

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

RECEIVED

KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOBIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

95 NOV -2 P3:25

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

November 2, 1995

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Negative Declaration for Proposed Subdivisions:
Lualualai Road and Haleahi Road
TMK 8-6-03: 1, 2, 52 and 8-5-04: 52, 59, 107, Waianac, Oahu, Hawaii

The State Department of Hawaiian Home Lands has reviewed the comments received during the 30-day public comment period which began on June 8, 1995. This agency has determined that the subject project will not have significant environmental effects and has issued a negative declaration. Please publish this notice in the November 23, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. I have not enclosed a diskette with the text of the notice. However and as discussed with your staff, you may use the formatted copy which appeared in your June 8, 1995 OEQC Bulletin.

Please contact Aric Arakaki at 586-3815 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Crozier".

Mike Crozier, Administrator
Land Development Division

Enclosures

152

1995-11-23-0A- FEA- Lualualei Homestead Road and Haleahi Road
Subdivision

NOV 23 1995

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

**PROPOSED
SUBDIVISIONS: LUALUALEI HOMESTEAD ROAD
 AND HALEAHI ROAD
 WAIANAE, OAHU**

Prepared in Fulfillment of the
Requirements of Chapter 343, HRS and
Chapter 200, Title 11, Administrative Rules
Department of Health, State of Hawaii

Prepared by:

DEPARTMENT OF HAWAIIAN HOME LANDS
STATE OF HAWAII
P.O. BOX 1879
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November, 1995

SUMMARY INFORMATION

Project: Blast Zone Relocation

Applicant: Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

Determining Agency: Department of Hawaiian Home Lands

Location: Site A: Portion Lualualei, Waianae, Oahu
Site B: Portion Waianae Valley, Waianae
Oahu

Tax Map Key: Site A: 8-6-03: 1, 2, & 52
Site B: 8-5-04:52, 59, 107

Landowner: Department of Hawaiian Home Lands

Land Area: Site A: 24.276 acres
Site B: 37.539 acres

Existing Use: Site A: Former dairy operation
Site B: Former dairy operation

State Land Use Designation: Site A: Agricultural
Site B: Agricultural

Development Plan: Site A: AG
Site B: AG and Preservation

Existing Zoning: Site A: AG-1
Site B: AG-2 and P-1

Contact Person: Aric Arakaki
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

Phone: 586-3815

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Note: Revisions to the Draft Environmental Assessment are italicized and shown in bold type. Deleted text is enclosed in brackets [].

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| FIGURE 4 | <i>Boundary Interpretation - Site B</i> |
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I. APPLICANT

The Department of Hawaiian Home Lands (Applicant) proposes to develop the subject agricultural lot subdivisions to comply with the objectives of the Hawaiian Homes Act of 1920, as amended. The proposed project, when completed, will provide agricultural lots for lease to qualified native Hawaiian families.

II. AGENCIES CONSULTED

Federal Government

Department of Interior
Fish and Wildlife Service
Department of Defense
Lualualei Naval Center

Department of Agriculture
Soils Conservation Service

State of Hawaii

Department of Agriculture
Department of Land and Natural Resources
Commission of Water Resource Management
State Historic Preservation Division
Department of Health
Director of Health
Environmental Management Division

University of Hawaii
Environmental Center
Department of Education
Department of Transportation

City and County of Honolulu

Department of Housing and
Community Development
Department of Transportation Services
Police Department
Fire Department

Department of Land Utilization
Planning Department
Department of Public Works
Board of Water Supply

Others

Hawaiian Homes Commissioners
Office of Hawaiian Affairs
Paheehee Ridge Association
Waianae Valley Homestead Community Association
Waianae Kai Homestead Association
Hui Kako'o Aina Hoopulupula
Affected HHL Applicants

III. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS

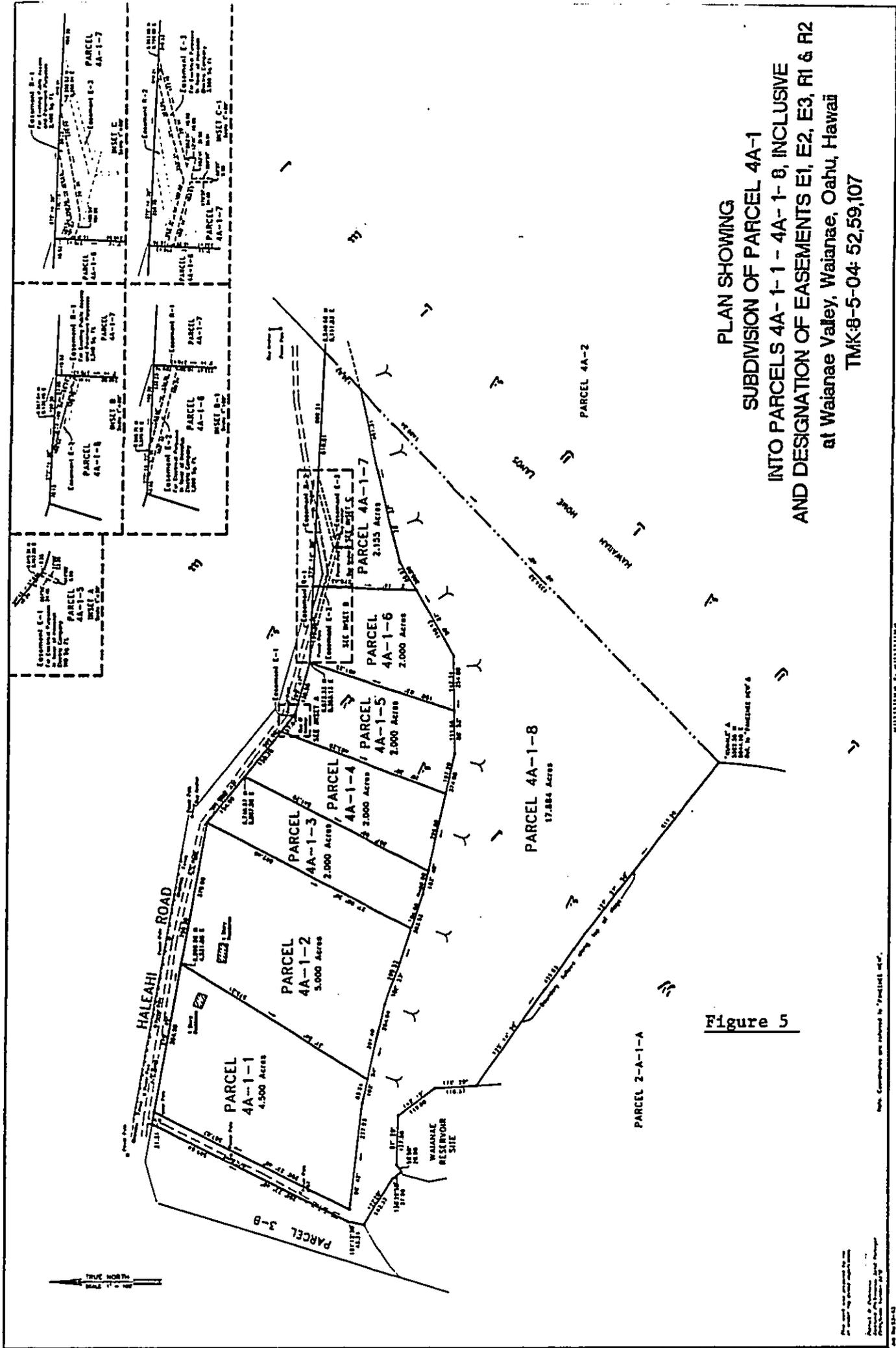
The Department of Hawaiian Home Lands (DHHL) has submitted an application for subdivision approval to the City and County of Honolulu for the creation of agricultural lots at two sites in the Waianae District.

Both sites are approximately 25 acres each and are proposed to be subdivided into sixteen lots ranging from approximately two to seventeen acres each. The seventeen acre parcel, consisting of steep slopes, is classified preservation and, as such, will not be leased out. *This conservation designated parcel is delineated in Figure 4 and Figure 5 (PARCEL 4A-1-8) of this report.*

Site A is located on Lualualei Homestead Road approximately 1.25 miles northeast of Farrington Highway adjacent to the Naval Center in Lualualei Valley. This site will be subdivided into eight agricultural lots.

Site B is located on Haleahi Road approximately 2.5 miles northeast of Farrington Highway. This site will be subdivided into eight agricultural lots.

Both sites were formerly general leased for dairy operations. The proposed subdivisions will serve as relocation alternatives for existing DHHL beneficiaries who were *awarded lots* [situated] in the US Navy's blast zone as well as other lessees at Paheehē Ridge. *While blast zone lots were awarded, occupancy never occurred. As such, no lessees have established residency or have utilized the land at the blast zone.* Lessees will be responsible for agricultural development, residential and other improvements to their lots.



PLAN SHOWING
 SUBDIVISION OF PARCEL 4A-1
 INTO PARCELS 4A-1-1 - 4A-1-8, INCLUSIVE
 AND DESIGNATION OF EASEMENTS E1, E2, E3, R1 & R2
 at Waianae Valley, Waianae, Oahu, Hawaii
 TMK:8-5-04: 52,59,107

Figure 5

Notes: Contour lines are indicated by "E" and "W".

Waihanale Reservoir Site

TMK:8-5-04: 52,59,107

IV. ENVIRONMENTAL CHARACTERISTICS OF THE PROPOSED ACTION

Water

For Site A, the availability of water will be confirmed upon the submission of construction plans to the Board of Water Supply (BWS). For Site B, since the proposed subdivision is above the 290-foot elevation service limit, BWS is recommending that a new water system be developed to service the area. DHHL is in contact with BWS and planning for departmental water needs for the entire region.

Wastewater

For Site A, the County wastewater system appears to have available the capacity to service these lots. ***For lots located in the Pass Zone, Site A, the use of individual wastewater systems to be constructed on site is recommended. Treated effluent should be reused for irrigation wherever possible.*** [In addition, no restrictions to ground disposal of wastewater was indicated for Site A.]

For lots located in the No Pass Zone, Site B, only one individual wastewater system (IWS) will be allowed per lot and shallow soil absorption disposal systems shall be used. No cesspools or seepage pits shall be allowed. [Site B lots are within the No Pass Zone.] As such, wastewater disposal plans need to be coordinated with the State Department of Health.

All animal waste ponds and/or wastewater disposal systems must conform to Department of Health "Guidelines for Animal Waste."

Site Access

Access to both sites is being provided via existing, county serviced roadways. The Waianae Development Plan Public Facilities Map (DPPFM) shows a symbol for publicly funded improvements to Waianae Valley Road in the "Beyond 6 Years" category, up to Haleahi Road intersection which leads to Site B. Currently, no improvements are proposed or required to facilitate access to the sites or to enhance roadway-related safety potentially impacted by the proposed subdivisions.

State Department of Transportation reported that the proposed subdivision will have no significant impact of its transportation facilities.

Grading and Drainage

The Waianae DPPFM shows a symbol for publicly funded improvements to the Mailiilii Drainage Canal in the "Beyond 6 Years" category. The Mailiilii Drainage Canal is adjacent to Site A.

Both parcels are located such that streams are located either within or adjacent to the properties. The soils are generally clayey and of slow infiltration rates. Runoff rates are potentially high in spite of gentle slopes in several areas. Stream runs lengths to the ocean are short. Risk of surface and marine contamination can be minimized if proper conservation measures are installed.

With respect to agricultural activities, lessees are required, via the lease agreement, to practice good agricultural "husbandry". As such, lessees are obligated not to degrade streams and to mitigate any stream degradation occurring as a result of agricultural or other activities practiced by the lessee. [DHHL leases require lessees to practice good agricultural methods.] The development of soil and water conservation plans consistent with Soils and Water Conservation District guidelines will have a beneficial affect on the lessee's farm by mitigating erosion and surface/marine contamination. ✓

V. SUMMARY OF AFFECTED ENVIRONMENT

Land Use Zoning

Pursuant to Section 204, Hawaiian Homes Commission Act, 1920, as amended and to State Attorney General's Opinion 72-21, Hawaiian Home Lands holdings are not subject to controls regulated by the State Land Use Commission (LUC) district boundary classifications nor by county zoning codes. However, for this assessment, the proposed subdivision of agricultural lots is consistent with existing LUC district classifications and county zoning as indicated below.

Site A is classified in the Agricultural District by the State Land Use Commission. Its existing zoning is AG-1. Land use proposed by DHHL at Site A is consistent with both state and county land use controls.

Site B is classified in the Agricultural and Preservation Districts by the State Land Use Commission. Its existing zonings are AG-2 and P-1. The preservation classified and P-1 zoned portion is a seventeen acre parcel consisting of steep slopes. This parcel will not be awarded but remain under the management of DHHL and held by the department for preservation purposes. As such, land use proposed by DHHL at Site B is consistent with both state and county land use controls.

Geology and Soils

DHHL staff on-site investigation of Site A found significant amounts of dumping and land filling conducted under the tenure of the previous general lessee. In addition, evidence of surface contamination by oil products was observed. In response to this, DHHL has procured the services of an environmental consultant to further investigate the matter and to recommend mitigation measures.

Water

The Waianae/Nanakuli area presently has three potable water sources: the Waianae Plantation Tunnel (0.7 MGD), the Waianae Tunnel (1.7 MGD) and the Kamaile Well (0.5 MGD) totaling a sustainable yield of 2.9 MGD. The Department of Land and Natural Resources (DLNR) has drilled two wells in Waianae Valley with an estimated sustainable yield of 0.7 MGD each. These wells have been turned over to the BWS for future hookup to the existing system. The two wells were developed by the State to provide water to their agricultural subdivision in Waianae Valley. As such, sustainable yield for Waianae Valley will increase from 2.9 MGD to 4.1 MGD upon the integration of the newly developed wells into the current system. Execution of plans for water storage capacity should result in a storage increase from the current 7.5 MG to 13.5 MG. Based on growth projections, this increased yield and storage capacity should adequately serve the future water needs of the Waianae community.

Climate

Climate in the region is relatively arid. Mean annual rainfall is approximately 20 to 30 inches and varies from 3.5 inches in December and January to about 0.4 inches in June and July. Average temperatures within the area surrounding the project sites varies from 70.3 degrees F (January) to 76.7 degrees F (October). Prevailing winds come from the northeast direction at an average 10 mph to 13.6 mph. Cloud cover varies from 51% in the summer to 63% in spring.

Archaeological Resources

Site A contains no significant archaeological features. In conjunction with the preparation of this EA, a field check of Site B was conducted by the State Historic Preservation Division (SHPD). State archaeologists confirmed that a rock enclosure found within the 17-acre preservation classified parcel dates back to prehistoric times. As previously indicated, this parcel will not be awarded but remain under the management of DHHL and held by the department for preservation purposes.

The archaeological interpretation of this site is that it functioned as a heiau or family shrine and was most likely constructed sometime between AD 1450 and 1653. SHPD recommends that this site be preserved through the establishment of a protective buffer zone, within which no construction or land alteration activities would take place. The suggested size for this buffer zone is 30 meters on a side.

The site is located well within the parcel thus allowing for the creation of the recommended buffer zone. The department has been approached by the lessee whose proposed parcel is adjacent to the site with a request to work with the department in protecting this culturally significant site.

Biological Resources

The US Fish and Wildlife Service was consulted for information regarding biological resources at both sites. It was reported to the department that there are no occurrences of endangered, threatened, or candidate species within the vicinity of both Sites A and B.

VI. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES

The scope of the project was discussed with the department's project team. Federal, State and County agencies were contacted for information relative to their jurisdiction, expertise and concerns. Individuals and organizations from surrounding communities were contacted relative to their expertise and concerns. The following major impacts are noted:

- Because of the landfilling which occurred at Site A, an environmental assessment was conducted. *Debris requiring special handling (i.e. lead acid batteries, tires, appliances, and abandoned vehicles) were found. Most of this debris has been removed in accordance with Department of Health standards and what remains will be handled accordingly. Hydrocarbon-stained soils were found to be surfaced-stained only and will be excavated and added to an existing excavated stockpile for aeration.* In compliance with Department of Health standards, steps are being taken to remove special waste from the parcel.
- Both sites are located such that streams are located within or adjacent to the properties. Runoff rates are high. Long term county planning projections call for improvement to the Maillili Drainage Canal adjacent to Site A.
- An archaeological feature has been identified at Site B. However, as indicated, this parcel will not be awarded but remain under the management of DHHL and held by the department for preservation purposes.
- There are no endangered, threatened, or candidate species occurrences at either site.
- Water connections for Site A is available. A water system needs to be developed to service Site B.
- Other infrastructure needed to serve agricultural use: roads, drainage and sewer systems are already in place.

VII. Determination

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment. Based on this criteria and on pre-assessment *and assessment* comments received, the proposed subdivisions at Lualualei Homestead Road and at Haleahi Road, Waianae, Oahu will not result in significant adverse environmental impacts and an Environmental Impact Statement is not required.

VIII. References

Townscapes, Inc. 1993. *Leeward Oahu Facilities Analysis. Prefinal Report.* Prepared for the State of Hawaii, Department of Hawaiian Home Lands.

Calvin Kim and Assoc. and Gerald Park. 1994. *Final Environmental Assessment. Princess Kahanu Estates.* Prepared for the State of Hawaii, Department of Hawaiian Home Lands.

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOBIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

August 30, 1995

Lawrence Miike
Director of Health
Hawaii State Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Mr. Miike:

Subject: Response to DOH Comments (94 -289/epo) on Draft Environmental Assessment

Proposed Subdivision for the Creation of Agricultural Lots at Two Sites.
Luualalei Homestead Road and Halcahi Road, Waianac, Oahu
TMK: Site A: 8-6-03:1, 2, & 52 and Site B: 8-5-04:52, 59, & 107

Thank you for your review and comment on the subject Draft Environmental Assessment. Our approach to your concerns will be as follows:

Solid Waste

Earlier this month our Land Management Division secured the services of a qualified consultant to conduct field screening for soil contamination at Site A, formerly known as the Souza Dairy. The final report on this screening will also contain recommendations, if there are any, on mitigating any hazardous petroleum products found on the site.

Wastewater

Your four comments regarding wastewater will be reflected in the final environmental assessment. Also as a reassuring measure, our standard agricultural homestead lease agreement require lessees to comply with all Health Department review procedures and wastewater treatment standards.

Should you have any questions, please contact Aric Arakaki of our Land Development Division at 586-3815.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Crozier".

Mike Crozier, Administrator
Land Development Division

APPENDIX A

BENJAMIN A. AIEAHO
GOVERNOR OF HAWAII



DEPT. OF HAWAIIAN
HOME LANDS

LAWRENCE MIKE
DIRECTOR OF HEALTH

JUL 28 9 33 AM '95

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to

July 18, 1995

94-289/epo

Mr. Mike Crozier, Administrator
Land Development Division
Hawaii State Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Crozier:

Subject: Draft Environmental Assessment

Proposed Subdivision for the Creation of
Agricultural Lots at Two Sites, Lualualei
Homestead Road and Haleahi Road
Waianae, Oahu

TMK: Site A: 8-6-03: 1, 2, & 52
Site B: 8-5-04: 52, 59, 107

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Solid Waste

The subject property, which was the old Sousa Dairy, has been identified as an illegal landfill site since 1990. Petroleum products in the soil have been identified by visual assessment. A Phase 1 Site Assessment has been done by your department. However, no soil samples were taken for laboratory analysis. This should be done to give an accurate assessment of the land that the lessees will be farming and developing.

If there are any questions on this matter, please contact Ronda Randolph of the Office of Solid Waste Management at 586-8142.

Wastewater

1. For lots located in the No Pass Zone, Site B, TMK: (1) 8-5-04: 52, 49 & 107, only one (1) individual wastewater system (IWS) will be allowed per lot and shallow soil absorption disposal systems shall be used. No cesspools or seepage pits shall be allowed.

Mr. Mike Crozier
July 18, 1995
Page 2

2. For lots located in the Pass Zone, Site A, TMK: (1) 8-6-03: 1, 2 & 52, the Department of Health recommends the use of treatment individual wastewater systems to be constructed on site. Treated effluent should be reused for irrigation wherever possible.
3. All animal waste ponds and/or wastewater disposal systems must conform to Department of Health "Guidelines for Animal Waste."

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems," and we reserve the right to review the detailed plans.

Should you have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.

Sincerely,



LAWRENCE MIIKE
Director of Health

c: OSWM
WWB