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GOVERNOR OF HAWAII



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

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Keith W. Ahue
Chairperson

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Ref:LM-JD
0D-93-40

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, HI 96813

Dear Mr. Choy:

Subject: Negative Declaration for Windward Retreat
Center, TMK 5-1-14:Por. 47 and TMK 5-1-11:Por.
55, Kaaawa, Oahu, Hawaii

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period which began on April 23, 1993. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the soonest available OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the final EA and a computer disk as requested by your office.

Please contact Mr. John Dooling at 587-0433 if you have any questions.

Thank you.

Sincerely,


KEITH W. AHUE

Enclosures

cc: Ms. S. Himeno
Mr. W. Paty *WSP*

99

1993-07-08-DA-*FEA - Windward Retreat Center for
Religious Social and Charitable*

JUL - 8 1993

FINAL
ENVIRONMENTAL
ASSESSMENT

WINDWARD RETREAT CENTER

Prepared for:

Division of Land Management
Department of Land and Natural Resources
State of Hawaii

May 1993



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Department of Land and Natural Resources
State of Hawaii

May 1993

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Preface

Windward Retreat Center, a nonprofit corporation organized in the State of Hawaii, proposes to construct a spiritual retreat center in Kaaawa, Oahu, Hawaii (TMK 5-1-14:Por. 47 and TMK 5-1-11:Por. 55). Pursuant to Chapter 343, Hawaii Revised Statutes, Chapter 200 of Title 11, Hawaii Administrative Rules, Environmental Impact Statement Rules, and in connection with the Special Management Area (SMA) Permit application, this Environmental Assessment (EA) documents the Project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

Summary

Applicant and Landowner

The Applicant for the proposed project is Windward Retreat Center, a nonprofit corporation organized in the State of Hawaii. The landowner of the affected property is the State of Hawaii. The affected property falls within the Special Management Area.

Property Location and Description

The subject property is located approximately 100 yards mauka (south) of Kamehameha Highway behind Kaaawa Fire Station. The project, as proposed, will lease and occupy a portion of the tax map parcel 5-1-14:47 and a portion of tax map parcel 5-1-11:55. These two tax map parcels had once been the Kaaawa Military Reservation.

The proposed project will occupy approximately 3.53 acres, made up of 3.48 acres from TMK 5-1-14:47, which will be the major part of TMK 5-1-14:47 once eight (8) remnants, totalling approximately 0.43 acre in the aggregate, are disposed of (see the appendix on pages A1-A10). The project will also occupy about 0.05 acre from TMK 5-1-11:55, which will be the remnant left when the other small remnant portion (0.04 acre) of TMK 5-1-11:55 is disposed of (see the appendix on pages A1-A10). As the proposal is to consolidate the specified portions of the two tax map parcels into the

proposed development, the two TMK portions will hereafter be referred to as a single property or a single site.

The site is presently vacant and has not been used since the Second World War. It was substantially cleared approximately three years ago, and currently wild non-native weeds and overgrowth covers the site, including morning glory and various other grasses and weeds. It is a haven and breeding area for rats.

Proposed Action

The proposed retreat center will be developed over five years. At its completion it will consist of five wood-framed structures and an entry building. The center will include one or more dining/meeting rooms, one or more kitchens, smaller meeting rooms, bedrooms, bathrooms and office space. In addition to the structures, there will be a garden, a parking area, and one or more septic tanks.

Access to the center will be gained from the Kahuku (west) side of the property from the unnamed private road that runs along the entire Kahuku (western) boundary of the site, and from the makai (northern) side of the property off of private Lihimauna Road.

Findings and Conclusions

The proposed retreat center will increase the availability of meeting and planning retreat facilities for the island of Oahu, a public need that is severely undermet at this time. The center will also assist in addressing the public need for meeting facilities for the Kaaawa area and the surrounding Koolauloa area. The center will also meet the public need of additional civil defense facilities in the Kaaawa area. By fulfilling these public purposes, the proposed project will promote the health, safety and welfare of the region and the island.

The proposed project will involve earthwork and building construction activities. In the short term, these activities may generate temporary nuisances normally associated with construction activities. However, dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. All construction activities are anticipated to be limited to normal daylight working hours. Impacts generated from construction activities are not considered adverse.

From a long-term perspective, the proposed project is not anticipated to result in adverse environmental impacts.

Positive environmental impacts will be seen through the reduction of the current problem of noxious weeds and rats at the site; through the provision of needed meeting and planning retreat facilities; and through the provision of needed civil defense support facilities.

The site was extensively disrupted by agricultural activities prior to the First World War, and then by military activities in both the First and Second World Wars. Although no stone features, walls or alignments appear to exist on the property, if any artifacts or remains of historic value are found, applicable procedures of Chapter 6E, Hawaii Revised Statutes, will be followed.

The applicant is an independent religious nonprofit corporation inspired by the religious beliefs and practices of the 350-year old Religious Society of Friends (Quakers), which practices silent worship. Groups and individuals expected to make use of the facilities will also be of the silent tradition, or will be engaged in religious or nonprofit activities that are not expected to generate high noise levels.

The points along the Kahuku (western) and makai (northern) boundaries of the site at which the driveways will be positioned are each about 150 yards from Kamehameha Highway. Access in each case is from a private road owned by a non-profit association of homeowners in Kaaawa town. The retreat center has been invited to join the roads association, and thereby gain access to the roads, under certain conditions which the project is willing to abide by, including the payment of a fair share of the association's costs for liability insurance and the like. Although the private roads are not up to County codes, they are adequate for the low use expected from the current users and the expected new use from the retreat center.

With only three or four (3-4) persons projected to be residing at the retreat center, the proposed project is not anticipated to have an adverse

effect upon public service needs, such as police, medical facilities and schools. In addition, the impact upon public roadways, water, wastewater, drainage and other infrastructure systems are not considered significant.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

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Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROJECT LOCATION, EXISTING USE, AND LAND OWNERSHIP

The applicant, Windward Retreat Center, a nonprofit corporation organized in the State of Hawaii, proposes to construct a new religious retreat center in Kaaawa, Oahu, Hawaii (TMK 5-1-14:Por. 47 and TMK 5-1-11:Por. 55). See Figure 1 on page 5.

The subject property is located approximately 100 yards mauka (south) of Kamehameha Highway behind Kaaawa Fire Station. The site is proposed to occupy a portion of tax map parcel 5-1-14:47 and a portion of tax map parcel 5-1-11:55 which were the former Kaaawa Military Reservation.

The proposed project will occupy approximately 3.53 acres, made up of 3.48 acres from TMK 5-1-14:47, which will be the major part of TMK 5-1-14:47 once eight (8) remnants, totaling approximately 0.43 acre in the aggregate, are disposed of (see the appendix on pages A1-A10). The project will also occupy about 0.05 acre from TMK 5-1-11:55, which will be the remnant left when the other small remnant portion (0.04 acre) of TMK 5-1-11:55 is disposed of (see the appendix on pages A1-A10). As the proposal is to consolidate the portions of the

two tax map parcels, they will be referred to as a single property or a single site. See Figure 2 on page 6.

The site is presently vacant and has not been used since the Second World War. It was substantially cleared approximately three years ago, and currently wild non-native weeds and overgrowth covers the site, including morning glory and various other grasses and weeds. It is a haven and breeding area for rats.

The State of Hawaii is the landowner of the site.

B. PROJECT NEED

The proposed retreat center will increase the availability of meeting and planning retreat facilities for the island of Oahu, a public need that is severely undermet at this time. The center will also assist in addressing the public need for meeting facilities for the Kaaawa area and the surrounding Koolauloa area. And it will meet the public need of additional civil defense facilities in the Kaaawa area. By fulfilling these public purposes, the proposed project will promote the health, safety and welfare of the region and the island.

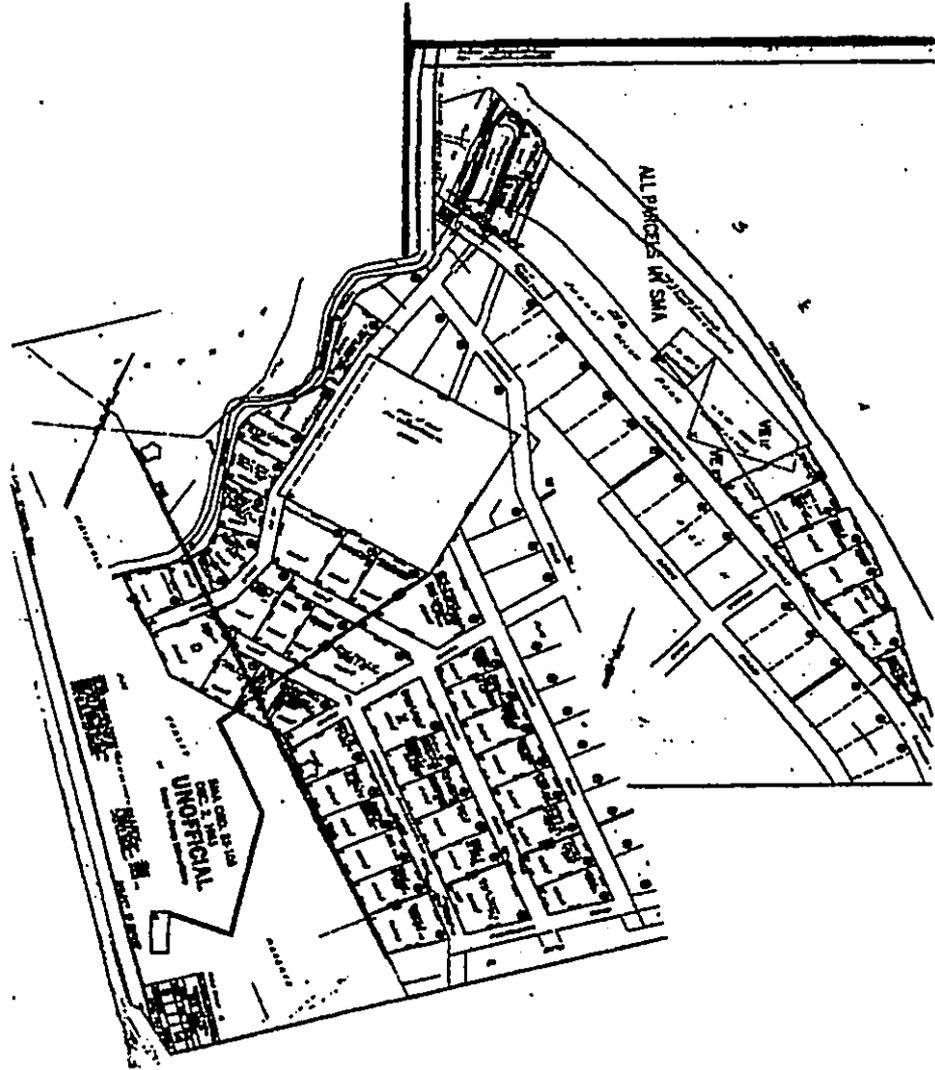


Figure 2 Windward Retreat Center; Immediate Neighborhood Location Map

C. PROPOSED IMPROVEMENTS

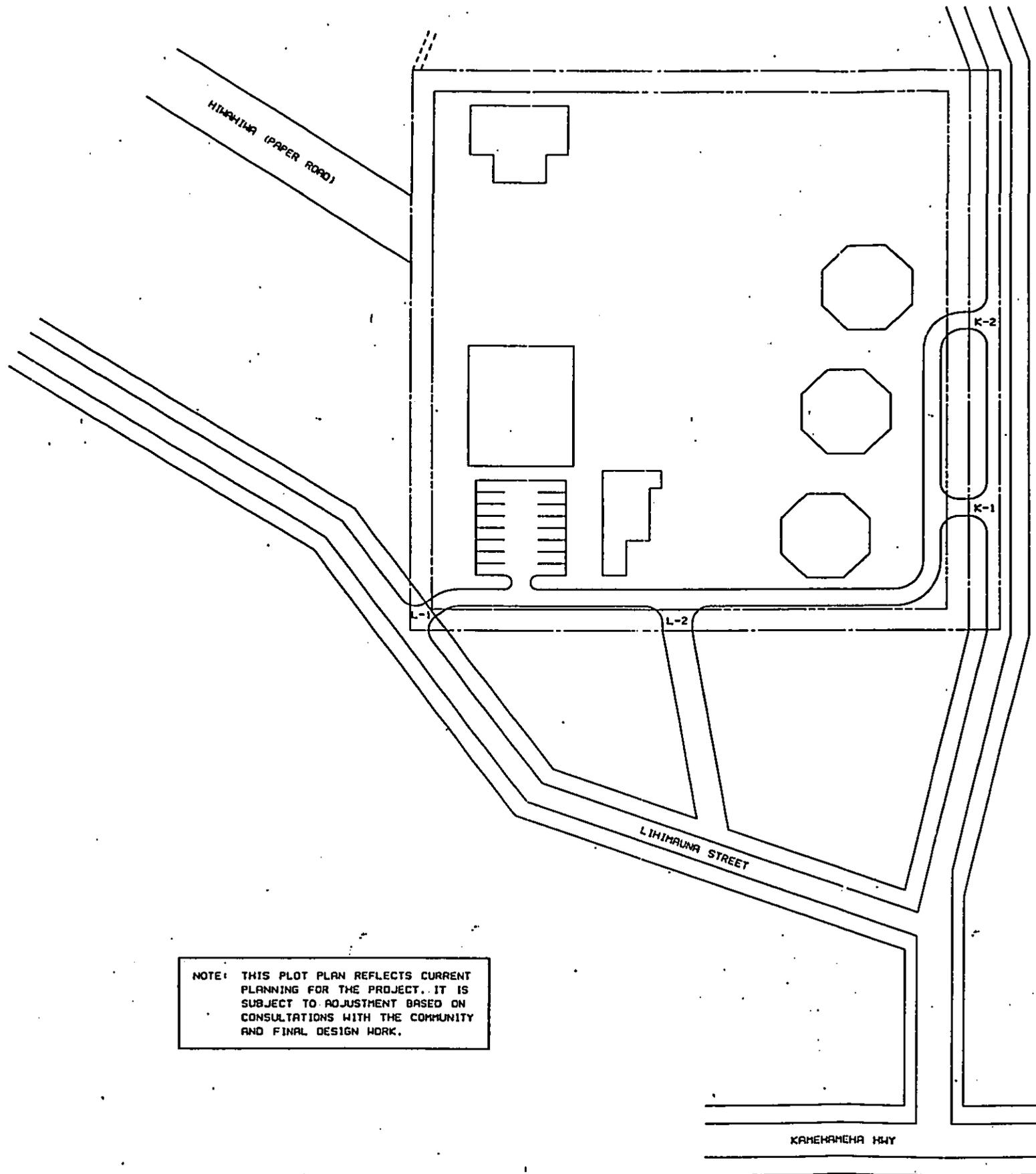
The proposed retreat center will be developed over five years. At its completion it will consist of five wood-framed structures and an entry building. The center will include one or more dining/meeting rooms, one or more kitchens, smaller meeting rooms, bedrooms, bathrooms and office space. In addition to the structures, there will be a garden, a parking area, and one or more septic tanks. See Figure 3 on page 8.

Access to the center will be gained from the Kahuku (west) side of the property from the private unnamed road that runs along the entire Kahuku (western) boundary of the site, and from the makai (northern) side of the property from private Lihimauna Road.

Since the proposed project is within the Special Management Area (SMA), a SMA Permit is required by the City and County of Honolulu.

The improvements will cost in excess of \$775,000. Assuming applicable permits are obtained, construction of the proposed project is scheduled to begin in the second half of 1993, with completion of the first phase during the first half of 1994, and the total project being developed within four years thereafter.

Figure 3 Windward Retreat Center, Project Site Plan



NOTE: THIS PLOT PLAN REFLECTS CURRENT PLANNING FOR THE PROJECT. IT IS SUBJECT TO ADJUSTMENT BASED ON CONSULTATIONS WITH THE COMMUNITY AND FINAL DESIGN WORK.



VICINITY MAP

SCALE 1" = APPROX 620'

DATA

BUILDING CODES
BUILDING FLOOR AREA

STATE LAND USE DESIGNATION
L U U DESIGNATION
FLOOD ZONING (BY I R U)
SHORELINE MANAGEMENT AREA
LOT SIZE
TAX

APPROXIMATELY 3.87 ACRES OF 3.81 ACRES OF STATE OF HAWAII



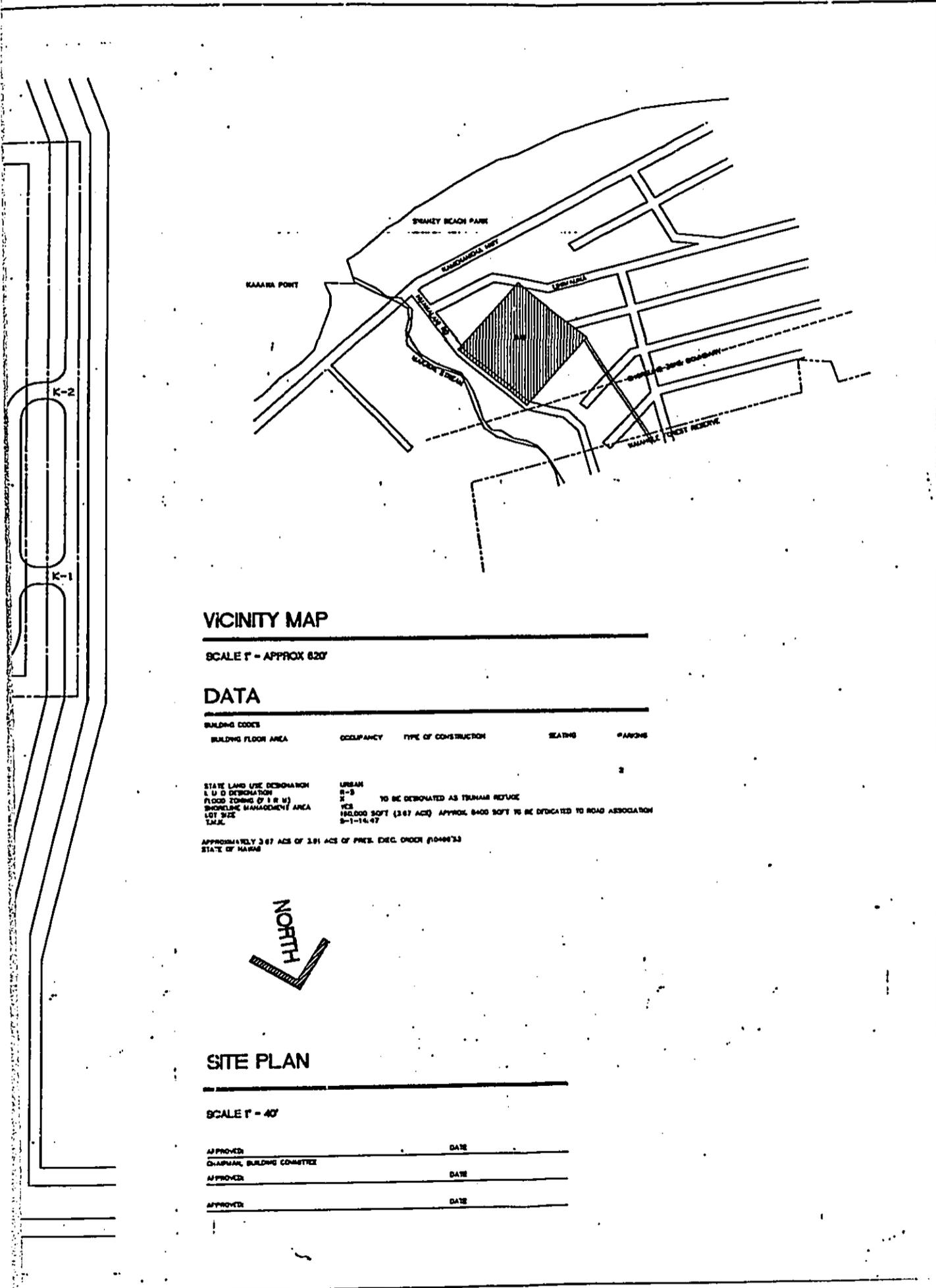
SITE PLAN

SCALE 1" = 40'

APPROVED:
CHAIRMAN, BUILDING COMMITTEE

APPROVED:

APPROVED:



VICINITY MAP

SCALE 1" = APPROX 820'

DATA

BUILDING CODES	OCCUPANCY	TYPE OF CONSTRUCTION	SEATING	# PARKS

STATE LAND USE DESIGNATION	URBAN
U-1 D DESIGNATION	U-3
FLOOD ZONING (F 1 & 2)	X
SEWERAGE MANAGEMENT AREA	YES
LOT SIZE	180,000 SQFT (3.87 AC) APPROX 8400 SQFT TO BE DEDICATED TO ROAD ASSOCIATION
T.M.C.	9-1-14-07

APPROXIMATELY 3.87 ACES OF 3.81 ACES OF PRES. DEC. ORDER #1044633
STATE OF HAWAII



SITE PLAN

SCALE 1" = 40'

APPROVED	DATE
CHAIRMAN, BUILDING COMMITTEE	
APPROVED	DATE
APPROVED	DATE

REVISIONS	BY

WINDWARD RETREAT CENTER
 KAAAWA, HAWAII

Date
 Scale 1" = 40'
 Drawn
 Job
 Sheet
P-1
 OF 1 Sheets

Chapter II

**Description of the
Existing Environment**

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL SETTING

1. Surrounding Land Use

The Kaaawa region is characterized by a rural setting interspersed with various large open areas. Occupying some five miles of coastline, and extending nearly that far back to the central Koolau mountain range, the region is host to about 600 families and 2400 people, most of them in a rural residential area making up Kaaawa town.

The subject property is near the center of the town, about 100 yards mauka (south) of Kamehameha Highway. Eleven (11) rural single-family residential properties are neighbors to the site, and there is also a Hawaiian Telephone relay station on the makai (north) side of the site. From the relay station moving further makai (north) there is first the Kaaawa Fire Station, then Kamehameha Highway, the City's Swanzy Beach Park, and the ocean.

Along Kamehameha Highway, from Kahuku-side (west) to Kaneohe-side (east) there is more rural single-family residential development and Kahana Valley State Park, the Crouching Lion Inn restaurant, the Hope United

Methodist Church of Kaaawa, the Plantation Spa, the City's Makaua Beach Park, a 24-hour convenience store/gas station, the Kaaawa Post Office, the City's Kaaawa Beach Park, Kaaawa Elementary School, the City's Kalaeoio Beach Park, Kualoa Ranch, and the City's Kualoa Regional Park and an adjoining maintenance yard.

2. Climate

Kaaawa's climatic pattern is typical of most coastal areas in koolau (windward) areas in Hawaii. Because the population area rests along a coastline that is far down from the Koolau mountain range, clouds and rains are moderate and the area is generally sunny, with a consistent trade-wind breeze off the ocean.

Temperatures are moderate (70 to 90 degrees through most of the year). For a majority of the year there is no rain during the day, but nearly every night there are short showers in the hours after midnight.

Occasional heavy storms or hurricanes will cause the only access to the area, along Kamehameha Highway, to be cut off due to flooding or to wind or surf debris on the highway.

3. Topography and Soil Characteristics

The subject property is located on the northeast facing coast of the Koolau mountain range at an elevation of approximately 30 to 50 feet. The region is typified as having a moderate slope with occasional streams, although no streams cross or intersect the proposed property. The average slope of the site is approximately 5 percent, with a steeper slope towards the mauka (southern) part of the property.

Underlying the site and surrounding lands are clay soils. The site is well drained.

4. Flood Hazard

The proposed project site is designated by the Flood Insurance Rate Map as Zone "X," which are areas determined to be outside the 500-year flood plain (Zone "X" is the least hazardous of the FIRM's Zones).

While some small portions of the coastline in the area are tsunami inundation zones, the proposed project site is well above such threats. See Figure 4 on page 14.

5. **Flora and Fauna**

Surrounding the project site are rural single-family residential lots. The project site itself was substantially cleared three years ago and contains exotic (non-native) noxious overgrowth, including morning glory and various grasses and weeds. There are no known rare, endangered or threatened species of any plants within the project site.

The natural setting of the Kaaawa region finds a number of fauna such as mongoose, chickens, rats, dogs, and cats. Avifauna in the region typically include mynas, doves, sparrows, Shama Thrushes, and cattle egrets. A flight of about eight wild parrots, descended from a pair of escaped pets, also frequent the region. Being vacant and overgrown, the site currently is a haven and breeding ground for rats and a health hazard and nuisance.

Hawaiian owls (pueo) are known along the coastline, but not in the Kaaawa town area. There are no known rare, endangered or threatened species of any known animals within the project site.

6. **Archaeological Resources**

The site was heavily disturbed by agricultural use prior to the First World War and by military use in the

First and Second World Wars and no archaeological resources are thought to remain on the site, if any were ever any there. The clearing of the site three years ago likewise produced no evidence of archaeological resources.

Historical and archaeological sources for the Kaaawa area do not mention any resources at the site.

7. Air Quality

There are no point sources of airborne emissions in the immediate vicinity of the project site. The air quality of the Kaaawa region is considered good, with existing airborne pollutants attributed primarily to automobile exhaust from Kamehameha Highway. The area is occasionally affected to some small degree by vog (volcanic smog) during Kona weather or by dense salt spray during very rough seas.

8. Noise Characteristics

Surrounding noise levels in the Kaaawa region are characteristic of its rural atmosphere and are considered relatively low. Background noise levels are attributed to natural (e.g., wave or wind) conditions or from traffic from Kamehameha Highway.

9. Visual Resources

The site enjoys a scenic view of the mountains directly mauka (south) of Kaaawa town, being an outcropping ridge line that runs down from the Koolau mountain range. The mauka (south) of the parcel has the greatest elevation (about 50 feet), and has an expansive scenic view of the ocean.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The population of the City and County of Honolulu remains nearly three-quarters of the State's total, with close to a million people living on Oahu.

The estimated population of the Koolauloa district, which includes Kaaawa, is about 15,000, with about 2,400 in the Kaaawa area.

2. Economy

Tourism, government, services, the military, and agriculture are the vital components of Oahu's economy. The tourist industry, the many military bases and support

industries, and the concentration of government agencies provides for much of the island's economic stability, with the agricultural and service sectors also playing key roles.

The economy of Kaaawa is heavily dependent upon tourism, agriculture, government employment, and jobs outside of the area. The Windward Coast's superlative vistas has helped make the region famous for the quality of its natural beauty for tourists. The major employers in the area get all or a great deal of their business from tourism.

Agriculture, primarily in the form of the cattle and flower raising activities of Kualoa Ranch, also plays a role, as do rural government jobs from teachers to police officers.

Still, most employees in the Kaaawa area work outside, mainly in Honolulu.

C. PUBLIC SERVICES

1. Police and Fire Protection

The City and County of Honolulu maintains important regional Police Department Substations in Kaneohe and Kahuku, with headquarters in downtown Honolulu. The

Department consists of several patrol, investigative, and administrative divisions, with regular Patrol Division personnel assigned to the general Kaaawa region.

The City also maintains the Kaaawa Fire Station in Kaaawa town, nearly adjacent to the proposed site. Round-the-clock fire companies there are responsible for fire prevention, suppression and protection. They are also trained in providing traditional emergency services to the area.

2. Medical Facilities

Kaaawa is serviced by Kahuku Hospital to the west and Castle Medical Center to the east. There are also small clinics in Kahuku and Kaneohe, and individual physicians and dental offices in Kaneohe and elsewhere along the coast. Ambulance service is provided by City and County crews based at Kahuku and Kahaluu.

Both Kahuku Hospital and Castle Medical Center provide acute, general, and emergency room services. Both participate in HMSA, and Kahuku participates in Island Care. Kaiser patients are serviced at clinics at Kahuku and Kaneohe.

3. **Solid Waste**

The Kaaawa area is serviced by the City and County of Honolulu's trash collection system. Trash is burned in the H-POWER plant at Barbers Point and otherwise disposed of in City landfills.

Non-residential projects, like the retreat center, are served by private trash collection companies.

4. **Schools**

The State of Hawaii, Department of Education, operates Kaaawa Elementary School, located in Kaaawa town about 0.8 mile towards Kaneohe (east) from the project site. The school services grades K-6.

Children in the Kaaawa area are served by either King Intermediate School/Castle High School (both in Kaneohe), or Kahuku Intermediate School/Kahuku High School (both in Kahuku).

Advanced institutions include Brigham Young University-Hawaii Campus in Laie and Windward Community College in Kaneohe.

5. Recreational Facilities

The Kaaawa area is blessed with numerous recreational facilities, including the State's massive Kahana Valley State Park, and the City's Makaua, Swanzu, Kaaawa, and Kalaeoio Beach Parks and Kualoa Regional Park. A recreation center is included at Swanzu Beach Park.

Within a few miles in the Kahuku direction (west) there is the City's Punaluu Beach Park and the State's Sacred Falls State Park. A great many other State and City parks and other recreational facilities exist all along the coast in either direction.

6. Meeting Facilities

The Kaaawa area is underserved with regard to meeting facilities. Swanzu Beach Park has a pavilion at which the Kaaawa Community Association and various community committees meet. But the pavilion is situated so that noise from Kamehameha Highway severely impacts the meetings (this is particularly the case with the continuous noise of the Polynesian Cultural Center's customers driving back to town after the evening show).

7. Civil Defense

The immediate coastal areas of Kaaawa are tsunami zones. Additionally, every few years the Kaaawa region will be literally cut off from the rest of the island due to flooding or wind-or wave-caused debris blocking Kamehameha Highway.

At such times the electricity is usually also out as all power lines parallel the highway.

The lack of adequate civil defense is therefore a serious detriment to the community. Kaaawa Elementary School, for example, is itself in an evacuation zone, as are all the beach parks.

Especially lacking is a site with a generator and ice-making capability. During the five days that the area was without power following Hurricane Iwa, the lack of ice for keeping food supplies fresh (particularly for large freezers) was a critical factor in the town.

D. INFRASTRUCTURE

1. Roadways

The State Department of Transportation's Kamehameha Highway is the main and only roadway serving as ingress and egress to and from the Kaaawa region.

Kaaawa town is serviced by a substandard set of private rights-of-way. The proposed site can be reached by a private unnamed roadway that runs along the parcel's Kahuku (western) side. The unnamed roadway can be accessed either from Kamehameha Highway, or from private Lihimauna Road. The various private roads of Kaaawa town, in turn, connect to Lihimauna Road. The center may also be accessed by way of Lihimauna Road along the parcel's makai (northern) side. See Figure 2 on page 6 and Figure 3 on page 8.

2. Wastewater

The Kaaawa area is not serviced by any City and County wastewater treatment system. Residences and commercial establishments are served with injection wells, cesspools or septic tanks. Injection wells are no longer allowed, nor are cesspools, as the State Department of Health (DOH) has designated a critical wastewater disposal area thro-

ughout the region. Within this designated area, septic tanks are now required for wastewater disposal, and this will be the method utilized by the proposed project.

3. Water

The subject area is served by the Board of Water Supply of the City and County of Honolulu. A major (36") water delivery pipeline runs along Kamehameha Highway, about 100 yards from the proposed site. The pipeline delivers water to Kaaawa town, but it mainly is used to transport well-water supplies from the Kahana-Punaluu-Hauula area towards Kaneohe-Kailua and East Honolulu.

4. Drainage

The proposed site is part of a gentle sloping area and is well drained. No streams cross or intersect with the proposed site.

Towards Kaneohe (east), however, there is a section of Kaaawa town that is very low-lying with insufficient drainage due in part to the damming effect of Kamehameha Highway along that stretch of the town. This flood-prone part of Kaaawa town does not impact the proposed site, however.

Makaua Stream, an unlined natural streambed about 50 yards to the Kahuku (west) side of the proposed site, is a deep streamway that runs to the sea about 150 yards away. It is not a flood hazard to the subject property.

5. **Electrical**

Hawaiian Electric, which has utility poles and overhead lines located both on the Kahuku (west) and makai (north) sides of the proposed site, will provide electrical service to the project.

6. **Telephone**

Hawaiian Telephone, which shares utility poles with Hawaiian Electric, will provide telephone service lines to the project. The company also operates a relay station adjacent to the makai (north) side of the retreat center site.

Chapter III

**Potential Impacts and
Mitigation Measures**

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

The project site is located in the midst of a coastline with a rural setting interspersed with various large open areas. The proposed project is not anticipated to have any adverse effects on surrounding land uses.

2. Topography/Landform

The proposed project will involve the clearing and possible grubbing/grading of land that is presently undeveloped.

Minor excavation and filling are not anticipated but may be required for the construction of the new facility. In general, however, if they are required, the finished contours will follow existing grades to minimize earthwork costs and maintain existing drainage patterns which tie into the immediate surrounding lands. Therefore, the project is not expected to result in any negative impacts to the topography or landform.

3. **Flora and Fauna**

There are no known rare, endangered or threatened species of flora within or surrounding the project. As such, the removal of existing vegetation is not considered an adverse impact to this component of the environment. The reduction of the noxious weeds at the site, a side effect of the planned project, will have a beneficial effect on the flora environment surrounding the project.

There are no known rare, endangered or threatened species of fauna within or surrounding the project. As such, the project is not considered to have any adverse impact on this element of the environment. The reduction of habitat for rats at the site, a side effect of the planned project, will have a beneficial effect on the area's fauna and avifauna population.

4. **Archaeological Resources**

The experience of extensive archaeological investigations at some intensively used military sites at nearby Kualoa suggest that the project site (the former Kaaawa Military Reservation) will have no remaining archaeological resources, if indeed any had originally existed.

This view is buttressed with the data that: (a) the Military Reservation had existed not only for the Second World War (as was the case for Kualoa), but also for the First World War; (b) the lack of mention in historical or archaeological sources; and, (c) the lack of evidence from the substantially complete clearing of the site three years ago.

Should any artifacts or remains of historic value be encountered during construction work, applicable procedures of Chapter 6E, Hawaii Revised Statutes, will be followed.

5. **Air Quality**

Air quality in the immediate vicinity of the project is anticipated to be affected by short-term construction activities. Earthwork operations, for example, will result in fugitive dust being generated. However, dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions.

On a long-term basis, the project will not generate adverse air quality conditions. The proposed facility operations will not result in the release of noxious gases, particulates or odors.

6. Noise Quality

As was the case with air quality, ambient noise conditions at the site will be impacted by construction activities. Construction equipment, such as bull dozers, front end loaders and materials-carrying trucks, will be the dominant source of noise during the site construction period. Construction is anticipated to be limited to daylight hours only. Construction noise is not considered to have a significant adverse impact upon the vicinity.

The applicant is an independent religious nonprofit corporation inspired by the religious beliefs and practices of the 350-year old Religious Society of Friends (Quakers), which practices silent worship. Groups and individuals expected to make use of the facilities will also be of the silent tradition, or will be engaged in religious or nonprofit activities that are not expected to generate high noise levels. No industrial or mechanical operations are planned for the facility (other than normal yard maintenance equipment).

On a long-term basis, no loud noises are expected from the operations of the facility. The proposed project is not anticipated to have an adverse impact on noise conditions.

7. Visual Resources

The proposed project is not part of a scenic corridor and will not have an adverse impact upon the visual character of the surrounding area.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Local Economy

As only 3-4 personnel will live at the facility, no adverse impact on population will result from the project.

On a short-term basis, the project will support construction and construction-related employment.

On a long-term basis, the project will aid the long-term economic vitality of the region to a limited but positive degree by providing some customers to local commercial operations.

The project will also assist the economic vitality of Oahu by providing badly needed meeting and planning retreat facilities.

Additionally, through the reduction in noxious weeds and rats resulting from the project; the assistance in addressing the public need for meeting facilities for the Kaaawa area and the surrounding Koolauloa region; and the meeting of the public need for additional civil defense facilities in the Kaaawa area will result in promoting the health, safety and welfare of the district.

2. Public Services

The Kaaawa area lacks adequate meeting facilities, and the planned project will assist in alleviating that need.

More importantly, the area lacks adequate civil defense resources. In terms of impacts to civil defense protection and assistance, the project is essential to the safety and well being of Kaaawa's residents. The project plans to become certified with Oahu Civil Defense and provide radio communications, power generation, ice-making and illumination assistance, and related civil defense services.

The Windward Retreat Center will require just 3-4 personnel living on site. At this staffing level, the impacts of the project upon public service needs, such as police, medical facilities, and schools are not considered significant.

C. INFRASTRUCTURE

1. Roadways

Vehicular access to the project site will be via the private unnamed road to the Kahuku (western) side of the property and from the private Lihimauna Road to the makai (north) of the site.

No for-profit activities will occur on the site. Users of the site will be participants in religious services, spiritual retreats, meetings, planning retreats, and similar activities of a quiet variety. Only 3-4 staff will actually live at the site.

The project has been invited to join, as a voting member, the non-profit association that is the owner of the private roadways of Kaaawa town. The project will be asked to pay dues to the roads association in proportion to its size of operation, and has agreed to do so. In return, the project will have full access to the private roads.

With the relatively low number of people generated by the proposed use, the project's impacts upon the private and public roadway system are not expected to be significant.

2. Wastewater

The proposed project is anticipated to generate an average daily flow of approximately 600 gallons per day of wastewater. The site is not serviced by the City and County of Honolulu's wastewater treatment system and is located in a critical wastewater disposal area. Thus, septic tanks will be utilized for wastewater disposal.

3. Water

The proposed project is anticipated to generate an average daily water demand of under 1000 gallons per day. By utilizing landscaping plants and designs that will make use of the year-long night rains of Kaaawa to reduce demand for yard irrigation, the project will keep water usage reasonably low.

The project is not expected to have a significant impact upon the Board of Water Supply's water source, storage and transmission system.

4. Drainage

The project is not expected to have a significant impact on drainage on the site or its surroundings.

5. Other Infrastructure Systems

The proposed project will not have any significant impact on the solid waste, electrical, telephone, or other infrastructure systems.

IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts in which all lands in the State are placed. These districts are designated "Urban," "Rural," "Agricultural," and "Conservation." The subject property is located within the "Urban" district.

Facilities like the planned Windward Retreat Center are a permitted use within the "Urban" district and, as such, no additional Chapter 205 or State Land Use Commission permits are required for this project.

B. GENERAL PLAN OF THE CITY AND COUNTY OF HONOLULU

The General Plan of the City and County of Honolulu, as amended, provides long-term goals, objectives and policies directed toward the betterment of living conditions in the city and county. Addressed are social, environmental, and economic issues which influence both the quantity and quality of growth on Oahu.

The planned development is within the goals, objectives, and policies set by the General Plan, and no amendment to the Plan is required for the development of this project.

C. KOOLAULOA DEVELOPMENT PLAN (DP)

Development Plans (DPs) have been adopted by the City and County of Honolulu for the different regions of Oahu. Each region's growth and development is guided by its Development Plan, which contains objectives and policies drafted in accordance with the City and County's General Plan. The purpose of the Development Plans is to outline a relatively detailed agenda for carrying out these objectives. Specifically, each Development Plan region has a detailed map showing allowable development activities within the region.

The proposed project is located within the Koolauloa Development Plan region. The proposed project site is designated "Residential" by the Koolauloa Development Plan map (DP map 6).

Facilities like the planned Windward Retreat Center are a permitted use within the "Residential" portion of the Development Plan and, as such, no amendment from the Koolauloa Development Plan is needed for this project.

D. CITY AND COUNTY LAND USE ORDINANCE (LUO)

Zoning ordinances have been adopted by the City and County of Honolulu. Every parcel of land on the island has been assigned a specific zoning category. Each zoning category, in turn, has strict controls on the type of development and use that is allowed within it, as specified in detail in the City and County of Honolulu's Land Use Ordinance (LUO).

The proposed project is located within the "R-5" zoning category (LUO map #20 Hauula-Punaluu-Kaaawa). "R-5" zoning essentially allows one single-family house per 5,000 square feet of land area.

Facilities like the planned Windward Retreat Center are a permitted use within the "R-5" zoning category and so no zoning amendment, exemption, variance, or waiver is needed for this project.

E. CITY AND COUNTY SPECIAL MANAGEMENT AREA (SMA)

The City and County of Honolulu, pursuant to Chapter 205A, Hawaii Revised Statutes, has created a Special Management

Area (SMA), otherwise known as the coastal zone management (CZM) area. Certain permit requirements exist for lands falling within the SMA.

The subject parcel falls within the SMA, and so an SMA permit will be applied for by the project developer. See Figure 3 on page 8.

No adverse impacts on the SMA, the coastline, or the ocean will occur because of the planned development.

F. CITY AND COUNTY FLOOD INSURANCE RATE MAPS (FIRMS)

The City and County of Honolulu, pursuant to national legislation concerning flood areas and flood insurance, has established Flood Insurance Rate Maps (FIRMs) for the island of Oahu that spell out certain areas impacted by threats of flooding or tsunami. Various FIRM-designated Zones require certain special building requirements or, in some cases, buildings are banned.

The proposed project site is designated by the Flood Insurance Rate Map as Zone "X" (FIRM map 150001-0031-B). Zone "X" are lands determined to be outside the 500-year flood plain (the Zone is the least hazardous of all the FIRM's Zones).

While some small portions of the coastline in the area are tsunami inundation zones, the proposed project site is well above such threats. See Figure 4 on page 14.

Facilities like the planned Windward Retreat Center are a permitted use within the "X" FIRM Zone and, as such, the project is not barred from development, nor are any special building restrictions instituted for the project.

**G. CITY AND COUNTY SPECIAL DISTRICTS
REGULATIONS**

The City and County of Honolulu has established certain Special Districts around the island of Oahu. Special development controls exist for each Special District.

The subject property is not, however, in any Special District. Therefore no permits or design controls, other than normal land-use regulations, apply to the project and no special permits, variances, or exemptions need be gotten.

Chapter V

Findings and Conclusions

V. FINDINGS AND CONCLUSIONS

The proposed project is not anticipated to have any adverse effects on the project site or its surroundings, and the project is expected to result in certain beneficial environmental effects.

Minor excavation and filling are not anticipated but may be required for the construction of the new facility. In general, however, if they are required, then finished contours will follow existing grades to minimize earthwork costs and maintain existing drainage patterns which tie into the immediate surrounding lands. Therefore, the project is not expected to result in any negative impacts to the topography or landform.

With no known rare, endangered or threatened species of flora, fauna, or avifauna on the site, the project is not considered an adverse impact to those components of the environment. The reduction of the noxious weeds and rats at the site, as side effects of the planned project, will have a beneficial effect on the flora, fauna, and avifauna environment surrounding the project.

The experience of extensive archaeological investigations at some intensively used military sites at nearby Kualoa suggest that the project site (the former Kaaawa Military Reservation) will have no remaining archaeological resources, if indeed any had originally existed.

This view is buttressed with the data that: (a) the Military Reservation had existed not only for the Second World War (as was the case for Kualoa), but also for the First World War; (b) the lack of mention in histori-

cal or archaeological sources; and, (c) the lack of evidence from the substantially complete clearing of the site three years ago.

Should any artifacts or remains of historic value be encountered during construction work, applicable procedures of Chapter 6E, Hawaii Revised Statutes, will be followed.

Air quality in the immediate vicinity of the project is anticipated to be affected by short-term construction activities. Earthwork operations, for example, will result in fugitive dust being generated. However, dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions.

As was the case with air quality, ambient noise conditions at the site will be impacted by construction activities. Construction equipment, such as bull dozers, front end loaders and materials-carrying trucks, will be the dominant source of noise during the site construction period. Construction is anticipated to be limited to daylight hours only. Construction noise is not considered to have a significant adverse impact upon the vicinity.

The applicant is an independent religious nonprofit corporation inspired by the religious beliefs and practices of the 350-year old Religious Society of Friends (Quakers), which practices silent worship. Groups and individuals expected to make use of the facilities will also be of the silent tradition, or will be engaged in religious or nonprofit activities that are not expected to generate high noise levels. No industrial or mechanical operations are planned for the facility (other than normal yard maintenance

equipment). On a long-term basis, no loud noises are expected from the operations of the facility. The proposed project is not anticipated to have an adverse impact on noise conditions.

On a short-term basis, the project will support construction and construction-related employment.

On a long-term basis, the project will aid the long-term economic vitality of the region to a limited but positive degree by providing some customers to local commercial operations.

The project will assist the economic vitality of Oahu by providing badly needed meeting and planning retreat facilities.

Additionally, the assistance in addressing the public needs for meeting facilities for the Kaaawa area and the surrounding Koolauloa area and for additional civil defense facilities in the Kaaawa area, will result in promoting the health, safety and welfare of the region.

No adverse effects will be seen due to the project regarding long-term air quality, long-term noise quality, visual resources, or population. Additionally, the proposed project is not anticipated to have an adverse effect upon public service needs, such as police, medical facilities and schools.

Positive effects will be seen in the public service needs of community meeting facilities and civil defense.

The impact upon roadways, wastewater, water, drainage, solid waste, electrical, telephone, and other infrastructure systems are not considered significant.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

Chapter VI

**Agencies Contacted in the
Preparation of the Final
Environmental Assessment**

VI. AGENCIES CONTACTED IN THE PREPARATION OF THE FINAL ENVIRONMENTAL ASSESSMENT

The following agencies and individuals were contacted during the preparation of the Environmental Assessment:

1. HOPE United Methodist Church of Kaaawa
56-463 Kamehameha Highway
Kahuku, Hawaii 96764
2. Kaaawa Community Association
Box 610
Kaaawa, Hawaii 96730
3. Hui o Kaaawa
Kaaawa, Hawaii 96730
4. Haw'n Hobo's
Kaaawa, Hawaii 96730
5. Koolauloa Neighborhood Board No. 28
City Hall
Honolulu, Hawaii 96813
6. Neighbors (7)
[Single-family homeowners adjoining the subject property; names withheld out of privacy considerations.]
7. Honolulu Friends Meeting (Quakers)
2426 Oahu Avenue
Honolulu, Hawaii 96822
8. Environmental Management Division
Department of Health
State of Hawaii
500 Ala Moana Blvd
Honolulu, Hawaii 96813
9. Land Management Division
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813
10. Department of Land Utilization
City and County of Honolulu
630 S. King Street
Honolulu, Hawaii 96813

Chapter VII

**Letters Received After Filing
The Draft Environmental Assessment
And Applicant Responses**

VII. LETTERS RECEIVED AFTER FILING

**THE DRAFT ENVIRONMENTAL ASSESSMENT
AND APPLICANT RESPONSES**

No letters were received after filing the Draft Environmental
Assessment.

Appendix

Remnant Disposal/Consolidation

A. REMNANT DISPOSAL/ CONSOLIDATION

The proposal envisions the disposal of nine (9) remnant parcels and the consolidation of one (1) remnant parcel, as explained in the text. The disposal and consolidation are part of the project and any impacts from the project have already been dealt with in the body of this assessment.

However, to understand the reasonably complex steps involved in the disposal/consolidation, this appendix seeks to explain the process in detail.

Figure 5 on the next page shows a close-up of the accessway that formerly ran from Kamehameha Highway mauka (south) to the old Kaaawa Military Reservation.

Parcel "A" in Figure 5 was subdivided off from the accessway and is now TMK 5-1-11:57. It was conveyed to the City and County of Honolulu by State Executive Order 2243 for use with Lot 33 in Figure 5 for the Kaaawa Fire Station.

Parcel "B" in Figure 5 is what remains of the former accessway. It is now TMK 5-1-11:55. It is an uneconomic unit that consists of two distinct remnants, identified in Figure 5 as "B-1" and "B-2."

Remnant "B-1" is the portion of TMK 5-1-11:55 that lies beneath private Lihimauna Road. It is planned, as part of the project, to subdivide remnant "B-1" of Figure 5 off of TMK 5-1-11:55 and then convey it to the

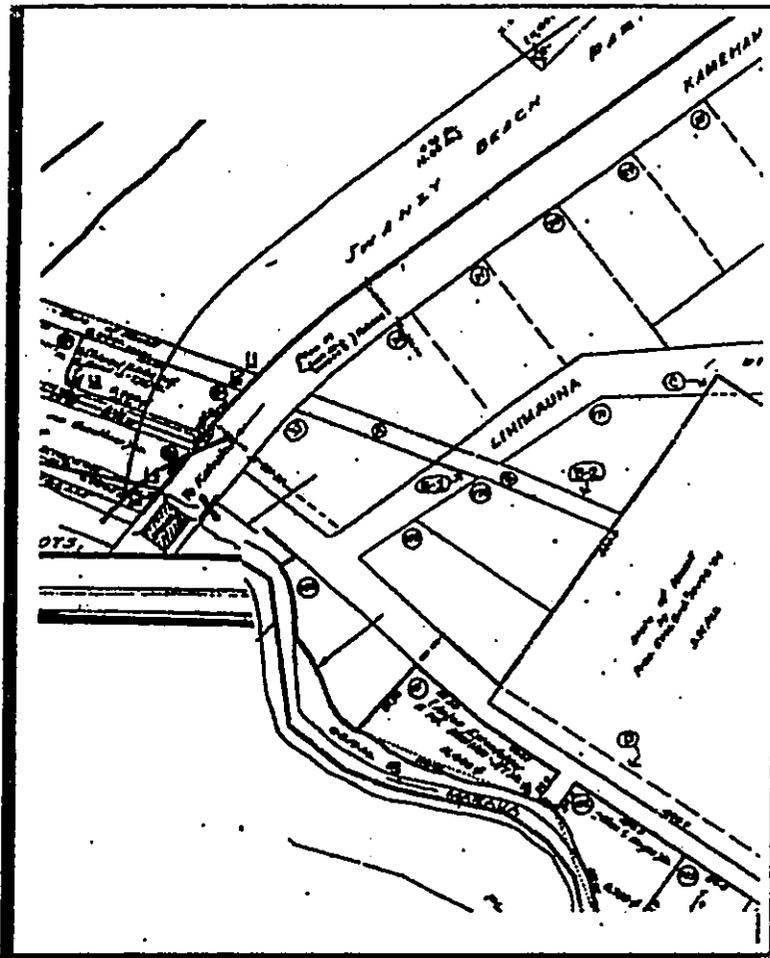


Figure 5. Former Accessway.

5-1-14:47. This consolidation results in the parcel of land addressed by this assessment. The consolidation would dispose of the otherwise untended remnant while also giving the subject property a possible accessway to Lihimauna Road.

owner of the Kaaawa private road system (i.e., the "Kaaawa Beach Owners Association").

Remnant "B-2" is the portion of TMK 5-1-11:55 that lies between Lihimauna Road and the subject property of this project, namely the large portion of TMK 5-1-14:47. It is planned, as part of the project, to take remnant "B-2" of Figure 5 and consolidate it with the large portion of TMK

Figure 6 shows the Kahuku (west) remnant of TMK 5-1-14:47, identified as remnant "D." The remnant is 8,000 square feet, running the full 400 feet of the Kahuku (western) boundary of the TMK parcel.

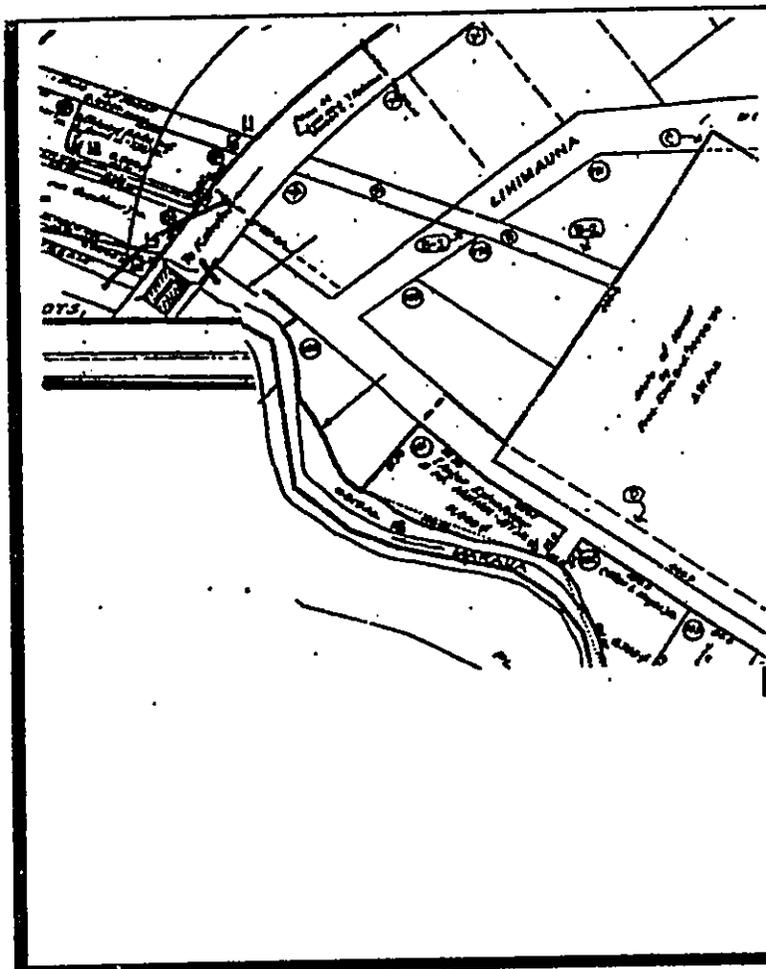


Figure 6. Kahuku (West) Remnant.

Remnant "D" is 20 feet wide, representing one-half of the right-of-way that constitutes the unnamed private road that runs mauka-makai (south-north) along that side of the property and which accesses Kamehameha Highway next to the Kaaawa Fire Station. In effect, remnant "D" lies beneath the unnamed road.

It is planned, as part of the project, to subdivide remnant "D" of Figure 6 off of TMK 5-1-14:47 and then convey it to the owner of the Kaaawa private road system (i.e., the "Kaaawa Beach Owners Association").

Figure 7 shows the Lihimauna Road remnant of TMK 5-1-14:47, identified as remnant "C." The remnant is very small, about 400 square feet. It is the makai-Kaneohe (northeast) corner of the large parcel, and lies entirely beneath Lihimauna Road.

It is planned, as part of the project, to subdivide remnant "C" of Figure 7 off of TMK 5-1-14:47 and then convey it to the owner of the Kaaawa private road system (i.e., the "Kaaawa Beach Owners Association").

Figure 8 shows the walkway remnants of TMK 5-1-14:47, identified as remnants "A" through "E."

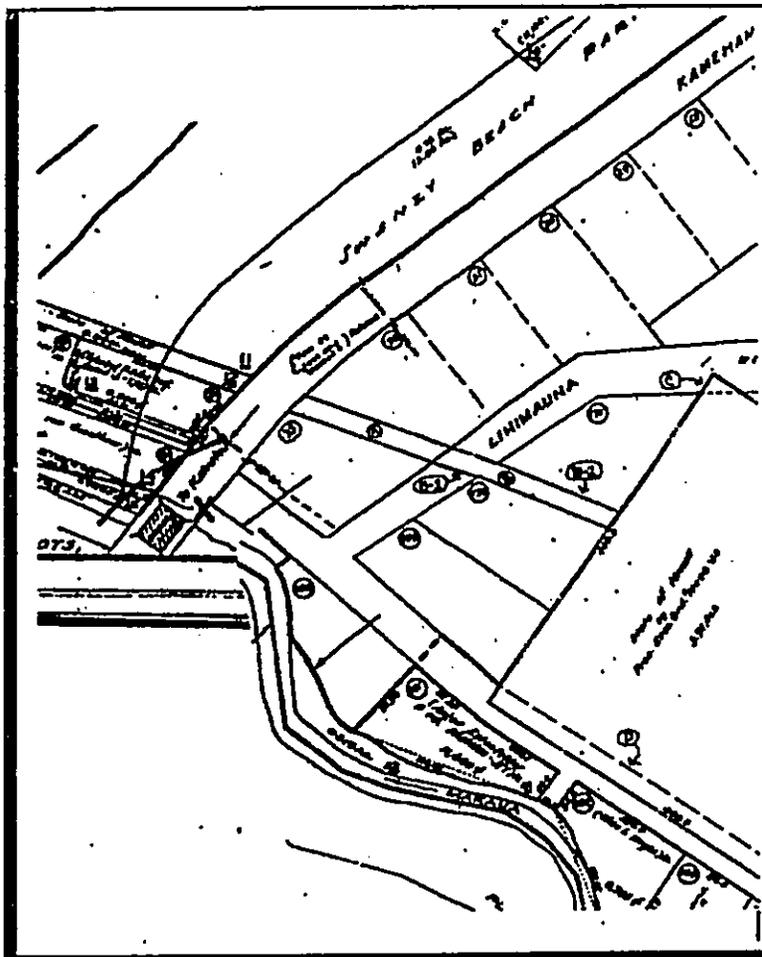


Figure 7. Lihimauna Road Remnant.

Originally the Kaaawa Military Reservation consisted of a camp area, 400 feet by 400 feet, that forms the major part of TMK 5-1-14:47 and is the principal subject land of this assessment.

The reservation also had an accessway to Kamehameha Highway (see Figure 5 on page A4). It also had a 5-foot-wide walkway that went up the mountains to a lookout post (see Figure 9 on page A9).

When Kaaawa town was subdivided into residential lots after the Second World War, the 5-foot-wide walkway was largely ignored. Figure 8 shows three remnants ("A," "C," and "E") that have been mistakenly used by three residences since that time, plus two other remnants ("B" and "D") that have been mistakenly used as portions of private roads.

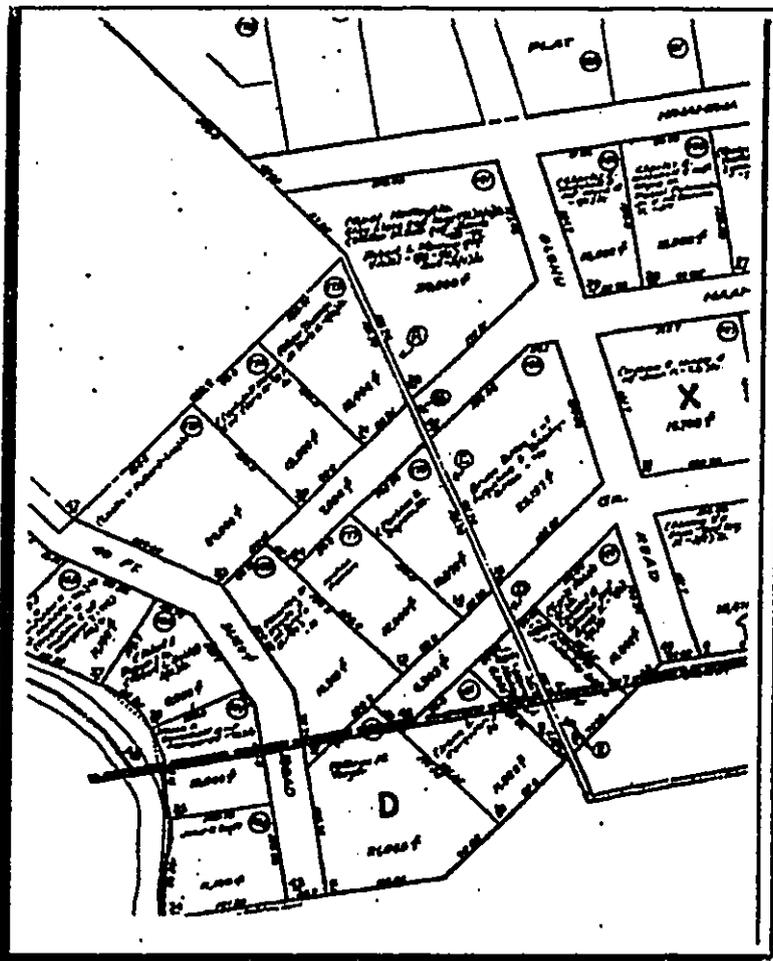


Figure 8. Walkway Remnants.

Each of these remnants is very small, about 500 square feet for the residential remnants and about 200 square feet for the road remnants.

It is planned, as part of the project, to subdivide remnants "A," "C," and "E" of Figure 8 off of TMK 5-1-14:47 and then convey them to the adjoining homeowners who have been using the remnants.

It is also planned, as part of the project, to subdivide remnants "B" and "D" of Figure 8 off of TMK 5-1-14:47 and then convey them to the owner of the Kaaawa private road system (i.e., the "Kaaawa Beach Owners Association"). Although Figure 8 does not list the names, the private roadway that runs across remnant "B" is Haahaa Road, and the private roadway running across remnant "D" is Maumauluuku Road.

Figure 9 shows the Forest Reserve remnant of TMK 5-1-14:47, identified as remnant "A."

As mentioned on page A7, the Kaaawa Military Reservation originally consisted of a base camp, 400 feet by 400 feet, that forms the major part of TMK 5-1-14:47 and is the principal subject land of this assessment.

But the reservation also had a 5-foot-wide walkway that went up towards the mountains (see Figure 8 on page A7).

Figure 9 shows the continuation of that walkway as it ascended the mountains behind Kaaawa town and culminated in a lookout station. Technically, all of the trail and the lookout station were and are part of

TMK 5-1-14:47.

However, when Kaaawa town was subdivided into residential lots after the Second World War, the 5-foot-wide walkway was ignored and mistakenly used for residential and roadway purposes (see Figure 8 on page A7).

The result of this use cut off the remainder of the trail and its lookout station, all of which lies in a portion of a privately owned Forest Preserve.

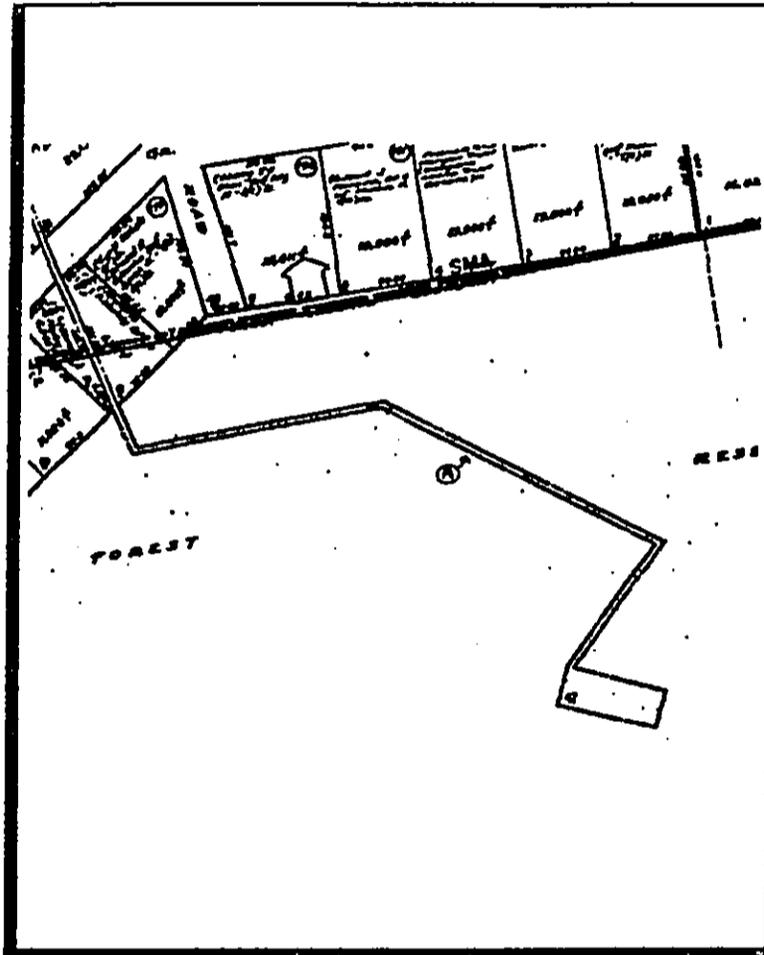


Figure 9. Forest Preserve Remnant.

The cutoff trail and lookout station are identified in Figure 9 as remnant "A."

It is planned, as part of the project, to subdivide remnants "A" of Figure 9 off of TMK 5-1-14:47 and then convey it to the adjoining Forest Preserve owner.

In total, five (5) roadway remnants will be conveyed to the roads owner, three (3) residential remnants will be conveyed to their adjoining residential owners, one (1) forest preserve/conservation remnant will be conveyed to its adjoining forest preserve/conservation owner, and one (1) accessway remnant will be consolidated with the remaining portion of TMK 5-1-14:47.

May 1993 notation: In discussions with the surrounding community, a suggestion was made to convey remnant B-2 from Figure 5 on page A4 to a neighboring residential property owner. The project would then use the access created by the disposal of remnant "C" of that Figure in order to access Lihimauna Road.

A final decision on this is up to the lessor. If this option is used, there will be no noticeable change to the project or its environmental impacts.

It is also noted that the "unnamed road" along the Kahuku (West) side of the subject property is named on some maps as Huamalani Road.