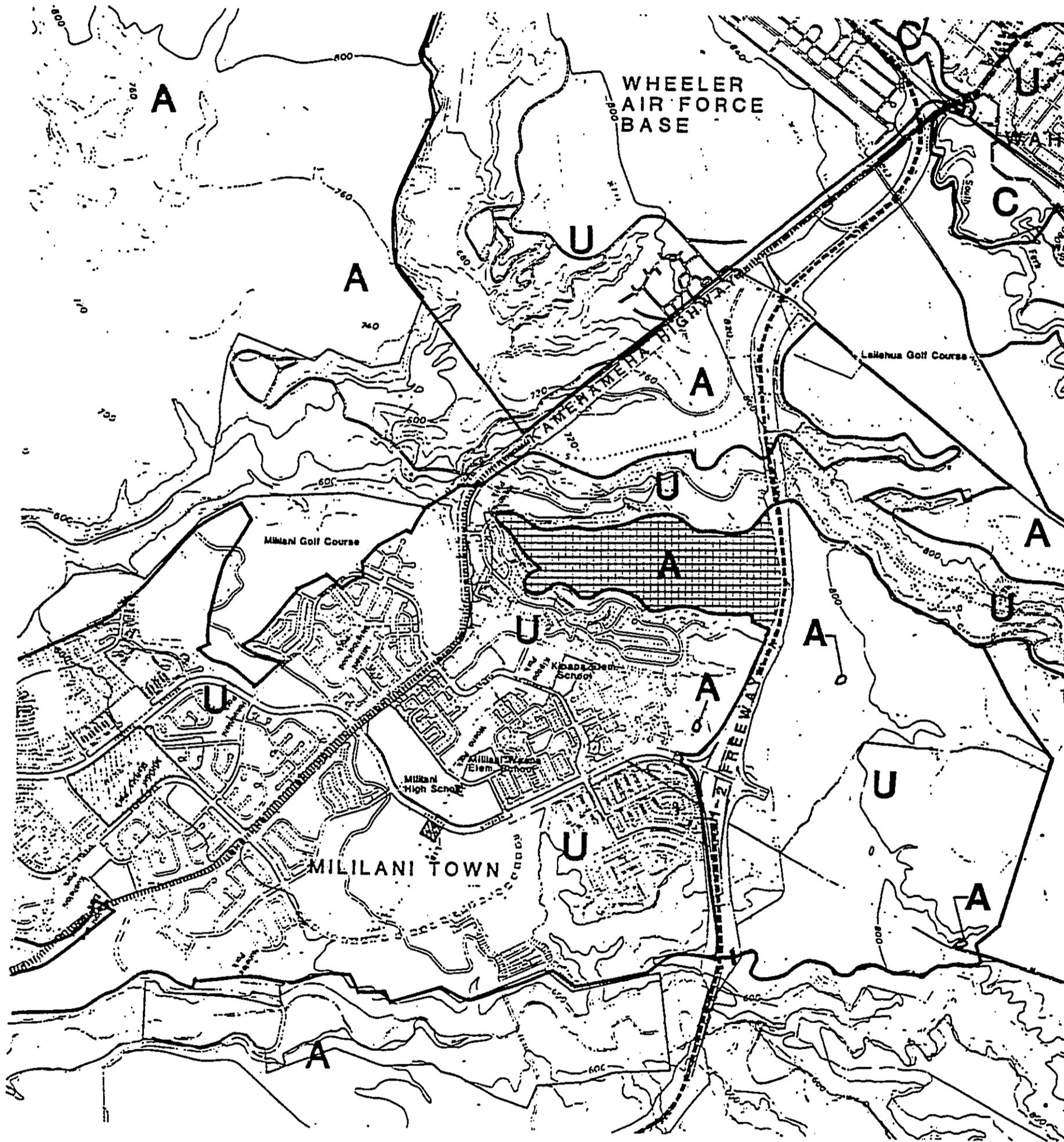
The General Plan for the City and County of Honolulu is a policy plan rather than a land use plan. Adopted in 1977 and amended in subsequent years, the plan is a statement of long-range social, economic, environmental, and design objectives and supporting policies to attain the objectives of the plan.

Although not a land use plan, the General Plan prescribes and depicts through population distribution objectives and policies, the desired development pattern for Oahu through the year 2010. Central Oahu, which encompasses Petitioner's property, is delineated Urban Fringe in the General Plan.

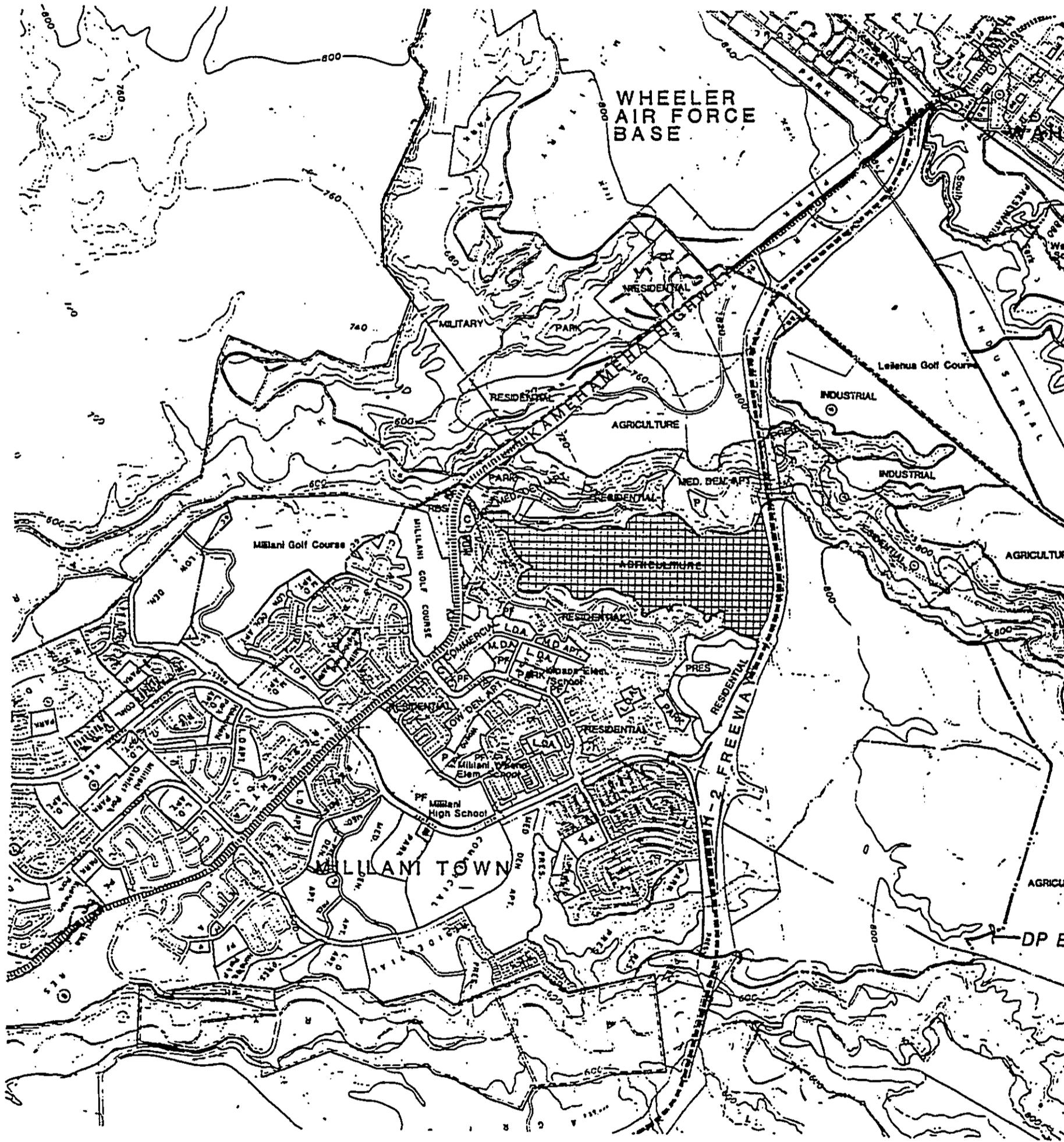
3. Central Oahu Development Plan

The Central Oahu Development Plan (Ordinance 83-7 as amended) Land Use Map (Part II, Exhibit 1) designates all of Petitioner's lands Agriculture (Exhibit 10). The Development Plan defines Agriculture designations thusly: "...those areas suitable for crop growing, grazing, and the raising of livestock, flower gardening, nurseries of orchards, aquaculture, or similar activities. This classification also includes areas surrounded by or contiguous to such lands but not well suited to agriculture or accessory activities due to topography, soils, or similar constraints, and areas otherwise identified by the City as implementing related general plan objectives and policies. In such areas, uses complementary to agricultural uses may be permitted" (Ordinance 83-7).

The Central Oahu Development Plan Public Facilities Map (Part II, Exhibit 2) programs no capital improvement projects directly affecting Petitioner's property.



RECEIVED AS FOLLOWS

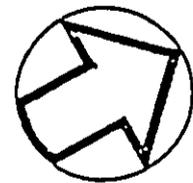
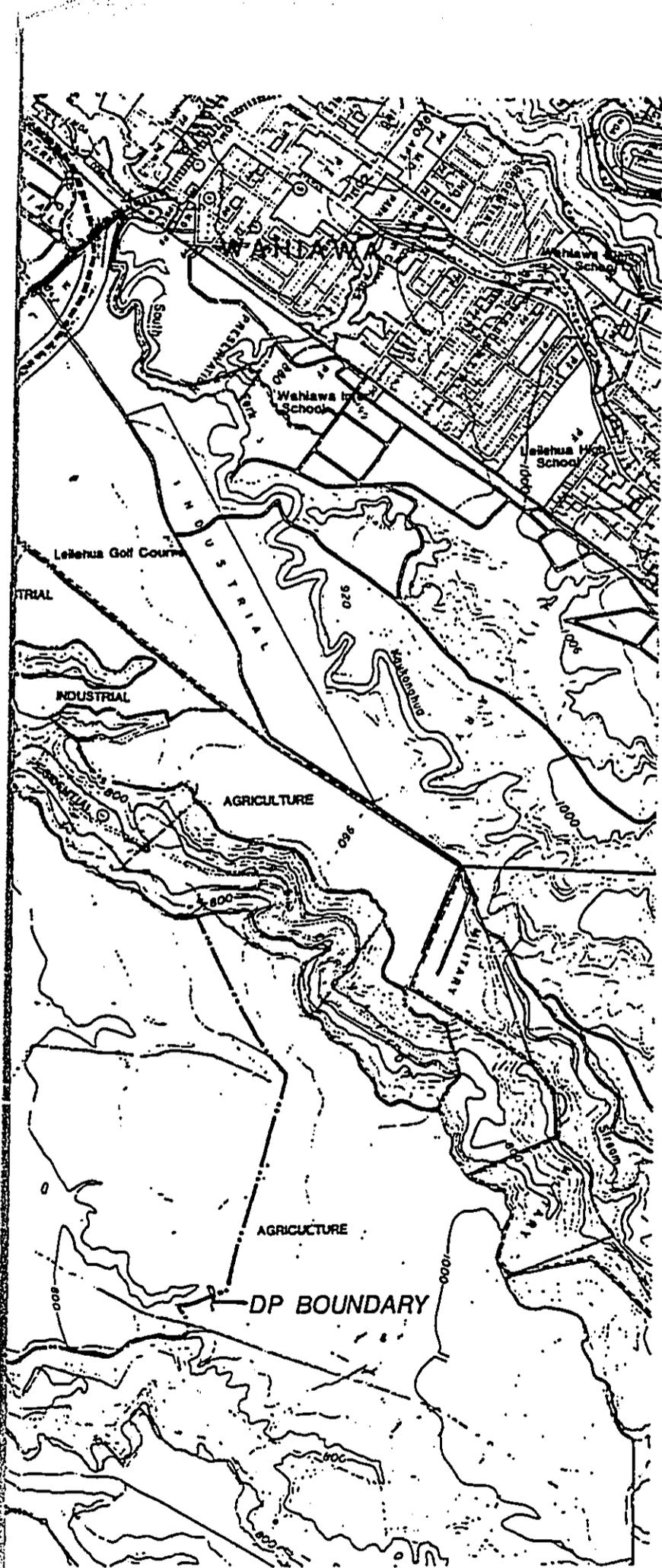


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EXHIBIT 10
CENTRAL OAHU
DEVELOPMENT PLAN

HONBUSHIN MISSION
PROPERTY

CITY & COUNTY OF HONOLULU
DEPT. OF GENERAL PLANNING
MAY 10, 1983



APPROXIMATE SCALE IN FEET

4. Zoning

The entire parcel is zoned Agricultural (AG-1 Restricted Agricultural). The intent of this zoning classification is "to conserve and protect important agricultural lands for the performance of agricultural functions by permitting only those uses which perpetuate the retention of these lands in the production of food, feed, forage (fiber crops and horticultural plants (Land Use Ordinance, 1986).

5. Coastal Zone Management Area

The Hawaii Coastal Zone Management Program (HCZMP) is an expression of State policy to guide the use, protection, and development of land and ocean resources within Hawaii's coastal zone (DPED, 1985). Hawaii's coastal zone is defined as all land area excluding State forest reserves and Federal lands and all coastal waters seaward to the limit of the State's jurisdiction.

The National Coastal Zone Management (CZM) Act of 1972 requires Federal agencies to conduct their planning, management, and regulatory activities in a manner consistent with the States CZM programs. In Hawaii, a consistency review is issued by the Department of Business and Economic Development for actions requiring federal approvals. A consistency review is not required for the proposed project.

6. Special Districts

The property is neither part of nor designated a special district by the Land Use Ordinance (Ordinance No. 86-89, Article 7, Section 7.20-7.90) of the City and County of Honolulu.

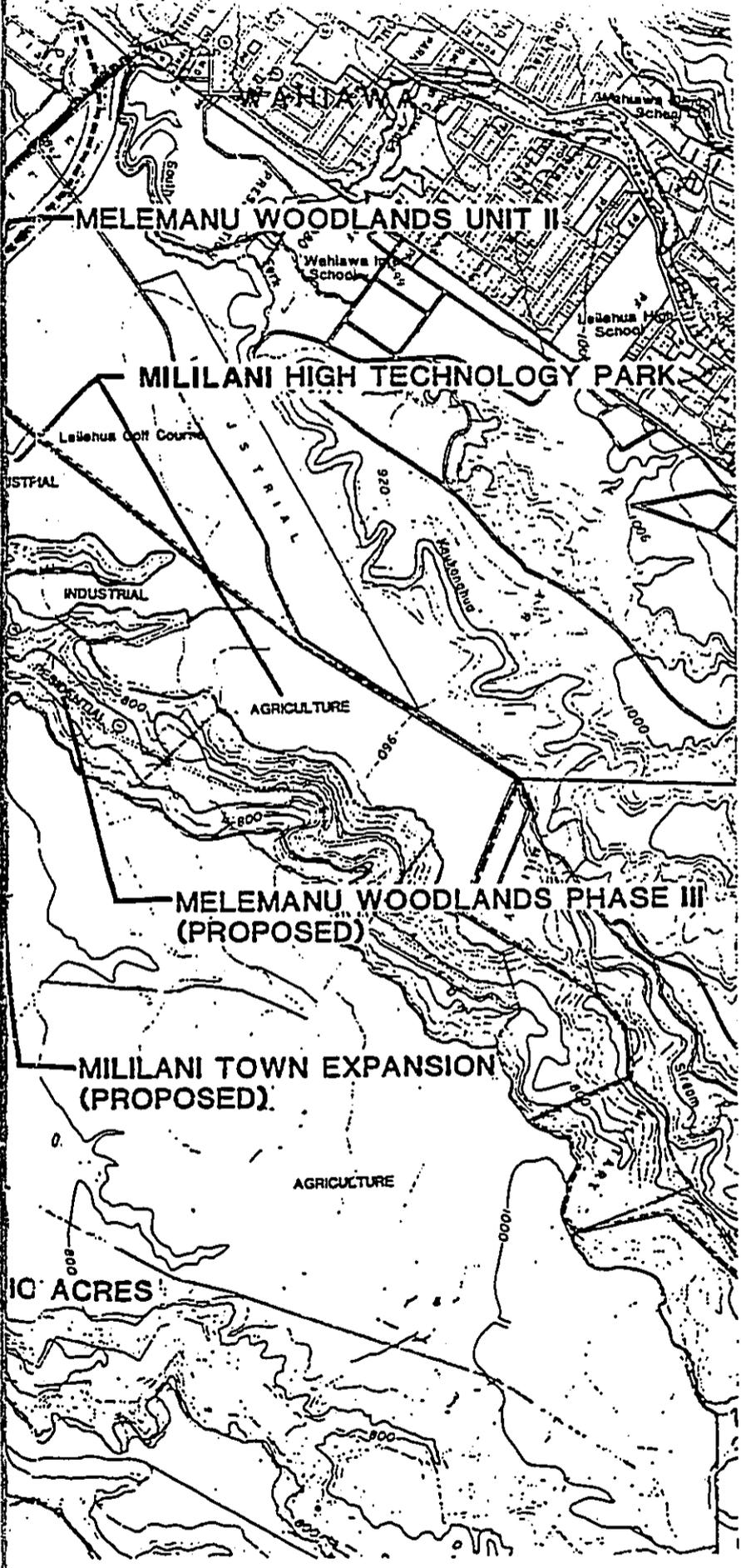
7. Special Management Area

The property is neither designated nor a part of the County delineated Special Management Area.

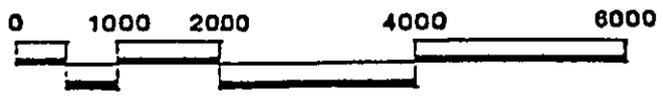
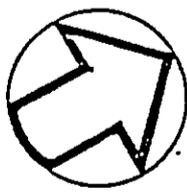
L. Relationship to Proposed Developments

Petitioner's property remains one of the last "blocks" of agricultural designated land between Mililani Town and Wahiawa (Exhibit 11). Spatially, the property lies wedged between existing urban residential uses to the east (portions of Waipio Acres and Mililani Town), west (Melemanu Woodlands), and south (portions of Melemanu Woodlands and Waipio Acres).

SURROUNDING LAND USES AND FACILITIES



HONBUSHIN MISSION
PROPERTY



APPROXIMATE SCALE IN FEET

Proposed developments mauka of the H-2 Freeway will further enclose the property with urban activities. Towne Realty, Inc. proposes to build approximately 1,122 housing units on 70+ acres within Waikakalaua Gulch as the last phase of the Melemanu Woodlands project (Gray, Hong & Associates, Inc. 1985).

Immediately to the east of Waikakalaua Gulch, the Land Use Commission in 1984 approved the reclassification of 120 acres (of a total of 256 acres) from Agricultural to Urban use. The boundary amendment permits the development (Phase I) of Oceanic Properties, Inc.'s Mililani Technology Park, an industrial park geared to firms involved in research and development and manufacturing and assembling of advanced technology components (Belt, Collins & Associates, 1985).

Mauka of the H-2 Freeway and facing Petitioner's lands, Oceanic Properties, Inc. sought to reclassify 1,200 acres from the State Land Use Agricultural district to the Urban district for further expansion of its highly successful Mililani Town subdivision. Denied by the State Land Use Commission in 1986, a revised petition was submitted and incremental development approved in 1988. In early 1989, the Oahu General Plan and the Central Oahu Development Plan Land Use Map were amended to accommodate planned residential expansion at Mililani and other locations in the Development Plan area.

M. Public Facilities and Services

1. Circulation

The property is accessed from Waihonu Street, a two-lane paved roadway. Waihonu Street can be gained from Kamehameha Highway via Waikalani Drive or Waimakua Drive via Waihou Street. With the exception of Kamehameha Highway, all are internal streets serving the Waipio Acres subdivision.

From Waihonu Street, a private two-lane driveway leads to the top of the plateau. The driveway has been cut into the face of the plateau and maintains an 8% slope. In 1984, the road was widened to 20 feet, repaved, and curbed.

Licensed staff persons are the only individuals currently operating motor vehicles off-site. Daily trips are infrequent averaging less than eight trips (4 roundtrips) per day. Visitor traffic is slightly higher ranging between 8-12 vehicles per day.

2. Water System

Water is taken off a 4-inch municipal service lateral at Waihonu Street. Water usage during 1986 averaged 7,450 gallons per day for domestic and agricultural uses.

3. Wastewater System

An estimated 720 gpd discharges into on-site cesspools and the municipal system serving Waipio Acres. Wastewater from a kitchen is discharged into cesspools and a 4" privately owned line collects and conveys domestic wastewater down the plateau into an 8" municipal line along Waihonu Street. Gravity flow carries wastewater to the existing Waipio Pump Station where it is pumped along Kamehameha Highway and on to the City's Honouliuli Wastewater Treatment Plant for treatment and disposal.

4. Drainage

The 143 acres is generally well drained and not prone to flooding. During heavy rains, water collects in depressions and low spots naturally occurring throughout the open space area and in drywells within the developed area. What runoff is generated flows across the site following the natural gradient (north to south) and into four (4) concrete basins placed along the eastern rim of the plateau. CRM lined channels convey runoff down the face of the plateau and into an existing concrete lined flood control channel serving Waipio Acres.

Earthen berms encircling the rim prevents runoff from emptying onto neighboring private properties and directs runoff along the perimeter into the aforementioned drainage works.

5. Solid Waste

Solid waste is collected by the City and County of Honolulu and agricultural waste is either buried or composted.

6. Other Utilities

The site is serviced by overhead electrical power and telephone service.

7. Protective Services

Police service originates from the Wahiawa Police Station, located in Wahiawa about 3.5 miles away. The average response time for calls in Mililani averages 3-5 minutes.

Fire-units stationed at the Mililani Fire Station would respond to calls in the Mililani-Melemanu-Waipio area. The station is located about one mile from the property and response time would be under two minutes.

8. Schools

Geographically, the property lies in the Central School District of the State Department of Education. Public schools within the District serving the communities of Waipio Acres, Melemanu, and parts of Mililani include Kipapa Elementary (K-6), Wheeler Intermediate (7-8), and Mililani High (9-12).

9. Parks

Melemanu Park (4.1 acres) and Kipapa Park (5.0 acres) in nearby Mililani Town are public parks nearest the project site. Facilities at both parks include comfort stations, basketball and volleyball courts, and softball fields.

10. Medical Facilities

Wahiawa General Hospital, located in Wahiawa, has provided patient and health care services to Central Oahu communities for 45+ years. The 160-bed hospital provides surgical, critical, obstetrical, pediatric, emergency, and skilled nursing/intermediate care facilities and services. Supporting services include radiology and computerized axial tomography (CAT), laboratory, and physical and occupational therapy.

Kaiser-Permanente operates several medical clinics on Oahu, one of which is located in Mililani Town. Straub Clinic and Hospital and Wahiawa General Hospital recently opened satellite clinics in Mililani Town.

SECTION 3

RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES, AND CONTROLS FOR THE AFFECTED AREA

A. Hawaii State Plan

The Honbushin proposal supports State Plan objectives, policies, and priority guidelines in the functional areas of agriculture and education. The proposal would convert approximately 15.0 acres of Agricultural designated lands to Urban use. These lands, however, already have been improved with "city-like" structures by a previous owner. The proposal seeks the development of 15 acres of marginal and nonessential agricultural lands while maintaining the remainder of the entire property in the agricultural district. Importantly, these latter lands are not lying fallow but sections are gradually being cultivated by Petitioner.

Enhancing the natural amenities that makes Hawaii unique, the Honbushin intends to maintain the scenic qualities and physical attributes of the entire 143 acres (scenic, natural beauty, and land-based resources). Planned in close proximity to urban facilities and services (land based resources) and contiguous Urban Districts, the project will not necessitate costly public investments in providing roads, water, sewer, and drainage systems. The Honbushin has agreed to pay their fair share of off-site improvements to maintain the adequacy of the affected systems (water and sewer).

Petitioner's proposed activities on the petitioned lands are consistent with State Plan policy for education to support educational plans and programs that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.

B. Oahu General Plan

Population

The most significant growth management policy presented in the General Plan (GP) is its residential distribution policy wherein percentages of Oahu's future population spanning a 20-year interval (1990-2010) are allocated to the eight Development Plan (DP) areas. The GP allocates 14.9% to 16.5% of the total islandwide year 2010 resident population to Central Oahu (see Objective C, Policy 4). The official Oahu population projection

for 2010 was updated recently to 999,500 persons (State Department of Business and Economic Development 1988). Applying the population distribution percentage to the 2010 total population translates into a year 2010 population for Central Oahu of between 148,900 to 164,900 persons. In comparison to the 114,600 persons residing in Central Oahu in 1985, this represents a projected increase of 34,300 to 50,300 persons.

Although planning may appear to be reduced to a numbers game, population distribution is not the only growth management criterion. Congruent with population are policies directing the preservation of agriculture and agriculture lands for both economic and urban design purposes; controlling the timing and location of development with the availability of public services and facilities; using transportation and utility systems as determinants of development; and assigning development priorities (economic, financial, and social) to the primary urban center and the secondary urban center to alleviate development pressures in fringe areas. All policies are relevant to Central Oahu where pressure to develop valuable agricultural lands is most acute.

Petitioner is not proposing an action of significant consequence affecting the population capacity levels for Central Oahu to the year 2010. As proposed, up to 65 persons---15-20 staff and family, 24 agricultural workers, and 20 seminarians---would "reside" on site to carry out church and agricultural activities. This amounts to an increase of about 55 persons over the number currently occupying and maintaining the property or less than .1% of the projected population increase for Central Oahu. An additional 120 persons per month would be accommodated on site during retreat sessions lasting 5 weeks.

Agriculture

Since acquiring the property in 1984, Petitioner has focused much of their attention on agriculture in general and farming in particular. Untended pineapple fields and scrub vegetation have been removed and 2 acres planted in tropical fruits and assorted garden vegetables. Petitioner has achieved a modest level of agricultural self-sufficiency and surplus vegetable crops are donated freely to nonprofit community groups. All this has been accomplished without public incentives and funds.

The proposed agricultural uses support County policies for encouraging more intensive use of agricultural lands, supporting diversified agriculture, and maintaining agriculture on Oahu.

Over the next 10 years Petitioner plans to cultivate an additional 25+ acres. This acreage now serves open space rather than agricultural purposes. Because Honbushin is a registered nonprofit organization, they derive no revenue from their agricultural products. Thus while supporting both State and

County diversified agricultural and agricultural land use objectives and policies, Petitioners agricultural activities do not contribute to agricultural employment and revenue.

Natural Environment

Having been used to raise experimental pineapple and more recently cleared by Petitioner, the 143 acres cannot be considered "a natural environment" to be preserved and protected.

Physical Development and Urban Design

The character of the area, primary activity, and predominant land use will remain agricultural. Limited development will be clustered in a small, low density setting located in an existing improved area of the property.

Allowable building heights, setbacks, and standards for the zoning district will be adhered to. Development will be oriented towards nonagricultural activities of the Mission and provide for the day-to-day needs of members.

C. Central Oahu Development Plan

The Honbushin property lies within the boundaries of the Central Oahu Development Plan which was approved by the County in May, 1983 (Ordinance 83-7). The relationship between the proposed action and applicable sections of the Central Oahu Development Plan is presented below.

a. Common Provisions

1. Section 3 Land Use Categories: Agricultural

The combination of temperate climate, good soils, and flat topography contribute to the agricultural suitability of Petitioner's lands. Since acquiring the property, Petitioner has devoted time, labor, and materials toward furthering agricultural activities. A variety of garden vegetables and tropical fruits have been planted and productive yields have been obtained. Garden plots and orchards are irrigated by a drip irrigation system to conserve water and reduce water costs.

Planned land uses reserve about 90% of the property for agricultural purposes. For the short-term, up to 25+ acres will be put into agricultural uses. Real acreage and uses may vary depending on water availability and costs, capital expenditures (water systems, farm equipment), and general acceptability of agricultural activities by neighboring residential development.

Approximately 15.0± acres of existing improved land are proposed as the site for church activities and facilities to include lodging for farm workers. For reasons presented earlier church use complements agricultural uses. In spite of its agricultural designation, soils on the 15.0± acres are neither rated for overall suitability nor agricultural importance. Thus, use of this particular section of land does not conflict with the Agricultural land use provision. The agricultural classification "includes areas surrounded by or contingent to such lands but not well suited to agricultural or accessory activities due to topography, soils, or similar constraints. In such areas, uses complementary to agricultural uses may be permitted".

2. Section 4 General Urban Design Principals and Controls

Petitioners proposal would neither obstruct public views nor significantly reduce open space. Improvements will be confined to a section of the site already marked by agricultural and accessory structures. Existing open space functions---visual relief and breaks between urban areas---will be maintained.

No significant alterations to the rural-like quality of the area are planned. Some existing buildings will be demolished; new structures will comply with height and setback requirements for the district and will complement the architecture of remaining buildings. Renovations to buildings will be generally confined to interior spaces and alterations to exterior facades will project an agricultural character.

3. Section 10 Social Impact of Development

Social Impact Factors:

Demographic

(Refer to previous discussion on population)

Economic

The project or proposed uses should not affect economic growth and development, agricultural employment, wage rates, and principal economic activities on Oahu.

Housing

The proposal is not directed towards developing land for residential purposes. It is unlikely that the project would have adverse effects on land and housing speculation or on property values of adjacent homes.

Public Services

The project will necessitate improvements to on and off-site utility systems. Based on projected water demand the Board of Water Supply has indicated that Honbushin may have to construct a 0.2 mg reservoir or participate in the construction of a planned reservoir for the Melemanu (Phase III) development. The off-site fire protection system needs to be upgraded to provide adequate flow in the event of emergencies.

The Board has also stated that if water is made available Petitioner will have to contribute a proportionate share for installation of a new well and pipelines for the Wahiawa system.

Improvements to off-site transportation facilities are not contemplated. Existing roadways can easily accommodate vehicle traffic and the 2-3 buses carrying persons on retreat.

Medical, recreational, and educational facilities should not be adversely affected. Recreation facilities are planned on site and the Department of Education will be consulted prior to implementing a student study program.

Police and fire protection services are adequate to serve the project. Improvements to the on-site fire protection system will be coordinated with the Fire Department.

Physical/Environmental

Having been used for pineapple research purposes for 20+ years, the premises are no longer in a natural state.

No natural monuments and landmarks occur on the land. The agricultural "greenbelt" surrounding nearby residential communities is diminishing as pressure mounts to convert agricultural land to other desired economic and social uses.

b. Special Provisions for Central Oahu

1. Section 14 Area Description

Central Oahu consists of the wide fertile plateau between the Waianae and Koolau Mountain ranges. The area includes the towns of Waipahu and Wahiawa and the residential communities of Crestview, Waipio, Mililani, Waipio Acres, and Melemanu Woodlands. Adjacent to Wahiawa are the Schofield Barracks and Wheeler Air Force Base Military reservations. Surrounding these communities are some of the State's finest prime agricultural lands (Ordinance 83-7 as amended).

The general plan designates Central Oahu as part of the island's "urban-fringe". By definition, moderate growth is permissible in fringe areas provided it is managed to prevent undesirable spreading of development and the proportion (14.9 to 16.5%) of islandwide resident population remains unchanged. The general plan also provides clear policy directions for the area (See discussion in section on Oahu General Plan).

Central Oahu is one of three development plan areas where the pressure for urban development is strongest. Physical characteristics of the area and its agricultural lands--temperate climate, level topography, workable soils--- coupled with low land costs make agricultural land both easy and profitable to develop.

The dominant land use in Central Oahu is agriculture and the area includes almost 18,000 acres of important agriculture land for sugar, pineapple, and diversified agricultural uses. Petitioner is requesting changes in land use designations for 15.0 acres (about 11.0 net developable acres) for church use. With a church in place, Petitioner plans to gradually increase agricultural uses on portions of the remaining 128 acres thus retaining the land to productivity and retaining its agricultural character.

2. Section 15 Urban Design Principles and Controls for Central Oahu

- a. Open Space
- b. Public View
- c. Height Controls
- d. Density Controls

Approximately 90% or 128 acres of Petitioners lands will be reserved for agriculture and congruently serve open space or greenbelt purposes. Panoramic views across the site will not be obstructed by the proposed low density development which will be confined to an existing improved section of the site.

Building improvements will not exceed the height limitations expressed both in the development plan for agricultural areas and zoning height restrictions.

SECTION 4

POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES
TO MITIGATE ADVERSE EFFECTS

A. Public Services

The project will necessitate improvements to on and off-site utility systems. Based on projected water demand the Board of Water Supply has indicated that Petitioner may have to construct a 0.2 mg reservoir or participate in the construction of a planned reservoir for the Melemanu (Phase III) development. The off-site fire protection system needs to be upgraded to provide adequate flow in the event of emergencies. The Board has also stated that if water is made available, Petitioner will have to contribute a proportionate share for installation of a new well and pipelines for the Wahiawa system.

Improvements to off-site transportation facilities are not contemplated. Existing roadways can accommodate vehicle traffic and the 2-3 buses transporting persons on retreat.

Medical, recreational, and educational facilities should not be adversely affected. Recreation facilities can be developed on site if necessary and the Department of Education will be consulted prior to implementing a student exchange program.

Police and fire protection services are adequate. Improvements to the on-site fire protection system will be coordinated with the Fire Department.

B. Demographic

Petitioner is not proposing an action of significant consequence affecting the year 2010 population levels established for Central Oahu by the Oahu General Plan. As proposed, up to 65+ persons--- 15-20 staff and family (permanent party), 24 agricultural workers, and 20 seminarians---would be on site for church and agricultural activities. This amounts to an increase of about 55 persons over the number currently occupying and maintaining the property. Up to an additional 120 persons would be accommodated on site during retreat sessions which will last 5 weeks.

C. Economic

The project and proposed uses will not affect economic growth and development, agricultural employment, wage rates, and principal economic activities on Oahu.

D. Housing

The proposal is not directed towards developing land for residential purposes. It is unlikely that the project would have adverse effects on land and housing speculation or on property values of adjacent homes.

E. Agriculture

The combination of temperate climate, good soils, and flat topography contribute to the agricultural suitability of Petitioner's lands. Since acquiring the property in 1984, Petitioner has devoted time, labor, and materials toward fostering agricultural activities. A variety of garden vegetables and tropical fruits have been planted and productive yields obtained. Garden plots and orchards are irrigated by a drip irrigation system to conserve water and reduce water costs.

A modest level of agricultural self-sufficiency has been achieved and surplus vegetable crops are donated freely to nonprofit community groups. All this has been accomplished without public incentives and funds.

Over the next 10 years, the Honbushin plans to cultivate an additional 25+ acres. This acreage now serves open space rather than agricultural purposes.

Real cultivated acreage and uses will vary in relationship with water availability and costs, capital expenditures (water systems, farm equipment), and compatibility with neighboring residential development.

F. Air Quality

Petitioner is not proposing an urban activity that constitutes a direct or indirect source of air pollutants. No pollution generating activity is planned for the premises nor will the project attract motor vehicles which are the major indirect sources of air pollution.

Fugitive dust raised by current agricultural activities cannot be avoided but applicant will continue their present efforts to control dust. Said measures include confining dust generating activities to non-windy days or limiting the area to be exposed. Water is a valuable resource and its indiscriminate use for dust control must be carefully weighed in consideration of domestic and agricultural uses and energy costs in pumping water up to the Honbushin property.

G. Noise

Hours of operation have yet to be determined, however, it is not likely that church activities will extend beyond reasonable night time hours. Community noise regulations will be adhered to by the Honbushin in their church and agricultural activities and noise permits will be obtained prior to occasional festivals that will be held on-site.

H. Historic Resources

Archaeological resources will not be affected by the proposed urban type uses. Should subsurface features be unearthed, work in the affected area will cease and historic authorities notified for proper disposition of the finds.

I. Natural Features

The proposed development of 15 acres of an existing urban like setting will not adversely affect surface and underground water resources.

The site is neither designated a wetland nor within one mile of any wetland. The premises is free of flood hazards and on-site runoff generated by the proposed improvements will be detained on site and will not increase existing off-site runoff.

Flora and fauna observed on or near the site are common throughout the State of Hawaii. There are no rare, threatened, or endangered species (or species proposed for such status) on the premises.

No natural monuments and landmarks occur on the land. The agricultural "greenbelt" surrounding nearby residential communities is diminishing as agricultural land is put to other desired economic and social uses.

J. Open Space and Urban Design

Petitioner's proposal would neither obstruct public views nor significantly reduce open space. Limited development will be clustered in a low-density setting on a section of the site already marked by agricultural and accessory structures. Existing open space functions---visual relief and breaks between urban areas---will be maintained.

No significant alterations to the rural-like quality of the area are planned. The character of the area, primary activity, and predominant land use will remain agricultural.

Some existing buildings will be demolished and new structures will comply with height and setback requirements for the district and complement the architecture of remaining buildings. Renovations to buildings will be generally confined to interior spaces and alterations to exterior facades will project an agricultural character.

K. Community Concerns

Plans to improve the Honbushin property were presented to the Mililani-Waipio-Melemanu Neighborhood Board No. 25 on October 22, 1986. The development concept articulated at that meeting is generally the same as presented in this application. However, it was represented to the Board that to comply with State and County land use regulations, a State Land Use District Boundary Amendment from the Agricultural to the Urban district (for 15.0 acres) and a change of zone from AG-1 to AG-2 were the vehicles by which the proposed uses would be implemented rather than the Plan Review Use and State Special Permit processes as now proposed. The plans drew little response from the Board (See Appendix B).

A second presentation was made to Neighborhood Board No. 25 on July 27, 1988. The present development concept was communicated to the Board and the Honbushin's intention to apply for a State Special Permit and a Plan Review Use. Questions and responses from this second meeting are appended (See Appendix B).

In February 1989, Neighborhood Board No. 25 voted against supporting the Honbushin proposal.

L. Waste Materials

On two occasions, the issue of radioactive materials and chemicals being located on the Honbushin property were raised by individuals. In one case, a complaint was filed that hazardous and radioactive waste were improperly disposed of on the Honbushin property by a previous owner. Follow up investigation by staff of the Department of Health, Hazardous Waste Program uncovered no tangible evidence (to include excavation) of chemicals or radioactive wastes being improperly disposed on-site.

In a second instance, the presence of four underground storage tanks placed adjacent to the existing Administration Building was revealed by a former caretaker. Subsequently, these tanks were opened to determine their contents. One of the four tanks was dry and samples were collected from the remaining tanks and submitted to the Brewer Analytical Laboratories for analytical testing. The test results indicated that the samples were nonhazardous.

SECTION 5

SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS
WHICH CANNOT BE AVOIDED

The direct impacts associated with the construction and use of the proposed facilities are generally short-term and non-significant. Those impacts which cannot be avoided include landform alterations, fugitive dust, construction noise, and construction vehicle traffic. However, these temporary impacts can (and will) be mitigated through regulatory mechanisms and traffic control measures (as necessary).

The few new structures to be erected would have only a minimal visual impact. In the long-term, planned perimeter landscaping would generally screen these new, low-rise buildings from public view.

It is anticipated that the Honbushin would hold occasional festivals on the premises and noise permits will be obtained beforehand.

SECTION 6

ALTERNATIVES TO THE PROPOSED ACTION

To achieve the purposes of the proposed project, it has been determined that an amendment to the Central Oahu Development Plan Land Use Map is required. The Department of General Planning, City and County of Honolulu, has recommended that both a State Land Use District Boundary Amendment from Agricultural to Urban and a Development Plan Amendment from Agriculture to Public Quasi-Public Use are appropriate land use designations for accommodating the uses proposed by the Honbushin. In view of this position, the only real alternative is the No Action alternative.

No Action

The primary environmental impact would be to maintain the status quo of the site, existing structures, and the environment. Limited site improvements---related to agricultural uses---may be allowed under current State and County agricultural use designations. The Honbushin would be precluded from conducting institutional uses on their land and agricultural activities would be emphasized. The added benefit of improving water and sewer systems for all residents in the area via capital contribution by the Honbushin would be foregone.

SECTION 7

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Construction of the proposed project will commit construction materials and human resources towards achieving the desired use of the land. The 15.0 acres planned for the proposed uses have been improved by a previous owner hence there is, practically speaking, no natural resources to be committed to the proposed action.

SECTION 8

RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF
HUMANITY'S ENVIRONMENT AND THE MAINTENANCE
AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The petitioned area previously supported research, storage, and administrative buildings of the Pineapple Research Institute (PRI). Abandoned by the PRI, these same buildings have been refurbished by the Honbushin for their use. The desired changes in land use designations would allow the Honbushin to confine their institutional activities and buildings to the existing developed portion of their property. Concomitantly, the Honbushin will integrate their institutional and agricultural activities thus fostering long-term agricultural use of the land. The Honbushin have achieved a modest level of agricultural self-sufficiency (primarily vegetables) and continue to emphasize agricultural development (tree farms and orchards) of heretofore fallow agricultural lands.

SECTION 9

SUMMARY OF UNRESOLVED ISSUES

Government agencies have expressed concerns as to the adequacy of existing roads, water and fire protection systems, and wastewater systems to accommodate the proposed project. The Honbushin is prepared to contribute their proportionate share for the development or upgrading of existing systems prior to commencement of construction or at such time that agreements for infrastructure improvements are proposed by the appropriate government agencies.

SECTION 10

LIST OF NECESSARY APPROVALS

State Land Use District Boundary Amendment

Development Plan Land Use Map Amendment

Plan Review Use

Building Permit (Various)

Water System Requirements

Sewer Connection

SECTION 11

GOVERNMENT AGENCIES, ORGANIZATIONS,
AND INDIVIDUALS CONSULTED FOR THE
HONBUSHIN DEVELOPMENT PROJECT

Federal

U.S. Army (Wheeler Air Force Base)
U.S. Air Force (Wheeler Air Force Base)

State

Land Use Commission
Department of Agriculture
Department of Land and Natural Resources
Department of Health
Department of Transportation

County

Board of Water Supply
Department of Housing and Community Development
Department of Land Utilization
Department of Parks and Recreation
Department of Public Works
Department of Transportation Services
Police Department
Fire Department

Organizations/ Individuals

Neighborhood Board No. 25
Adjoining Property Owners (47)
Adjoining Condominium Owners ()

REFERENCES

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- Gray, Hong & Associates, Inc. September, 1985. Final environmental impact statement melemanu Woodlands - Phase III, waipio, Ewa, Oahu.
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- _____. 1985. Report on request for amendments to the land use map, public facilities map, and development plan provisions which are not being proposed by the chief planning officer, central oahu development plan.
- _____. 1985. Residential development implications of the development plans.
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Appendix A

Consultation Period Comments and Responses

The Environmental Impact Statement Preparation Notice was published in the Office of Environmental Quality Control (OEQC) Bulletin of October 23, 1989. Publication in the Bulletin initiates a 30-day consultation period. The consultation period ended on November 22, 1989.

No comments to the EIS Preparation Notice were received during the consultation period.

APPENDIX B
Comments and Responses to the
Draft Environmental Impact Statement

The following agencies and organizations submitted comments to the Draft Environmental Impact Statement. A copy of each letter and our responses to it are provided. No response was communicated to reviewers having no comments in their correspondence.

Federal

Department of the Interior, Fish and Wildlife Service
Department of the Navy, Naval Base Pearl Harbor
Department of Agriculture, Soil Conservation Service
Department of the Army, U.S. Engineer District, Honolulu

State of Hawaii

Department of Defense
Department of Accounting and General Services
Department of Business and Economic Development, Energy Division
Department of Agriculture
Housing Finance and Development Corporation
Department of Land and Natural Resources

City and County of Honolulu

Department of Parks and Recreation
Department of General Planning
Department of Public Works
Department of Housing and Community Development
Board of Water Supply
Building Department
Department of Transportation Services

Other

Hawaiian Electric Company

RECEIVED
2/27/90

United States Department of the Interior
FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS OFFICE
P.O. BOX 8818
HONOLULU, HAWAII 96813



RECEIVED
ALEXIS T. LUM
HONOLULU, HAWAII
JAN 11 1990



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3400 DULANEY ROAD, HONOLULU, HAWAII 96814-4478

January 5, 1990

Engineering Office

Dr. Marvin T. Miura, Director
Officer of Environmental Quality Control
465 South King Street, #104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Honbushin Mission International
Waipio, Ewa, 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.

Sincerely,

Jerry A. Matsuda
Lieutenant Colonel
Hawaii Air National Guard
Contracting & Engineering Officer

cc: C&C of Honolulu
Dept of General Planning
650 S. King St, 8th Fl
Honolulu, HI 96813
Honbushin Mission International
c/o Gerald Park Urban Planner
1245 Young Street, #201
Honolulu HI 96814

NATIONAL GUARD
Honolulu, HI 96814

January 8, 1990

City & County
Department of General Planning
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

Re: Honbushin Mission International, Waipio, Ewa, Oahu

Gentlemen:

This responds to your letter of December, 1989. To the best of our knowledge, no listed or proposed endangered species, migratory birds, or anadromous fishes within our jurisdiction occur in the proposed project area(s). However, due to current manpower and budget restrictions, the Pacific Islands Office cannot devote the time necessary to conduct a thorough review of fish and wildlife concerns associated with the referenced action at this time. We strongly recommend that you consult directly with the National Marine Fisheries Service.

Please be advised that this notification does not represent Service approval of, or support for, the proposed activity. The Service may review future actions related to this proposal should administrative constraints be alleviated or if adverse impacts to significant fish and wildlife resources are identified. Please continue to keep our office apprised of the project's status.

Sincerely,

Ernest Kosaka
Field Office Supervisor
Pacific Islands Office

cc: Honbushin Mission International
c/o Gerald Park Urban Planner
Mr. Marvin T. Miura, Ph.D., Director
Office of Environmental Quality Control

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET
HONOLULU, HAWAII 96813



PARKS & RECREATION
DIVISION

RECEIVED
1/10/90

WALTER M. OZAMA
DIRECTOR
MIGDALI MORITA
DEPUTY DIRECTOR

January 8, 1990

TO: BENJAMIN B. LEE, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING
FROM: WALTER M. OZAMA, DIRECTOR
SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS)
HONBUSHIN MISSION INTERNATIONAL - WAIPIO
TAX MAP KEY: 9-5-01; POR. 65

We have determined that the Draft EIS for the proposed Honbushin Mission International project in WaiPIO is acceptable. The report states that recreational programs and activities will be provided to serve the members of the Honbushin Mission.

Thank you for the opportunity to comment on the Draft EIS.

Walter M. Ozama
WALTER M. OZAMA, Director

WMO:js
cc: DEQC
Honbushin Mission International ✓

RECEIVED
1/10/90

(P)1004.0

JAN 9 1990

City and County of Honolulu
Department of General Planning
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

Gentlemen:

Subject: Draft Environmental Impact Statement
Honbushin Mission International

Thank you for the opportunity to review the subject document. We have no comments to offer.

Should there be any questions, please contact Mr. Lloyd Ogata of the Planning Branch at 548-5742.

Very truly yours,

Teuane Fominaga
TEUANE FOMINAGA
State Public Works Engineer

LO:jk
cc: Honbushin Mission International
Dr. Marvin T. Miura

JOHN WAIKAI
GOVERNOR
BOOBY A. LIVING
DIRECTOR
BARBARA LOM STANTON
DEPUTY DIRECTOR
LESLIE S. MATSUMURA
DEPUTY DIRECTOR



DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

POST OFFICE BOX 138 HONOLULU, HAWAII 96813 FAX (808) 534-3343

RECEIVED
1/10/90

January 10, 1990

REPRODUCED AT GOVERNMENT EXPENSE

RECEIVED
1/11/90

BY MAIL REFER TO:

5090 (1988)
Ser 032/131
10 Jan 1990

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



Department of General Planning
City and County of Honolulu
650 S. King St.
Honolulu, HI 96813

Gentlemen:

HONBUSHIN MISSION INTERNATIONAL

The Draft Environmental Impact Statement for Honbushin Mission International has been reviewed, and we have no comments to offer. Since we have no further use for the document, it is being returned to the Office of Environmental Quality Control.

Thank you for the opportunity to review the draft.

Sincerely,

W.K. LU
Assistant Base Civil Engineer
in direction of
Commander

Copy to:
Gerald Park Urban Planner
OEQC (w/DEIS)

Department of General Planning
City and County of Honolulu
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

Dear Sir:

Subject: Honbushin Mission International, Waipio, Ewa, Oahu
We wish to inform you that we have no comments to offer on the subject environmental impact statement.

Thank you for the opportunity to review the document.

Sincerely,

Maurice H. Kaya
Energy Program Administrator

MHK:lf

cc: Honbushin Mission International
Dr. Marvin T. Miura, OEQC

Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0001

RECEIVED
01/17/90

ENV 2-1
JA/G

William A. Bonnel
Manager
Environmental Department

January 16, 1990

Department of General Planning
City and County of Honolulu
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

Gentlemen:

Subject: Draft Environmental Impact Statement for Hombushin
Mission International, Waipio, Ewa, Oahu

We have reviewed the above subject document which indicates that
except for a 12 KV line servicing the existing facility, the
proposed development is clear of all other HECC circuits. The
project does not show any potential adverse impact on our system.

Sincerely,

cc: Marvin T. Miura, Ph.D., Director
Hombushin Mission International
c/o Gerald Park, Urban Planner

An HEI Company

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK P. PARK
MISSION

January 18, 1990

Mr. Gerald Park
Gerald Park Urban Planner
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

Draft Environmental Impact Statement (DEIS)
for the Hombushin Mission in Waipio, Oahu

The department has reviewed the above-referenced DEIS and
offers the following comments.

Consistency with the General Plan

The project is consistent with the policies and objectives
of the General Plan. The population increase generated by this
project is not anticipated to have a significant impact on the
General Plan's population distribution limits for the Central
Oahu area.

Consistency with the Development Plan
and State Land Use District Designations

The proposed project is not consistent with the subject
site's agricultural designation on both the Development Plan
(DP) Land Use Map for Central Oahu and the State Land Use
District boundary map. As noted in the DEIS, the developer has
requested a DP Land Use Map amendment as well as a concurrent
State Land Use District boundary amendment. Until such time as
these amendments are approved, the DP and State Land Use issue
will remain unresolved.

RECEIVED
01/22/90

Benjamin B. Lee
APPROPRIATE OFFICIAL

MM/DGP 12/89-4578
12/89-4622

Mr. Gerald Park
Gerald Park Urban Planner
Page 2
January 18, 1990

Drainage

The DEIS indicates that drainage from the site will be collected into four existing concrete drainage basins and directed via CRM lined channels into a flood control channel which services the Waipio Acres subdivision. The location of these basins and channels should be specified in the Final EIS (FEIS) and their relationship with the adjacent residential area. In addition, the developer should provide verification that runoff will not exceed the capacity of the existing drainage infrastructure. Ownership and maintenance responsibilities of the individual components of the drainage system should also be addressed in the FEIS.

Landscape Plan

A landscape planting plan should be prepared for the area proposed for urban uses. The landscape plan should include appropriate perimeter landscape plantings in order to create a noise buffer and to visually screen the proposed project from the surrounding residential areas.

Wastewater

As noted in the DEIS, the project is contingent on available wastewater transmission capacity at the Waipio Sewage Pump Station to handle the 19,800 gallons per day (gpd) of wastewater expected to be generated by the proposed project. In addition, adequate treatment capacity must be available at the City's Honouliuli Wastewater Treatment Plant which would ultimately receive, treat, and dispose of the wastewater generated by the project.

List of Consulted Parties

As suggested by the Fish and Wildlife Service of the U.S. Department of the Interior, the National Marine Fisheries Service should be added to the list of consulted parties. In addition, the Department of General Planning was left off the list of consulted parties.

Scope of the EIS

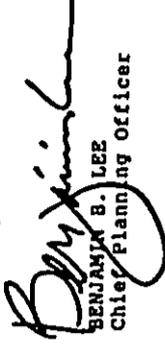
It should be noted that the Environmental Impact Statement process was triggered by the proposal to change the DP and State Land Use designations for a 15-acre portion of the Honbushin Mission property which involves roughly 143 acres.

Mr. Gerald Park
Gerald Park Urban Planner
Page 3
January 18, 1990

Certainly, it is understood that it is difficult to discuss the proposed urban uses to be located on the 15-acre portion of the property without also mentioning Honbushin's concomitant agricultural activities on the remaining 128 or so acres. The acceptability of the EIS, however, will be based on the ability of the document to adequately disclose the potential impacts of the proposed land use change and subsequent development of the 15-acre site. Therefore, while general information concerning the entire project is helpful, specific detailed information regarding the proposed 15-acre "urban" portion of the project should be emphasized.

Should you have any questions, please contact Bill Medeiros at 527-6089.

Sincerely,


BENJAMIN B. LEE
Chief Planning Officer

BBL:lh

cc: OEQC

February 21, 1990

Benjamin B. Lee
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Lee:

Subject: Honbushin Mission International

Thank you for your letter of January 18, 1990 commenting on the Draft Environmental Impact Statement for the subject project. We appreciate the time you and your staff spent reviewing the document. In response to your comments we offer the following:

Consistency with the General Plan

No response necessary.

Consistency with the DP and State Land Use District Designations

Agreed.

Drainage

A preliminary drainage report is attached for your review. All drainage easements from the Honbushin property through the Waipio Acres subdivision are in favor of the City and County of Honolulu.

Landscape Plan

A landscape plan shall be prepared for the areas proposed for urban uses.



GERALD PARK urban planner

1245
young street
suite 201
Honolulu, HI 96814
tel. (808)
533-0018
urban planning

Benjamin B. Lee
February 21, 1990
Page 2

Wastewater

The design transmission capacity of the existing Waipio Sewage Pump Station is 1.3 mgd. Currently, records indicate an average pumping of 0.4 mgd. Although the tributary area will consist of an additional 3,000 homes at Melemanu, we will negotiate to acquire the necessary capacity as we progress through the proposed development phases. Costs for the improvements and expansion will be borne by the Honbushin.

The Department of Public Works has informed us that sewer connection will not be allowed until the Honouliuli Wastewater Treatment Plan is expanded. Expansion is tentatively scheduled for 1993. Should secondary treatment be required, the completion of plant expansion will probably be delayed until 1995. In view of this preliminary timetable, phasing of the Honbushin development will be timed with the completion of the Treatment Plant expansion.

List of Consulted Parties

Given the absence of fresh water bodies on the premises or that which may be directly affected by the proposed project, we do not believe it necessary to consult with the National Marine Fisheries.

The Department of General Planning was inadvertently omitted from the list of consulted parties.

Scope of the EIS

It is our understanding that an EIS was triggered by our application for a Development Plan amendment and not a State Land Use District Boundary Amendment for the subject 15 acres.

Benjamin B. Lee
February 21, 1990
Page 3

We have attempted to compile a comprehensive EIS. Specific information has been presented in the Descriptions of the Project and Affected Environment. Exhibits were included to better communicate environmental conditions and development particulars for the 15 acres and the balance of the parcel. Unresolved issues were identified and during the EIS review period, these issues---particularly availability of water, sewer capacity, and drainage---can and will be resolved when the project enters design development.

Your letter and our responses will be included in the Final Environmental Impact Statement for Hombushin Mission International.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

cc: Hida, Okamoto & Associates.

DRAINAGE REPORT

FOR THE

**PROPOSED 15.0 ACRES FOR INSTITUTIONAL
AND RELIGIOUS ACTIVITIES**

**Honbushin Mission International of Hawaii
Waipio, Ewa, Oahu
Tax Map Key: 9-5-01: Por. 65**

Prepared for:

Honbushin Mission International of Hawaii

Prepared by:

**Hida, Okamoto & Associates, Inc.
Honolulu, Hawaii**

January 1990

I. INTRODUCTION

Amendments to the State Land Use District Boundary and the Central Oahu Development Plan Land Use Map for a property at Tax Map Key: 9-5-01: Por. 65 is requested. The request is for approximately 15 acres of its land situated on 143.3 acres at Waipio, Ewa District.

The site is atop a plateau located just west of Mililani Town. The 143.3 acre parcel is bordered by the Interstate H-2 Freeway to the north, Waipio Acres subdivision to the east-southwest, a portion of Melemanu Woodlands (Phase I) and a 48-lot subdivision to the southwest and Melemanu Woodlands (Phase II) to the northwest.

Property lines generally follow the rim of the plateau except in the southwest corner where it extends downslope to Waihonu Street in the Waipio Acres subdivision.

Presently, most of the runoff sheet flows in the southeastern direction and is collected in a concrete-lined channel located below the site, Waipio Valley.

This report reviews the hydrology and hydraulics of drainage for the area.

II. EXISTING CONDITIONS

Topographic Features

The entire plateau is relatively flat and free of unusual topographic conditions, with elevations ranging from 600 feet above mean sea level (msl) at Waihonu Street to 770 feet along the H-2 Freeway. Overall, slope averages a gentle 2 percent measured along a north-south diagonal axis. The steepest portion is a triangular section in the extreme southern corner adjacent to the driveway where slopes exceed 20 percent.

Soils and Land Type

The United States Department of Agriculture Soil Conservation Services (1972) identifies site soils as "Wahiawa silty clay (WaA and WaB)." Both soils have a surface layer of dusky red silty clay about 12 inches thick. The subsoil, about 48 inches thick is dark reddish brown silty clay. Wahiawa soils are highly permeable, and pose no serious erosion hazards and no significant engineering constraints. WaA soils comprise the northern half of the property; WaB soils the southern half.

Runoff

Most of the runoff from the subject site contributes to a drainage basin with an approximate total of 1,743 acres*. The drainage basin lies between Kipapa and Waikalalaua Streams. Elevations of the drainage area vary from 600 to 950 feet msl. The peak flow calculated was 5,500 cfs*, which would collect and flow into a concrete-lined drainage channel. The drainage channel is located at the southeastern base of the plateau (see Exhibit A, Drainage Basin Map).

At present, a 9-foot wide by 3-foot high earthen berm runs along the periphery of the entire 143-acre site. Most of the runoff from the site sheet flows towards the southeastern property line.

The portion of the berm along the southeastern property line has five existing inlets. Drain pipes connect the existing inlets to the 18-foot x 4-1/2 foot concrete-lined drainage channel of Waipio Valley. The drain pipe sizes are 18-inches, 24-inches and 30-inches (see Exhibit B, Location Map). The lined channel is approximately at a 1.0 percent (minimum) slope, which would have an estimated capacity of 1,600 cfs*. The portion of the channel which is located at the end of the drainage basin has an approximate slope of 8 percent with a calculated capacity of 4,800 cfs.*

The peak runoff generated on-site for the entire 143.3 acres is determined by using the Rational Method. The peak runoff for storms with recurrence intervals of 10 years was estimated 229 cfs* and 50 years was estimated 291 cfs*.

* Source: Drainage Report for Pineapple Research Agricultural Subdivision by Gray, Rhee & Associates, Inc., dated March 26, 1981

The peak runoff for storms with recurrence intervals of 10 years and 50 years was estimated by using the Rational Method, for the existing site condition for the proposed 15-acre site as follows:

<u>Storm Recurrence Interval (yr)</u>	<u>Intensity (in/hr)</u>	<u>Peak Runoff (cfs)</u>
10	2.75	9.25
50	3.50	11.75

III. MODIFICATIONS AFTER DEVELOPMENT

The proposed development would change the character of approximately 1.3 acres of the property. The vegetative cover currently found on the site would be replaced by parking lots, roadways and buildings.

As a result of the proposed improvements, peak runoff generated on-site is expected to increase. However, runoff character and drainage patterns of the remaining 142 acres is not expected to change. It is anticipated that the existing slopes and vegetation of all of the area unaffected by this development would be maintained.

The estimated peak runoff for 10 year and 50 year storms is as follows:

Recurrence Interval (yr)	(Proposed 15 acre site) Peak Runoff (cfs)	(Entire Area-143.3 Ac.) Peak Runoff (cfs)
10	11.45	231
50	14.46	294

IV. IMPACT OF PROPOSED IMPROVEMENTS

The proposed development would create an additional 2.2 cfs in total runoff, which is approximately a 0.9 percent increase in runoff from the on-site. Under the proposed development plans, the additional on-site stormwater will be diverted along the existing access driveway. It will be then discharged into the existing drain inlet located near the mauka-bottom of the existing access driveway. Drain pipes connect the existing inlet to the drainage channel. The drain pipe sizes are 18-inches and 24-inches. The drainage pipe is approximately at a 2.0 percent (minimum) slope, which would have an estimated capacity of 14.9 cfs. The portion of the pipe which is located at the end of the drainage system has a 24-inch pipe with a approximate slope of 1.1 percent with a calculated capacity of 23.7 cfs (see Exhibit C, Existing Drainage System).

The existing drainage system is adequate to carry the potential peak stormwater runoff of 11.45 cfs. The existing earthen berm located along the periphery of the site will remain as part of the proposed development.

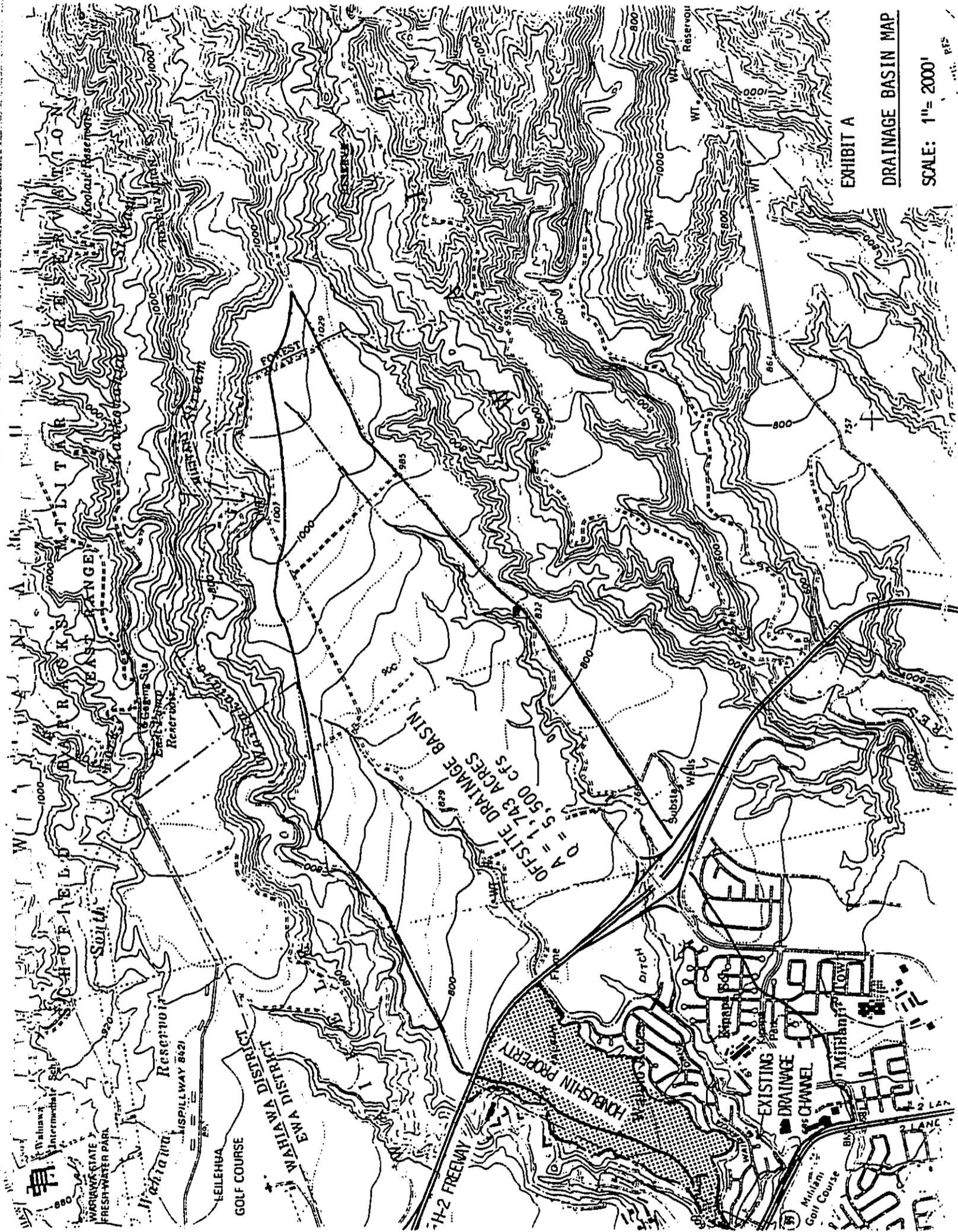
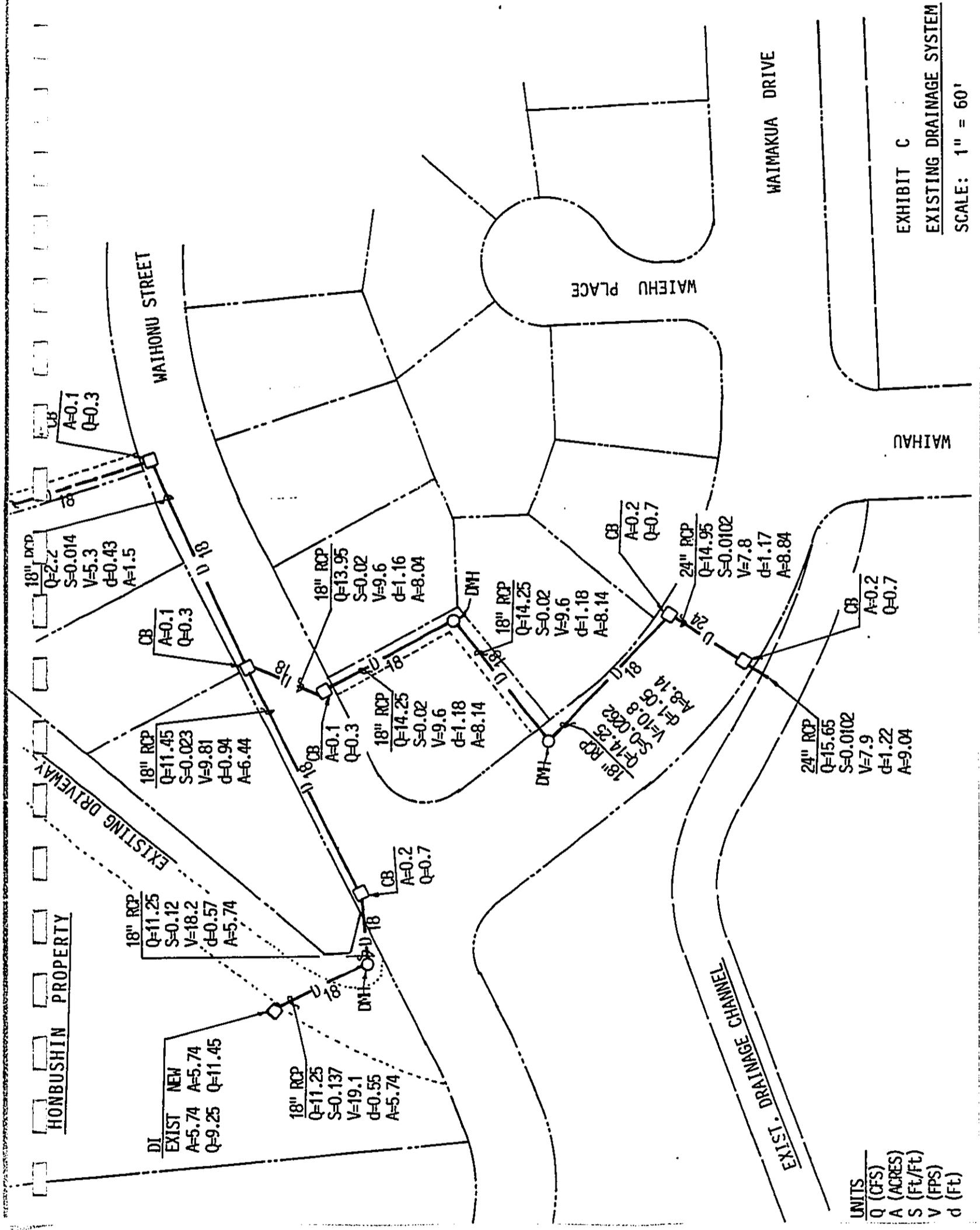


EXHIBIT A

DRAINAGE BASIN MAP

SCALE: 1" = 2000'

DATE: 11/85



UNITS
 Q (CFS)
 A (ACRES)
 S (FT/FT)
 V (FPS)
 d (FT)

EXHIBIT C
 EXISTING DRAINAGE SYSTEM
 SCALE: 1" = 60'

RECEIVED
01/27/90

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

P. O. BOX 50004
HONOLULU, HAWAII
96850

January 22, 1990

Director
Department of General Planning
City and County of Honolulu
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

Dear Sir:

Subject: Draft Environmental Impact Statement (DEIS) -
Honobushin Mission International, Waipio, Ewa, Oahu

The above-mentioned document has been reviewed as requested by the Office
of Environmental Quality Control, State of Hawaii.

Our response is that the Soil Conservation Service does not advocate the
loss of prime agricultural lands.

Sincerely,

Warren M. Lee

WARREN M. LEE
State Conservationist

cc: Honobushin Mission International, c/o Gerald Park Urban Planner,
1245 Young Street, #201, Honolulu, Hawaii 96814
Harrin T. Niura, PhD., Director, Office of Environmental Quality Control,
465 South King Street, Honolulu, Hawaii 96813

February 21, 1990

Warren M. Lee
State Conservationist
U.S. Department of Agriculture
Soil Conservation Service
P.O. Box 50004
Honolulu, Hawaii 96850

Dear Mr. Lee:

Subject: Honobushin Mission International

Thank you for your letter of January 22, 1990
commenting on the Draft Environmental Impact
Statement for the subject project. We appreciate
the time you and your staff spent reviewing
the document. In response to your comment
concerning the loss of prime agricultural land, we
offer the following:

Approximately 6-7 acres of the 15 acre area are
rated 'B' lands by the Land Study Bureau (1965).
The 'B' rating may qualify said lands as prime
agricultural lands but the same lands are
classified Unique Agricultural Lands under the
State Department of Agriculture Agricultural Lands
of Importance to the State of Hawaii (ALISH)
system. Because the affected acreage is not rated
'A' or classified Prime Agricultural Land by
either authority, we do not consider the proposed
action as resulting in the loss of prime
agricultural land.

On the other hand, the Honobushin presently and in
the future will continue their agricultural
activities on the remaining acreage. Said
activities further State agricultural objectives
and policies and is consistent with uses permitted
in the State land use Agricultural District.

Your letter and our response will be included in
the Final Environmental Impact Statement prepared
for Honobushin Mission International.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park
Gerald Park

cc: Hida, Okamoto & Associates



GERALD PARK urban planner

Policy Analysts/Environmental Analysts
1245
Young Street
Suite 201
Honolulu, HI 96814
Tel. (808)
533-0018
urban planning

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

430 SOUTH KING STREET
HONOLULU, HAWAII 96813



RECEIVED
01/25/90

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

In reply refer to:
ENV 90-15(468)

FRANK PALM
1-11-90

January 22, 1990

MEMORANDUM

TO: BENJAMIN B. LEE, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DRIS)
HONBUSHIN MISSION INTERNATIONAL
TAX MAP KEY: 9-3-01; FOR. 65

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

1. We have no objection to the proposed development.
2. A drainage master plan should be submitted to Drainage Section, Division of Engineering, for review and approval.
3. The additional flow from the proposed development will require a relief line between manhole 0051 and 0052 as shown on the attached map.
4. Also, connection will not be allowed until the Honolulu Wastewater Treatment Plant is expanded which is tentatively scheduled for 1993. However, should the EPA and State Department of Health require the City to provide secondary treatment, the completion of plant expansion will probably be delayed until 1995.
5. An "Application for Sewer Connection" should be submitted before construction plans are prepared.

Attach.

cc: OPCC
Honbushin Mission International

Sam Callejo
SAM CALLEJO
Director and Chief Engineer

February 21, 1990

Sam Callejo
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Callejo:

Subject: Draft Environmental Impact Statement
Honbushin Mission International
(ENV 90-15 (468))

Thank you for your letter of January 22, 1990 commenting on the subject Environmental Impact Statement. We appreciate the time you and your staff spent reviewing the document. We offer the following responses which are numbered to coincide with your comments.

1. No response required.
2. A preliminary drainage report is attached for review by the Drainage Section, Division of Engineering.
3. The Honbushin will construct or fund the construction of a relief sewer line between manhole 0051 and 0052. The consulting engineers will be conferring with your staff and preparing the necessary plans for review and approval.
4. Thank you for appraising us of the expansion timetable for the Honolulu Wastewater Treatment Plant. The proposed development will be constructed in phases concurrent with the completion of plant expansion.
5. An 'Application for Sewer Connection' will be requested as directed.



GERALD PARK urban planner

1245
young street
suite 201
Honolulu, HI 96814
tel. (808)
533-0019
urban planning
policy analysis / environmental studies

Sam Callejo
February 21, 1990
Page 2

Your letter and our responses will be included in
the Final Environmental Impact Statement for
Honbushin Mission International.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

cc: Hida, Okamoto & Associates.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

810 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 933-4427 • FAX: 933-7436



FRANK P. FAH
MAYOR

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01/22/90

MICHAEL N. SCARFONE
DIRECTOR
RONALD B. HUN
DEPUTY DIRECTOR

January 24, 1990

MEMORANDUM

TO: Benjamin Lee, Chief Planning Officer
Department of General Planning

FROM: Michael N. Scarfone

SUBJECT: Draft Environmental Impact Statement
Honbushin Mission International of Hawaii
Waipio, Ewa, Oahu

Thank you for the opportunity to review and comment on the Draft EIS for Honbushin Mission International. We have no comments on the proposed action and will retain our copy of the EIS for future reference.

MICHAEL N. SCARFONE
Director

cc: Office of Environmental
Quality Control
Honbushin Mission International



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BULOWING 230
FT. SHAFTER, HAWAII 96824-6400

REPLY TO
ATTENTION OF:
Planning Branch
January 29, 1998

Mr. Benjamin B. Lee
Chief Planning Officer
Department of General Planning
City and County of Honolulu
658 S. King Street, 8th Floor
Honolulu, Hawaii 96813

Dear Mr. Lee:

We have reviewed the Draft Environmental Impact Statement (DEIS) for proposed amendment of the Central Oahu Development Plan for a 15-acre portion of the Honbushin Mission International of Hawaii property at Waipio, Ewa, Oahu. The following comments are offered.

a. The proposed project does not appear to involve work in waters of the United States or adjacent wetlands. Therefore, a Department of the Army (DA) permit will not be required. For more information on DA permit requirements, please contact Operations Branch at 438-9258.

b. The flood hazard information presented on page 24 of the DEIS is correct.

Sincerely,

Kisuk Cheung
Chief, Engineering Division

Copy Furnished:

Honbushin Mission International
c/o Gerald Park Urban Planner
1245 Young Street, #281
Honolulu, Hawaii 96814

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01/30/98



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1/27/90

Mr. Benjamin B. Lee
Page 2
January 24, 1990

January 24, 1990

TO: BENJAMIN B. LEE, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING
FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY
SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) FOR
HONBUUSHIN MISSION INTERNATIONAL

We have the following comments on the proposed project:

1. The reservoir capacity of our existing system is inadequate to serve the proposed development; therefore, the developer shall be required to construct a new reservoir to accommodate the additional storage requirement of 125,000 gallons per day.
2. The existing system can only provide a fire flow of 1,450 gallons per minute (gpm) which is less than the required 2,000 gpm for the proposed project.
Therefore, the developer shall be required to upgrade the off-site fire protection by installing approximately 2,600 linear feet of 12-inch main along Waimakua Drive and Waihona Street from Wailava Street to Fire Hydrant No. C-387 on Waihona Street.
As an alternative to installing the pipeline improvements, the developer may contact the Honolulu Fire Department to determine whether a fire sprinkler system may be installed for fire protection.

3. The availability of water shall be determined when the building permit is submitted for our review and approval. When water is made available, the developer will be assessed the appropriate Water System Facilities Charges.

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

cc: Honbushin Mission International
c/o Gerald Park, Urban Planner

Marvin T. Miura, Director
Office of Environmental Quality Control

Kazu Hayashida
February 21, 1990
Page 2

February 21, 1990

Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

Subject: Honbushin Mission International

Thank you for your letter of January 24, 1990 commenting on the Draft Environmental Impact Statement for the subject project. We appreciate the time you and your staff spent reviewing the document. We offer the following responses which have been numbered to coincide with your comments.

1. A new reservoir to accommodate the additional water storage requirement described in your letter will be constructed. The detailed design will be completed after discussions and agreements have been culminated with the BWS. The necessary approvals will be applied for as the project enters design development. All costs for the improvements will be borne by the Honbushin.

Participation in constructing an enlarged reservoir for the Helemanu (Phase III) development is also being pursued by the Honbushin.

2. The fire protection system will meet City and County of Honolulu standards. All costs for the improvements will be borne by the Honbushin. An acceptable fire sprinkler system for fire protection is being investigated through consultation with the Fire Department.

3. We understand the preliminary nature of any comment on the availability of water for the proposed development at this time. Application for an additional service connection will be made at the appropriate stage in the development.



GERALD PARK urban planner

1245
Young Street
Suite 207
Honolulu, HI 96814
tel. (808)
533-0078
urban planning

Your letter and our responses will be included in the Final Environmental Impact State for Honbushin Mission International.

Sincerely,

GERALD PARK URBAN PLANNER
Gerald Park
Gerald Park

cc: Hida, Okamoto & Associates.

JOHN WAIHEE
GOVERNOR



YUKIO KITAGAWA
CHAIRPERSON, BOARD OF AGRICULTURE
SUZANNE D. PETERSON
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

February 2, 1990

RECEIVED
02/05/90

Mr. Benjamin B. Lee
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Lee:

Subject: Draft Environmental Impact Statement (DEIS) for
Honbushin Mission International
Proposed Amendment to the Central Oahu
Development Plan
Agriculture to Public/Quasi-Public
TRK: 9-5-01; por. 65 Milliani, Oahu
Area: 15 of 143 acres

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

References to the Agricultural Lands of Importance to the State of Hawaii (ALISH), the Land Study Bureau's Detailed Land Classification for the island of Oahu, and the Soil Conservation Service Soil Survey are correct.

We believe that the proposed use of the 15-acre site will not adversely affect the agricultural resources of the area, inasmuch as the applicant intends to continue and expand agricultural use of the adjacent agriculturally zoned land (DEIS, page 15).

In our review of the Plan Review Use and Special Use Permit applications for the same project in January of 1989, we stated our support of efforts to use potentially productive agriculturally zoned lands for agricultural purposes. We also noted that the proposed water budget of 62,500 gallons per day appeared to be adequate for the proposed 20 to 25 acres of cultivated lands. These findings remain applicable to the subject application.



Mr. Benjamin B. Lee
February 2, 1990
Page -2-

Thank you for the opportunity to comment.

Sincerely,

Yukio Kitagawa

YUKIO KITAGAWA
Chairperson, Board of Agriculture

cc: OEGC
Mr. Gerald Park, Urban Planner ✓

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02/06/90

JOHN WALKER
DIRECTOR

RECEIVED
02/08/90

JOSEPH K. CORANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION 90:PIPING/565 jt
SEVEN WATERBURY PLAZA, SUITE 200
HONOLULU, HAWAII 96813
TEL: (808) 540-2100
FAX: (808) 540-2041

PB 90-99

February 5, 1990

February 6, 1990

MEMO TO: BENJAMIN LEE, DIRECTOR
DEPARTMENT OF GENERAL PLANNING
FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT
SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
HONBUSHIN MISSION INTERNATIONAL

MEMORANDUM

TO: Mr. Benjamin B. Lee, Director
Department of General Planning
FROM: Joseph K. Corant
SUBJECT: Draft Environmental Impact Statement for the Proposed
Honbushin Mission International

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

Thank you for the opportunity to review the DEIS.

Herbert K. Muraoka

HERBERT K. MURAOKA
Director and Building Superintendent

DC:jo
cc: J. Harada
Honbushin Mission International
Office of Env. Quality Control

Thank you for the opportunity to review the subject draft EIS. We have no housing-related comments to offer.

Joseph K. Corant

JOSEPH K. CORANT
Executive Director

cc: Gerald Park Urban Planner
Dr. Marvin T. Miura, OEQC

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02/12/90

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK P. LAM
DIRECTOR

ALFRED J. THIEDE
DIRECTOR
JOSEPH W. MARSHALL, JR.
DEPUTY DIRECTOR

TE-8062
PL1.1900

February 12, 1990

MEMORANDUM

TO: BENJAMIN B. LEE, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

FROM: ALFRED J. THIEDE, DIRECTOR

SUBJECT: HONBUSHIN MISSION INTERNATIONAL
CENTRAL OAHU DEVELOPMENT PLAN AMENDMENT
DRAFT EIS
TMK: 9-5-01: PORTION 65

This is in response to a letter from the Office of Environmental Quality Control requesting our review and comments on the subject project.

Our traffic concerns are as follows:

1. The area on both sides of the access road where it meets Wainolu Street should be maintained to provide adequate sight distance for exiting vehicles.
2. During events, sufficient on-site parking should be provided to accommodate the maximum anticipated number of vehicles.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Alfred J. Thiede
for ALFRED J. THIEDE

cc: Honbushin Mission International
Office of Environmental Quality Control

February 21, 1990

Alfred J. Thiede
Director
Department of Transportation Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Thiede:

Subject: Honbushin Mission International

Thank you for your letter of February 12, 1990 commenting on the Draft Environmental Impact Statement for the subject project. We appreciate the time you and your staff spent reviewing the document. We offer the following responses which are numbered to coincide with your comments.

1. We were unable to locate the Wainolu Street referenced in your letter. The Honbushin will maintain both sides of the access road where it intersects Waihonu Street to provide adequate sight distance. A field check revealed that overgrown trees on the Hilliani side of the intersection that could interfere with sight distance are on an adjoining homeowners property. On the same side of the intersection, trees growing on the Honbushin property are planted approximately 20-25 feet away from Waihonu Street.

2. Sufficient on-site parking will be provided during special events and measures will be implemented to minimize disruptions to normal traffic flow in the vicinity of the subject property.

Your letter and our responses will be included in the Final Environmental Impact Statement for Honbushin Mission International.

Sincerely,

GERALD PARK URBAN PLANNER
Gerald Park
Gerald Park

cc: Hida, Okamoto & Associates



GERALD PARK urban planning

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Honolulu, HI 96814
HI (808)
533-0018 urban planning

100-100000-100000

100-100000-100000



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 21
HONOLULU, HAWAII 96820

DEPT. OF LAND AND NATURAL RESOURCES
100-100000-100000

REGULATORY DEVELOPMENT
LAND AND NATURAL RESOURCES
CONSERVATION AND
LAND MANAGEMENT
PLANNING AND DEVELOPMENT
CONSULTING AND
ENGINEERING
LAND MANAGEMENT
PLANNING AND DEVELOPMENT
CONSULTING AND
ENGINEERING

REP:OCEA-VIN

FEB 22 1983

File: 90-406
Doc.: 7513E



MEMORANDUM

TO: Honorable Marvin T. Miura, Director
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: Draft EIS
Honuhou Mission International
Waipio, Ewa, Oahu

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have NO COMMENTS.

If you have any questions, please feel free to call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 548-7837.

William W. Paty
WILLIAM W. PATY