

Palehua Terrace

Benjamin J. Cayetano  
Governor

Earl S. Wakamura  
Chair

Craig K. Hiral  
Vice-Chair

State of Hawaii  
Rental Housing Trust Fund

Commissioners  
Earl I. Anzal  
Marvin B. Awaya  
Emiko Kudo  
Ramona K. Mullahey  
Matilda Yoshoka

RECEIVED

97:RHT/0121

'97 DEC -9 P2:11

December 9, 1997

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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

Dear Mr. Gill:

Subject: Finding of No Significant Impact  
Palehua Terrace  
TMK (1)9-2-19-33 Makakilo, Oahu

The Rental Housing Trust Fund has reviewed the comments received during the 30-day public comment period which began on October 8, 1997. The agency has determined that this project will not have a significant environmental effect and has issued a Finding of No Significant Impact. Please publish this notice in the December 23, 1997 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and final EA. Please contact Kwan G. Low at 587-0797 if you have any questions.

Sincerely,



Earl S. Wakamura  
Chairperson

Attachments

123

1997-12-23-0A-PEA-Palehua Terrace

DEC 23 1997

DEC 23 1997

**FILE COPY**

*FINAL*  
*ENVIRONMENTAL ASSESSMENT*

*PALEHUA TERRACE*

*In Support of*  
*APPLICATIONS SUBMITTED TO*  
*THE RENTAL HOUSING TRUST FUND COMMISSION*

*December 5, 1997*

*FINAL*  
*ENVIRONMENTAL ASSESSMENT*

*PALEHUA TERRACE*

*In Support of*  
*APPLICATIONS SUBMITTED TO*  
*THE RENTAL HOUSING TRUST FUND COMMISSION*

*Prepared for*  
*Finance Realty, Ltd.*

*Prepared by*  
*Helber Hastert & Fee, Planners*

*December 5, 1997*

## TABLE OF CONTENTS

| <u>Section</u>  | <u>Page</u> |
|---|-------------|
| <b>1. INTRODUCTION AND SUMMARY</b>  |             |
| 1.1 Introduction  | 1           |
| 1.2 Development Summary   | 2           |
| <b>2. PROJECT DESCRIPTION</b>   |             |
| 2.1 Project Location and Land Ownership   | 3           |
| 2.2 Development Proposal  | 3           |
| 2.3 Economic Characteristics  | 10          |
| 2.4 Social Characteristics  | 10          |
| <b>3. DESCRIPTION OF THE AFFECTED ENVIRONMENT</b>   |             |
| 3.1 Existing Land Uses  | 12          |
| 3.2 Land Use Controls   | 12          |
| 3.3 Physical Characteristics  | 12          |
| 3.4 Social and Economic Characteristics   | 13          |
| 3.5 Public Facilities and Services  | 15          |
| <b>4. SUMMARY OF POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES</b>                           |             |
| 4.1 Short-term Impacts  | 17          |
| 4.2 Long term Impacts   | 18          |
| <b>5. ALTERNATIVES CONSIDERED</b>   |             |
| 5.1 No Action   | 21          |
| 5.2 Change in Density   | 21          |
| 5.3 Financing   | 21          |
| <b>6. NECESSARY PERMITS AND APPROVALS</b>   | 22          |
| <b>7. AGENCY DETERMINATION AND FINDINGS</b>   |             |
| 7.1 Agency Anticipated Determination  | 23          |
| 7.2 Findings and Reasons  | 23          |
| <b>8. CONSULTED PARTIES &amp; PARTICIPANTS IN THE EA PROCESS</b>                                  | 24          |
| 8.1 Agencies and Organizations Consulted in the Preparation of the Draft Environmental Assessment | 24          |
| 8.2 Agencies and Organizations Consulted in the Preparation of the Final Environmental Assessment | 25          |

## SECTION 1: INTRODUCTION AND SUMMARY

### 1.1 Introduction

This Environmental Assessment has been prepared in support of an application submitted to the Rental Housing Trust Fund Commission by Finance Realty, Ltd. Rental Housing Trust Funds would be used as part of the financing for development of Palehua Terrace, an affordable rental apartment project at Makakilo, Ewa, Oahu.

A Final Environmental Impact Statement, dated January 1979, was prepared by the U.S. Department of Housing and Urban Development for the entire Makakilo Master Planned Community, of which this project is a part. Since the EIS was prepared nearly 20 years ago, this Environmental Assessment (EA) has been prepared as a means of updating and supplementing it. In particular, the EA specifically describes the proposed Palehua Terrace development, and updates the many environmental characteristics of the site and region that have changed considerably since 1979 as a result of the intended growth in the Ewa-Kapolei area. It identifies potential impacts that may result from the project and appropriate mitigative measures.

**1.2 Development Summary**

**Project Name:** Palehua Terrace

**Proposed Action:** Applicant proposes to develop 148 affordable, multi-family rental apartment units.

**Applicant:** Finance Realty, Ltd.  
1164 Bishop Street, Suite 1100  
Honolulu, Hawaii 96813  
Attention: Mr. Howard Y. Murai, Vice President

**Property Owner:** Finance Holdings, Ltd.  
1164 Bishop Street, Suite 1100  
Honolulu, Hawaii 96813

**Accepting Agency** Rental Housing Trust Fund Commission  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813

**Preparers of the EA:** Helber Hastert & Fee, Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813  
Attention: Wendie McAllaster

**Project Location:** Makakilo, Ewa, Oahu, Hawaii  
(See Figures 1 & 2)

**Tax Map Key:** 9-2-19: 33 consisting of 10.752 acres.  
(See Figure 3)

**State Land Use District** Urban

**Existing Development Plan  
Land Use Designation** Low and Medium Density Residential

**Existing Zoning** A-1, Low Density Apartment District

## **SECTION 2: PROJECT DESCRIPTION**

### **2.1 Project Location and Land Ownership**

The proposed Palehua Terrace development site is a component of, and located within, the Makakilo master planned community in the Ewa District of west Oahu, as shown in Figures 1 and 2. The Ewa-Kapolei area is a growing community designated in the City's General Plan as Oahu's "second city." Identified on the State tax maps as TMK 9-2-19:33, the site consists of 10.752 acres (as shown on Figure 3). The parcel is owned by Finance Holdings, Ltd., an affiliate of the applicant, Finance Realty, Ltd., who will construct and market Palehua Terrace.

Makakilo is a 35-year old residential community consisting of a variety of housing types including both single- and multi-family housing units ranging from affordable, starter homes to luxury homes, developed primarily by Finance Realty. Situated on the hillside overlooking the Ewa Plain, it is one of the Kapolei area's earliest residential developments. Today there are more than 4,100 homes and a population of about 13,000 within Makakilo.

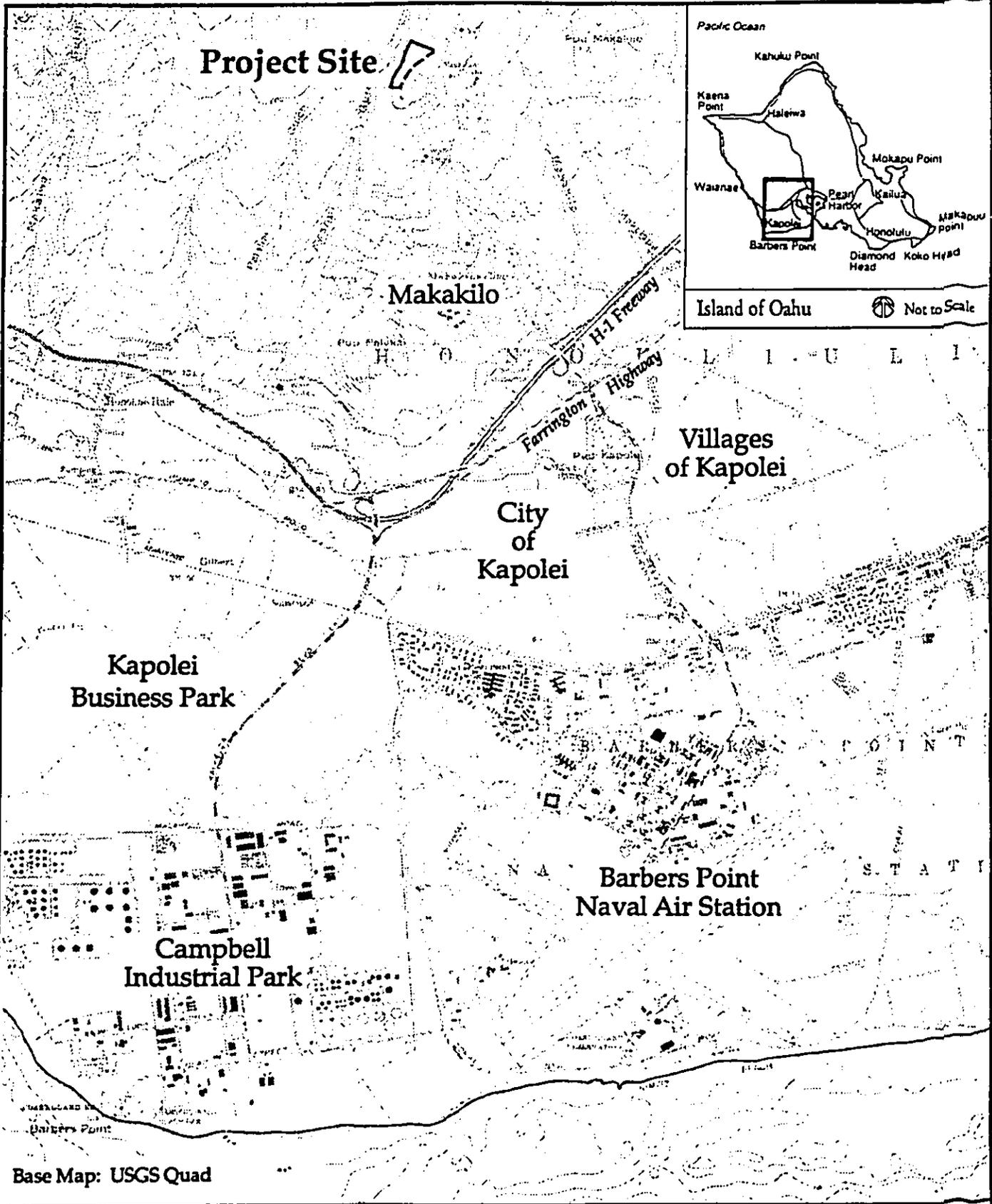
### **2.2 Development Proposal**

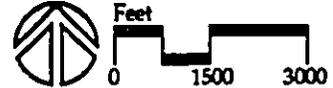
Palehua Terrace is envisioned as a rental housing project that will be affordable for families earning 60 percent or less of the median income for the Honolulu area. The preliminary development plans include 148 two- and three-bedroom apartments in 13 structures, as well as a multi-purpose building, and ancillary support infrastructure. Figure 4 shows the Preliminary Site Plan, which includes conceptual grading.

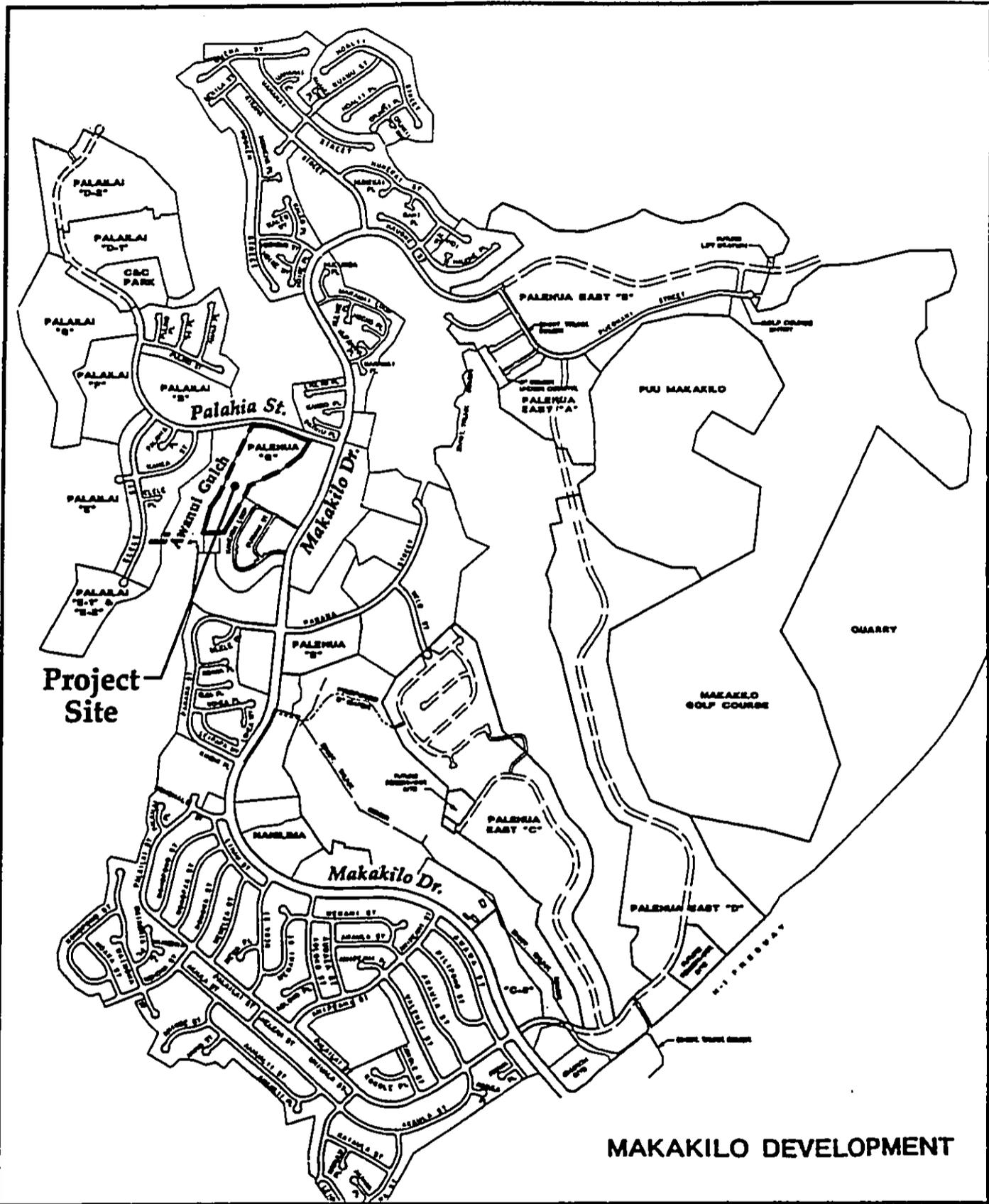
The 132 two-bedroom units will each have a gross floor area of about 860 square feet (including lanai and entry). Fifty-eight of the two-bedroom units will have 1-1/2 bathrooms; 74 will have two full bathrooms. The 16 three bedroom/two bath units will gross about 1,080 square feet. As shown on the typical floor plans (Figure 5), each unit includes a kitchen, living room, dining room, baths, bedrooms, and a lanai. One unit will be reserved for the resident manager and the remaining 147 will be rentals. Eight apartment units will be designed for use by physically disabled tenants. All ground-level units will be wheel chair accessible and designed for conversion and use by persons who are physically disabled.

The wood framed two-story buildings will have varied lengths and staggered exteriors to add architectural interest. They will be topped with a hip roof, having a total building height of approximately 26 feet. (Figure 6.) The project's lower density and site-sensitive layout take advantage of view opportunities, terracing to minimize grading, and open space for active and passive recreation on-site.

The multi-purpose building located near the project entrance will serve as a recreational pavilion and management office. Informal barbecue and picnic facilities will be provided in the project open spaces.



|   |  |                             |
|---|--|-----------------------------|
| <p>Location Map<br/> <b>Palehua Terrace</b><br/>         Finance Realty, Ltd.</p> |  <p>Feet<br/>         0 1500 3000<br/>         Helber Hastert &amp; Fee, Planners</p> | <p>Figure<br/> <b>1</b></p> |
|---|--|-----------------------------|



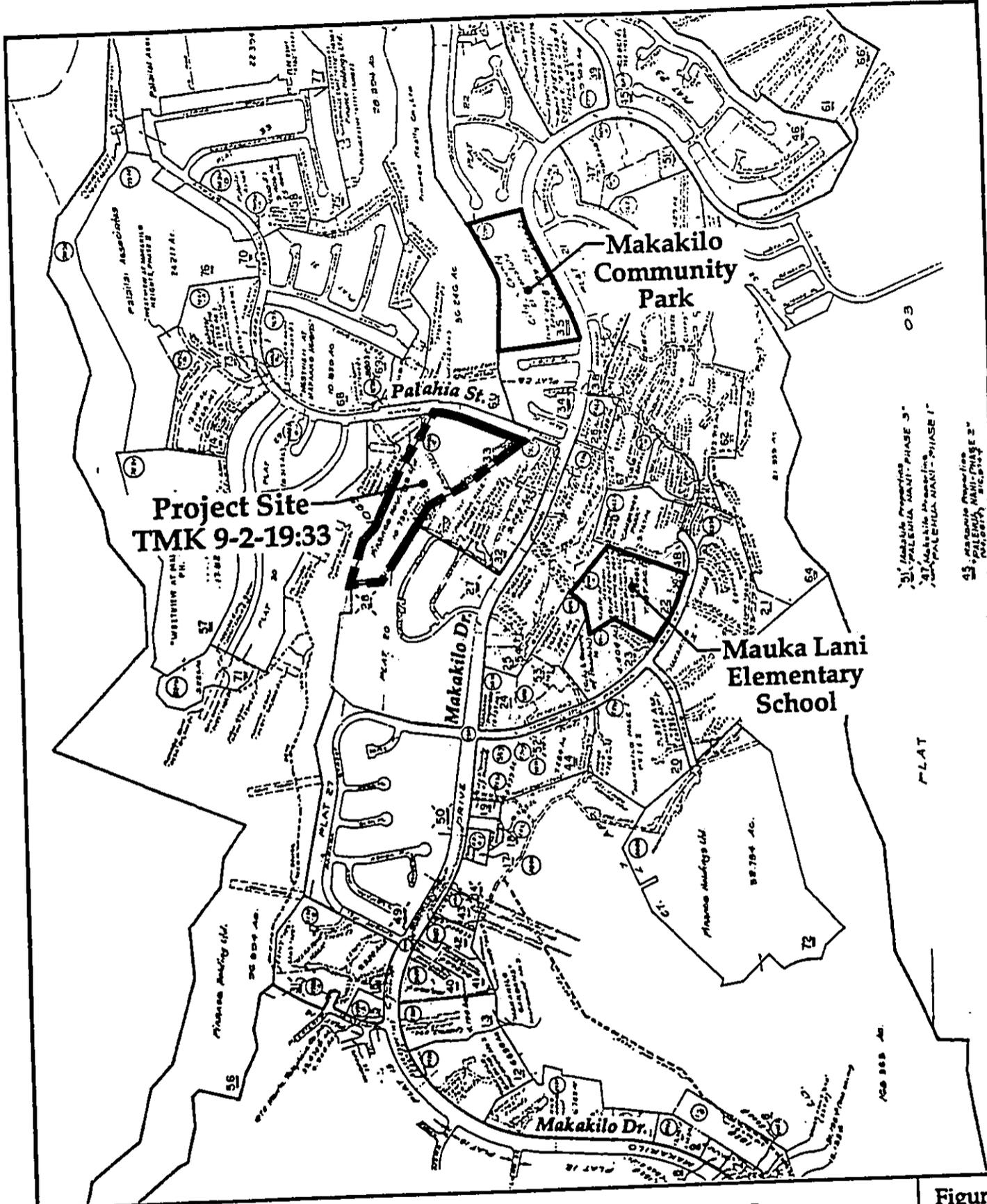
MAKAKILO DEVELOPMENT

Makakilo Development  
**Palehua Terrace**  
 Finance Realty, Ltd.

 Not to Scale  
 Helber Hastert & Fee, Planners

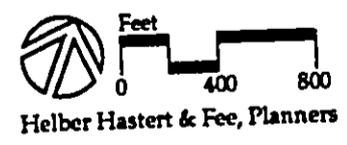
Figure

2



31. Makakilo Properties  
 32. PALEHUA MAHI - PHASE 3"  
 37. Makakilo Properties  
 38. PALEHUA MAHI - PHASE 1"  
 45. Makakilo Properties  
 46. PALEHUA MAHI - PHASE 2"  
 47. Makakilo Properties

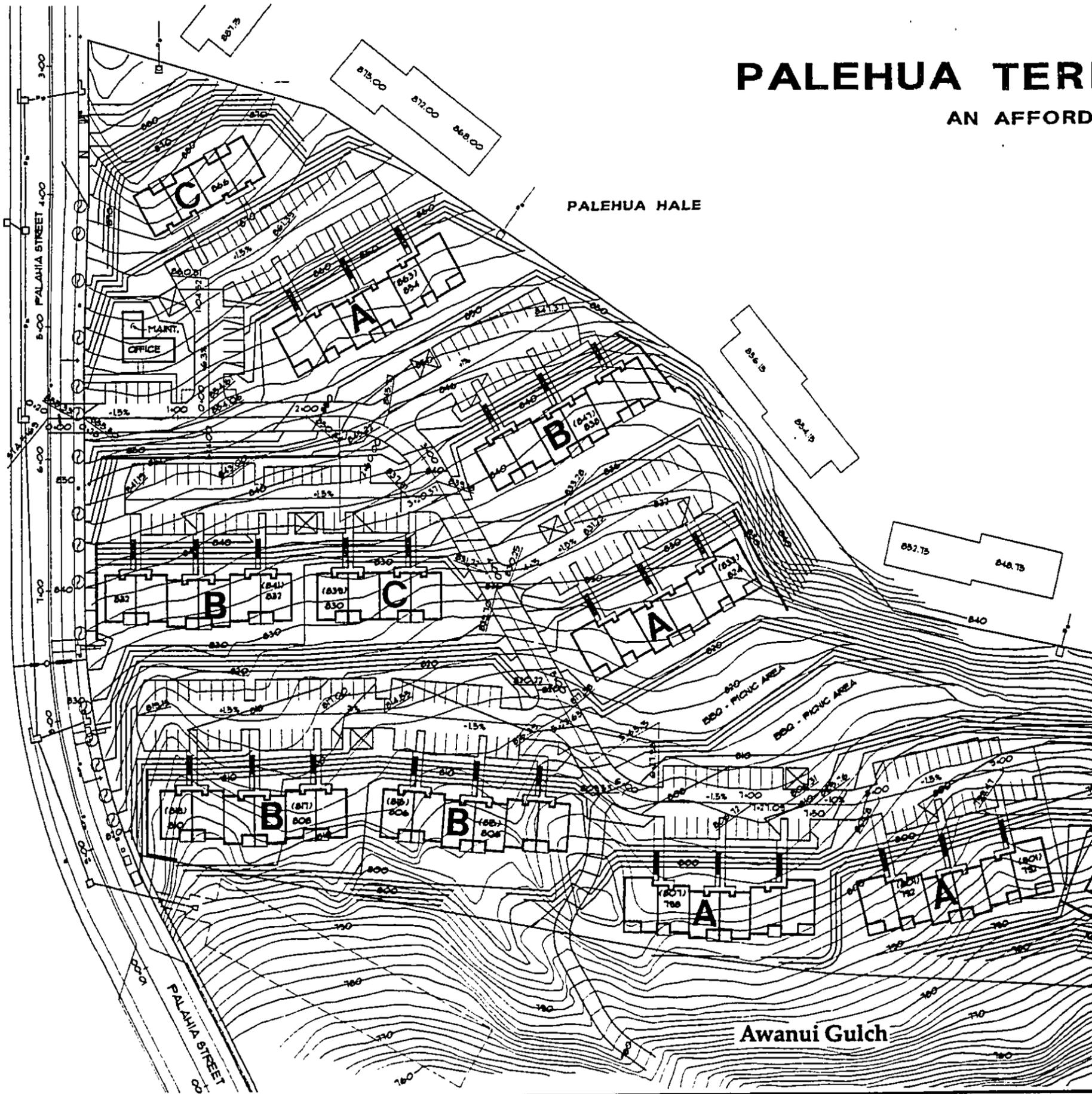
**Tax Map Key: 9-2-19:33**  
**Palehua Terrace**  
 Finance Realty, Ltd.



**Figure**  
**3**

# PALEHUA TERRACE

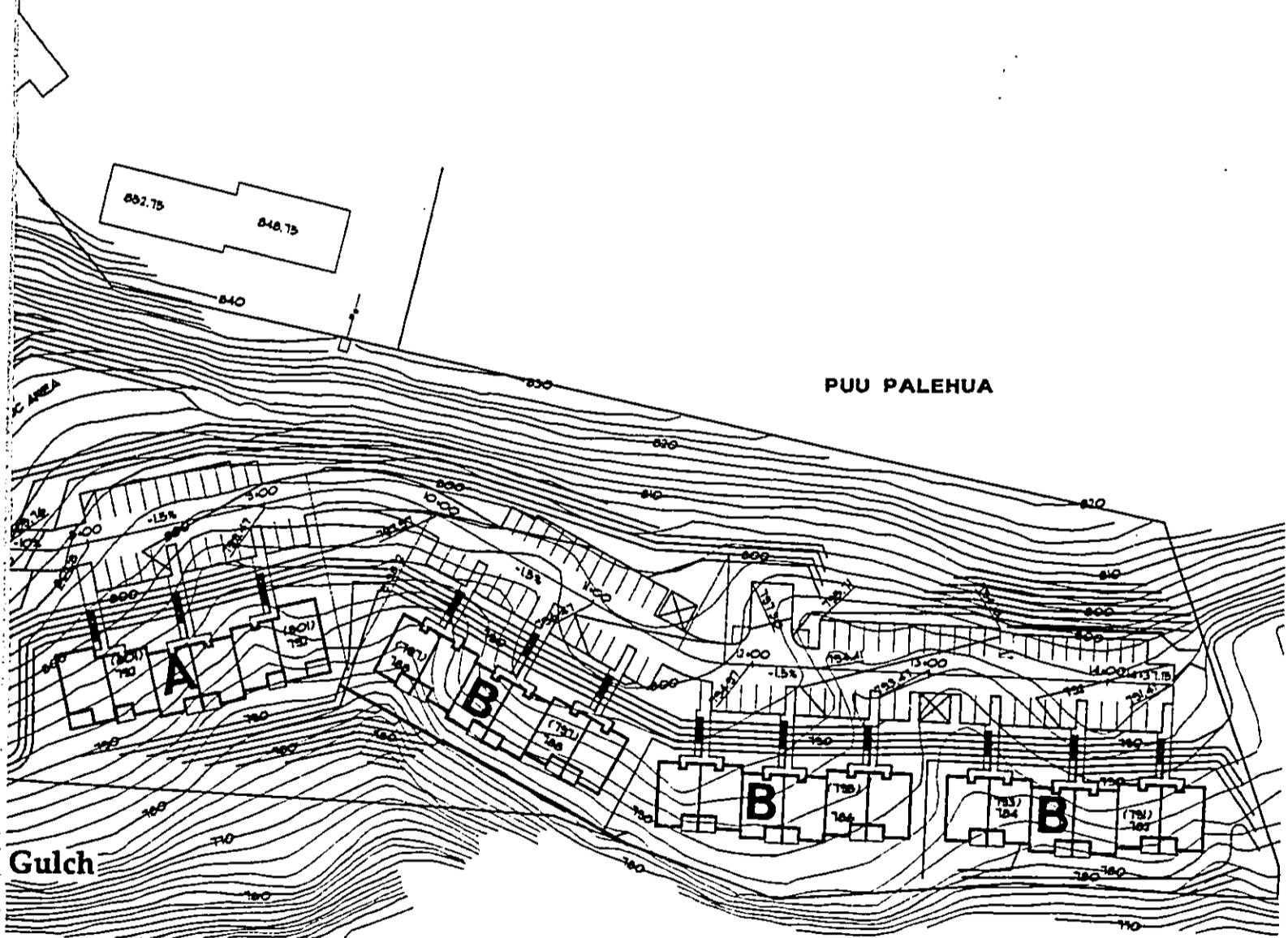
AN AFFORDABLE



Site Plan  
**Palehua Terrace**  
Finance Realty, Ltd.

# PALEHUA TERRACE AT MAKAKILO

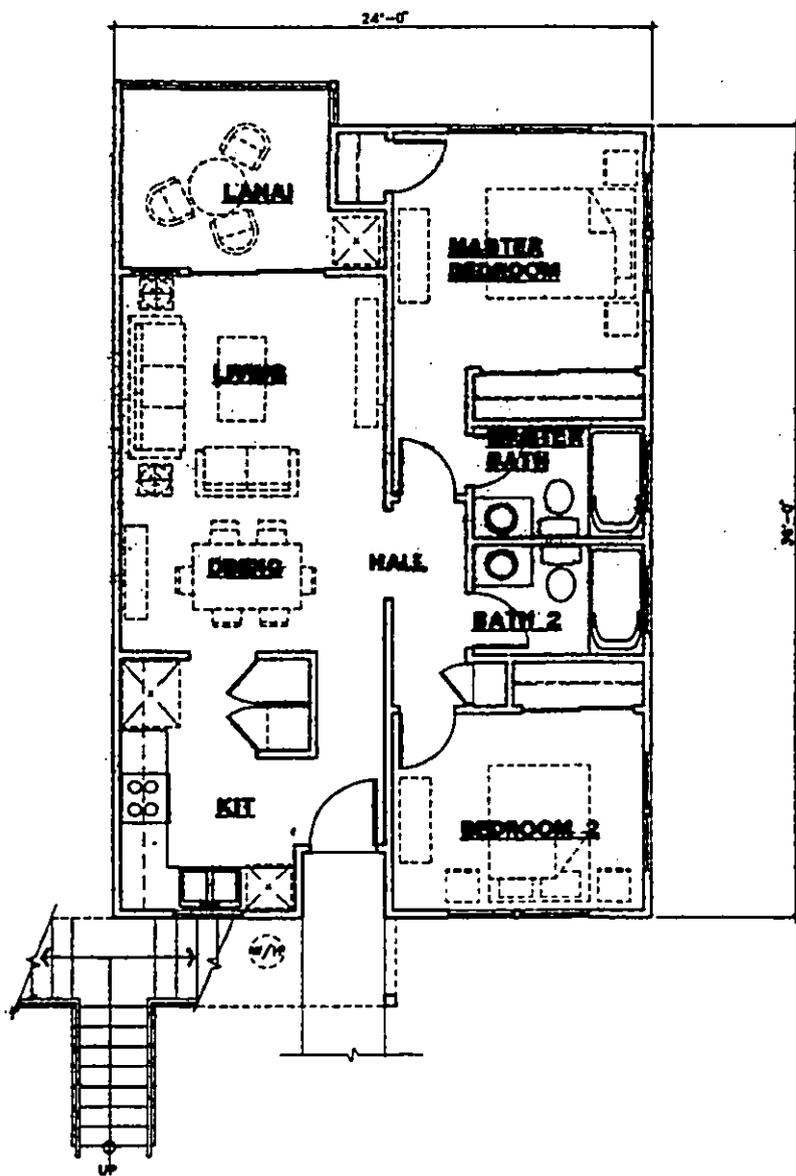
AN AFFORDABLE RENTAL PROJECT



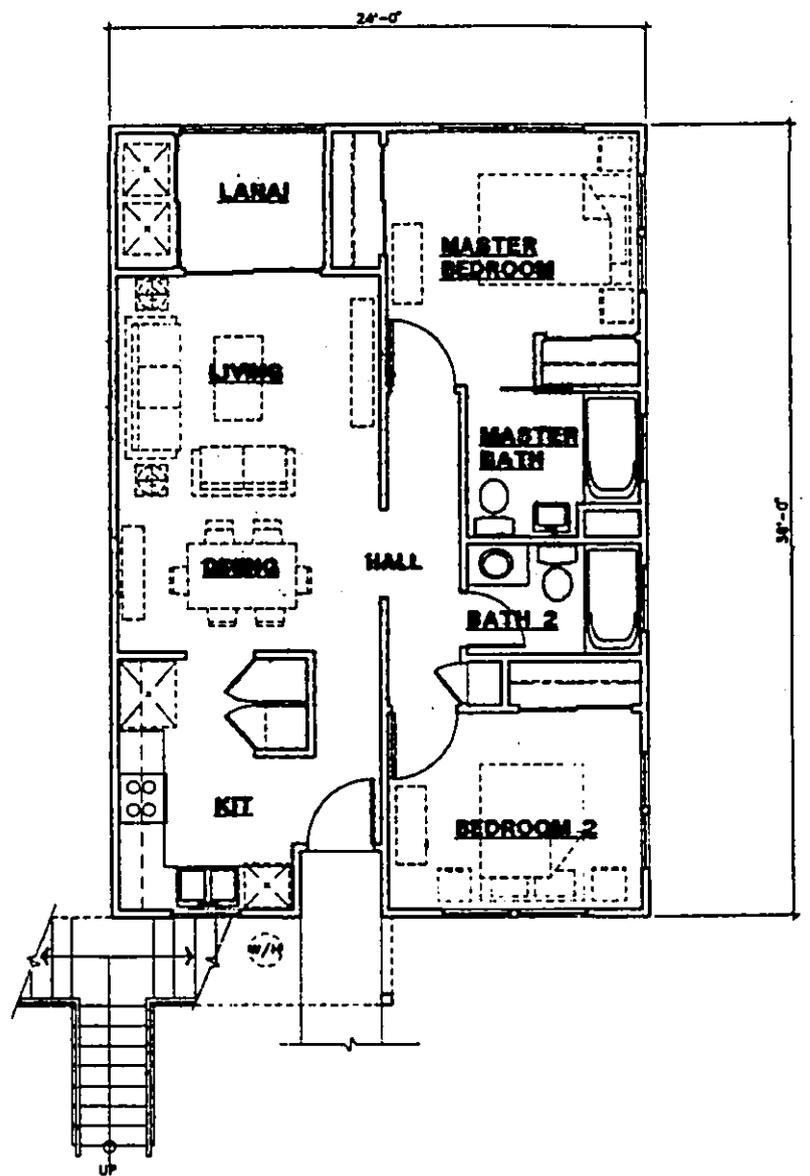
Heiber Hastert & Fee, Planners

Figure

4

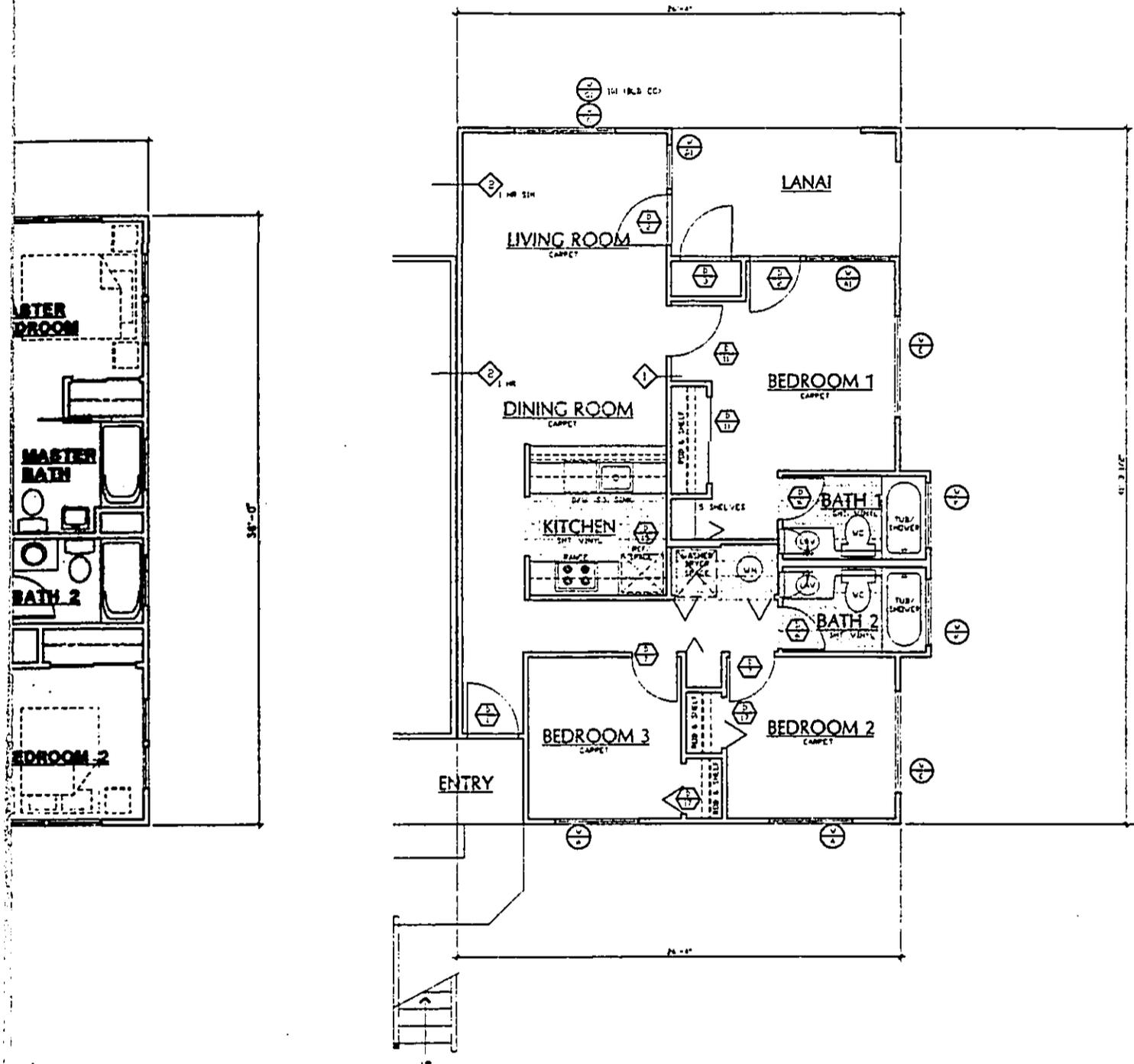


**2 BR - FLOOR PLAN**



**2 BR - FLOOR PLAN  
(HANDICAP)**

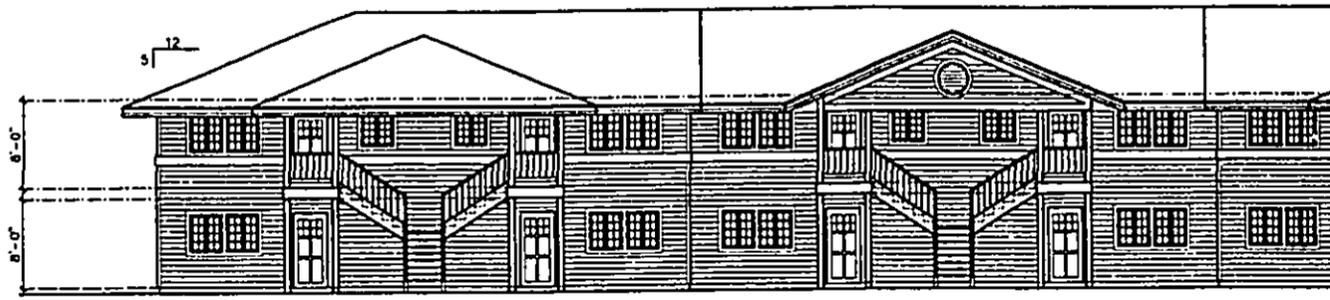
Preliminary Floor Plans  
**Palehua Terrace**  
 Finance Realty, Ltd.



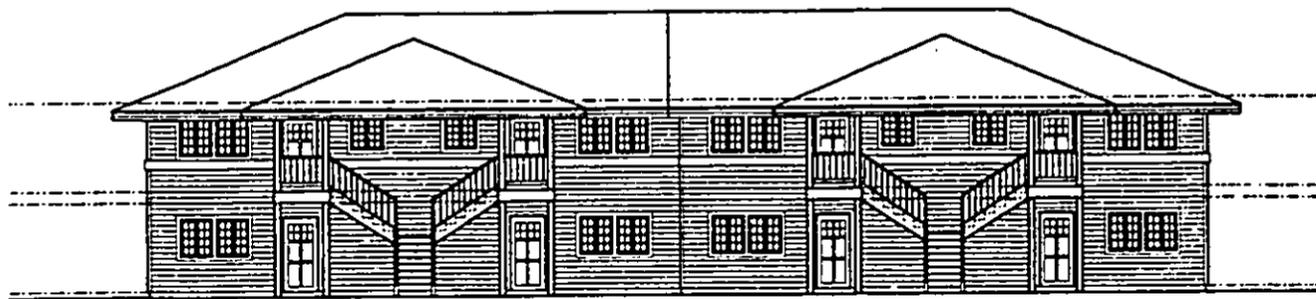
PLAN

3 BR - FLOOR PLAN

|  |        |
|--|--------|
| Not to Scale<br>Helber Hastert & Fee, Planners | Figure |
|  | 5      |



FRONT ELEVATION

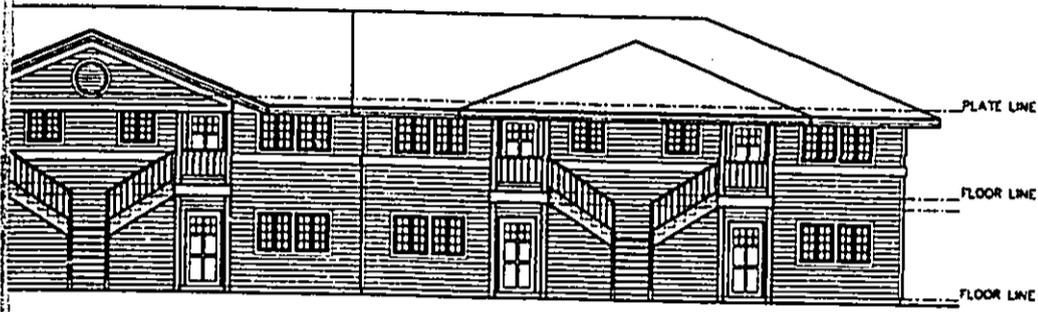


FRONT ELEVATION

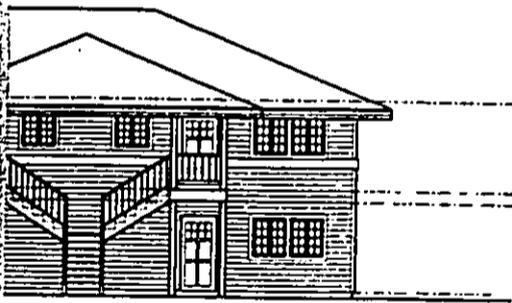
## PALEHUA TERRACE AT MAKAKILO

AN AFFORDABLE RENTAL PROJECT

Building Elevations  
**Palehua Terrace**  
Finance Realty, Ltd.



BLDG. TYPE P



BLDG. TYPE C

# MAKAKILO

PROJECT

Not to Scale  
Helber Hastert & Fee, Planners

Figure

6

The site will be accessed from Palahia Street, a four-lane collector roadway that provides access between Makakilo Drive and the Palailai development area. Palahia Street has sufficient capacity to accommodate the project. The on-site circulation system consists of a 22-foot wide, two-way driveway through the center of the site, and five short spurs serving parking lots. At-grade, uncovered parking is provided for 260 vehicles (including stalls for the handicapped and guests) along the driveways.

Water, drainage, and sanitary sewers will be provided, as well as underground electric, telephone, and street lighting systems. All utility systems will be constructed to standards of the City and County and the respective utility company. On-site runoff from the project area will be collected by grassed swales and a subsurface drainage system and will be discharged into Awanui Gulch along the western property boundary, maintaining the existing drainage pattern. The project site will be connected to the existing water and wastewater systems, which were designed to accommodate the project, in accordance with the Makakilo Water Master Plan and Wastewater Master Plan. Based on typical domestic requirements for the proposed residential use, the project's estimated average water demand is approximately 59,200 gallons per day (gpd). The average wastewater flow generated by the project is estimated to be about 33,152 gpd and will be of typical domestic composition. The existing 12-inch water line along Palahia Street and the existing 8-inch sewer line stub near the electrical substation at the southern tip of the site will be extended to serve the project. Electrical, telephone, and cable television lines will be installed in conduits and buried underground as extensions of the existing systems.

### **2.3 Economic Characteristics**

The total development cost for the project is estimated to be in the range of 26 million dollars and is proposed to be partially funded by the State of Hawaii's Rental Housing Trust Fund.

Construction is expected to start in mid-1998 and be ready for occupancy in early 1999. The entire project will be built out in one phase.

### **2.4 Social Characteristics**

Palehua Terrace Apartments will provide quality, rental housing for households with incomes at or below 60 percent of the median income for Honolulu. Table 1 shows the maximum income limits by household that would qualify for this project.

## SECTION 3: DESCRIPTION OF THE AFFECTED ENVIRONMENT

### 3.1. Existing Land Uses

The 10.75-acre Palehua Terrace site is vacant and unused. To the north, directly across Palahia Street, are the Palehua Community Association office and a plant nursery. The site's northeastern boundary is shared with the Palehua Hale two-story townhouse development, and the southeastern boundary fronts the older, single family homes of the Pua Palehua neighborhood. Awanui Gulch is adjacent to the western property line, and relatively new single family homes on Palailai Ridge front the opposite side of the gulch.

Other land uses in the vicinity of Makakilo include the Villages of Kapolei to the southeast; the City of Kapolei, Kapolei Business Park, Campbell Industrial Park, and Naval Air Station Barbers Point to the south; and the planned residential community of Makaiwa Hills to the west.

### 3.2 Land Use Controls

The proposed apartment use of the property conforms with existing State and County land use controls, as listed below:

|                            |                                     |
|----------------------------|-------------------------------------|
| State Land Use Designation | Urban District                      |
| Ewa Development Plan       | Low & Medium Density Residential    |
| Zoning                     | A-1, Low Density Apartment District |
| Special Management Area    | No                                  |
| Special District           | No                                  |

### 3.3 Physical Characteristics

The topography of the project site slopes gently from east to west toward Awanui Gulch, and elevations range from 880 feet above mean sea level in the northeastern corner to 775 feet at the southwest corner. Slopes average 8 to 12 percent in the developable areas. A steeper, 38 percent embankment exists along the southeastern property line. The site consists primarily of soils categorized as "stony steep land"<sup>1</sup> that typically consists of boulders and stones covering 50 to 90 percent of the surface, and small amounts of soil among the stones. A small area along the eastern boundary has soils of the Mahana series that are well drained, developed in volcanic ash. Runoff is medium to very rapid, and the erosion hazard is moderate to very severe. The soils within the project are not well suited for agricultural activities.

Temperatures in leeward Oahu are generally very moderate with average daily temperatures ranging from about 65°F to 84°F. Winds are predominantly trade winds from the east northeast with wind speeds typically between about 5 and 15 miles per hour providing relatively good ventilation much of the time. This area of Oahu is one of the drier locations in the state having a mean annual rainfall between 20 and 25 inches.

<sup>1</sup> According to the Soil Survey of the Soil Conservation Service, 1972.

# CORRECTION

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

The site will be accessed from Palahia Street, a four-lane collector roadway that provides access between Makakilo Drive and the Palailai development area. Palahia Street has sufficient capacity to accommodate the project. The on-site circulation system consists of a 22-foot wide, two-way driveway through the center of the site, and five short spurs serving parking lots. At-grade, uncovered parking is provided for 260 vehicles (including stalls for the handicapped and guests) along the driveways.

Water, drainage, and sanitary sewers will be provided, as well as underground electric, telephone, and street lighting systems. All utility systems will be constructed to standards of the City and County and the respective utility company. On-site runoff from the project area will be collected by grassed swales and a subsurface drainage system and will be discharged into Awanui Gulch along the western property boundary, maintaining the existing drainage pattern. The project site will be connected to the existing water and wastewater systems, which were designed to accommodate the project, in accordance with the Makakilo Water Master Plan and Wastewater Master Plan. Based on typical domestic requirements for the proposed residential use, the project's estimated average water demand is approximately 59,200 gallons per day (gpd). The average wastewater flow generated by the project is estimated to be about 33,152 gpd and will be of typical domestic composition. The existing 12-inch water line along Palahia Street and the existing 8-inch sewer line stub near the electrical substation at the southern tip of the site will be extended to serve the project. Electrical, telephone, and cable television lines will be installed in conduits and buried underground as extensions of the existing systems.

### **2.3 Economic Characteristics**

The total development cost for the project is estimated to be in the range of 26 million dollars and is proposed to be partially funded by the State of Hawaii's Rental Housing Trust Fund.

Construction is expected to start in mid-1998 and be ready for occupancy in early 1999. The entire project will be built out in one phase.

### **2.4 Social Characteristics**

Palehua Terrace Apartments will provide quality, rental housing for households with incomes at or below 60 percent of the median income for Honolulu. Table 1 shows the maximum income limits by household that would qualify for this project.

**Table 1**  
**Maximum Income by Household for Honolulu**  
(Median Income = \$57,900)

| <u>Persons per Household</u> | <u>60% of Median</u> |
|------------------------------|----------------------|
| 1 Person                     | \$27,120             |
| 2 Person                     | \$31,020             |
| 3 Person                     | \$34,860             |
| 4 Person                     | \$38,760             |
| 5 Person                     | \$41,880             |
| 6 Person                     | \$44,940             |

Source: Housing Finance & Development Corp., 1/29/97

The project is intended to primarily serve young families with children, as well as handicapped individuals. Maximum rental rates have been established initially at \$871 per month for two-bedroom units and \$1,008 for three-bedroom units, including utilities.

The project will not displace any existing land uses.

### SECTION 3: DESCRIPTION OF THE AFFECTED ENVIRONMENT

#### 3.1. Existing Land Uses

The 10.75-acre Palehua Terrace site is vacant and unused. To the north, directly across Palahia Street, are the Palehua Community Association office and a plant nursery. The site's northeastern boundary is shared with the Palehua Hale two-story townhouse development, and the southeastern boundary fronts the older, single family homes of the Puu Palehua neighborhood. Awanui Gulch is adjacent to the western property line, and relatively new single family homes on Palailai Ridge front the opposite side of the gulch.

Other land uses in the vicinity of Makakilo include the Villages of Kapolei to the southeast; the City of Kapolei, Kapolei Business Park, Campbell Industrial Park, and Naval Air Station Barbers Point to the south; and the planned residential community of Makaiwa Hills to the west.

#### 3.2 Land Use Controls

The proposed apartment use of the property conforms with existing State and County land use controls, as listed below:

|                            |                                     |
|----------------------------|-------------------------------------|
| State Land Use Designation | Urban District                      |
| Ewa Development Plan       | Low & Medium Density Residential    |
| Zoning                     | A-1, Low Density Apartment District |
| Special Management Area    | No                                  |
| Special District           | No                                  |

#### 3.3 Physical Characteristics

The topography of the project site slopes gently from east to west toward Awanui Gulch, and elevations range from 880 feet above mean sea level in the northeastern corner to 775 feet at the southwest corner. Slopes average 8 to 12 percent in the developable areas. A steeper, 38 percent embankment exists along the southeastern property line. The site consists primarily of soils categorized as "stony steep land"<sup>1</sup> that typically consists of boulders and stones covering 50 to 90 percent of the surface, and small amounts of soil among the stones. A small area along the eastern boundary has soils of the Mahana series that are well drained, developed in volcanic ash. Runoff is medium to very rapid, and the erosion hazard is moderate to very severe. The soils within the project are not well suited for agricultural activities

Temperatures in leeward Oahu are generally very moderate with average daily temperatures ranging from about 65°F to 84°F. Winds are predominantly trade winds from the east northeast with wind speeds typically between about 5 and 15 miles per hour providing relatively good ventilation much of the time. This area of Oahu is one of the drier locations in the state having a mean annual rainfall between 20 and 25 inches.

---

<sup>1</sup> According to the Soil Survey of the Soil Conservation Service, 1972.

The project site is within Zone D of the National Flood Insurance Program, Flood Insurance Rate Map, an area in which flood hazards are undetermined. Storm water runoff flows across the site to Awanui Gulch, a major drainageway within Makakilo.

The Palehua plateau was at one time used for growing pineapple, and subsequently for grazing. As a result, the vegetative cover on the site is relatively limited with a predominance of grasses and shrubs. The grass cover is dense, two to three feet tall, and is composed primarily of buffel grass, Guinea grass, and green panicgrass. Scattered koa-haole shrubs and a few young kiawe trees occur on the site. Within the Palahia Street right-of-way, five young Podocarpus have been planted as street trees.

The site provides marginal avifaunal habitat, used by alien birds largely when the grass and weed seeds ripen. The House Mouse and Small Indian Mongoose are highly likely to occur on the property.

Air quality studies indicate that the Kapolei area is in compliance with federal and state standards. Makakilo and the project site are likely to have better ambient air quality than the Kapolei area due to the additional distance from Campbell Industrial Park and the H-1 Freeway, as well as the upland, upwind location from these sources. Fugitive dust, a natural air pollutant from wind blowing over the unvegetated Palilalai construction areas, is an existing condition that may affect ambient air quality in the project area during Kona winds.

The project site is currently exposed to relatively low ambient noise levels, typical of suburban residential areas, with existing daytime background levels of 40 to 50 decibels or less. Noise levels above 65 Ldn are considered "incompatible" in areas of single family residential land use. The NAS Barbers Point Air Installations Compatibility Use Zone (AICUZ) map indicates that the site is exposed to aircraft noise levels of less than 55 decibels. However, Navy use of the airfield will cease with closure of the base in 1999. The 2020 Noise Exposure Map for the proposed general aviation airport at Barbers Point indicates that the 55-decibel contour is over 1.5 miles from the H-1 interchange at Makakilo Drive.

There are no recorded archaeological features on the property and there is a low probability of such features due to the past agricultural land uses.

### **3.4 Social and Economic Characteristics**

The Ewa area of the island of Oahu is comprised of many different and distinct communities, including the older communities of Ewa Beach and Ewa Villages, and the new developments at Kapolei, Ewa Gentry, and Makakilo. In 1995, 54,900 people lived in Ewa, or about 6 percent of Oahu's population. The average annual growth rate for the City and County of Honolulu's Ewa Development Plan (DP) area from 1980 to 1995 was 2.9 percent, nearly three times the 1.0 percent growth rate of Oahu's population.

The Makakilo community has a population of about 12,700 and over 4,100 housing units. In comparison to Ewa, Makakilo residents present a more established, upscale community with a smaller average household size (3.06 persons), an older average age (31.5 years) and a 1996 median household income higher than both Oahu and Ewa averages at \$56,776.

State and City population policies have called for the development of a "Secondary Urban Center" in Ewa with increased residential and commercial development. The population guidelines for the City and County DP areas reflect a policy of directing growth to Ewa, with slow growth or stable populations in other regions. Consistent with these policies, population growth between 1995 and 2010 is expected to continue to be concentrated in the Ewa and Central Oahu areas (2.2 percent per year), and in particular the Ewa-Kapolei area (5.8 percent per year).<sup>2</sup> The Ewa-Kapolei population could increase to about 129,487 by 2010, representing 13 percent of the islandwide population. The number of households islandwide is expected to grow at a somewhat faster rate than the population, reflecting decreases in average household size.

As Oahu's designated "second city," the Ewa area is experiencing a boom in housing development. According to the City and County's most recent Development Plan Review, the Ewa/Central areas account for about 76 percent of all planned housing islandwide.<sup>3</sup> In Ewa-Kapolei, specifically, planned projects account for about 26,900 housing units from fiscal year 1997 through 2010. This inventory does not consider resort-residential entitlements.

For most of this century, agriculture, specifically sugar cane, has been the primary source of employment in the Ewa-Kapolei area. Another major employer has been the NAS Barbers Point, which in 1990 provided 56 percent of the jobs in the Ewa Development Plan area. The planned closure of NAS Barbers Point in 1999 will result in the loss of most civilian jobs that support existing military operations. Other major employers in the Ewa region include the Campbell Industrial Park, Kapolei Business Park, the new State-owned Barbers Point Harbor, and the Ko Olina Resort, a planned resort community at the southwest end of the Ewa region, three miles from Makakilo.

Over one-quarter of Oahu's projected employment growth by 2020 is expected to occur in the Ewa area. By the year 2020, about 9 percent of all jobs on Oahu will be in the Ewa Development Plan area.<sup>4</sup> These projections anticipate successful relocation of government offices to the Kapolei Civic Center, formation of a strong employment base by light and heavy industrial uses, fully operational maritime activity at Barbers Point Harbor, and replacement of the Barbers Point military base with new job centers.

---

<sup>2</sup> Department of Business Economic Development & Tourism, Population Projections for the State of Hawaii to 2010 (Series M-K), 1988.

<sup>3</sup> City and County of Honolulu, Department of General Planning, Development Plan Status Review, Fiscal years 1994, 1995, 1996, September 1996.

<sup>4</sup> City and County of Honolulu Planning Department, Ewa Development Plan Report, June 1995.

The Palehua Terrace project area is well positioned for development by virtue of its location within the existing Makakilo community and within the designated secondary urban center. Economic conditions indicate that the demand for housing is expected to remain strong over the long-term in the Ewa-Kapolei area as Oahu proceeds with its economic recovery and the area continues as a focal point for economic development and growth.

### 3.4 Public Facilities and Services

The housing site is accessed from Palahia Street, a main collector road between Makakilo Drive and the Palailai ridge housing developments. (Refer to Figure 2). The Palahia Street right-of-way, which was designed to accommodate vehicular volumes from developments on Palailai ridge and the project site, contains four lanes for moving vehicles, curb and gutter, and sidewalks and planting strips on both sides. No parking is allowed on the street in the vicinity of the project site. The proposed Palehua Terrace entry drive would be located about 600 feet from Palahia Street's T-intersection with Makakilo Drive, and about 500 feet from the Palahia Street bridge that spans Awanui Gulch. There is a designated left-hand turn lane on Makakilo Drive at the Palahia intersection. Palahia Street traffic stops at the intersection, and visibility both north and south is sometimes compromised by on-street parking along Makakilo Drive. At times, left turns onto Palahia Street from Makakilo Drive experience delays.

As mentioned in Section 2, existing infrastructure and utility systems in the immediate area have been designed to accommodate the proposed project. The Makakilo Water System consists of four reservoirs and an extensive system of water lines. Water service to the project area will be provided from an existing water main along its frontage, on Palahia Street. Makakilo is serviced by the Makakilo trunk sewer that connects to the Honouliuli wastewater treatment plant near Barbers Point. The Makakilo trunk sewer was designed to accommodate wastewater from development in the project area. Sewer connection for the project will be made to an existing 8-inch stub near the electrical substation.

Power and telecommunications utilities are available to service the Palehua Terrace project site. All existing distribution lines in the developed portions of Makakilo are underground, and the closest existing electrical substation is located adjacent to the southern tip of the site, behind Kanehoa Loop. An existing overhead 46 kV subtransmission line is located within Awanui Gulch between the substation and Palahia Street, at which point it follows the northern side of the road and crosses Makakilo Drive. Hawaiian Telephone Company maintains telecommunications facilities in Makakilo. The switching station is located along Makakilo Drive near Nohona Street and all existing lines are direct buried.

The Refuse Division of the Department of Public Works of the City and County of Honolulu currently provides refuse disposal services for residential developments in the area. Private refuse companies provide disposal services for non-residential developments and multi-family areas. Most solid waste is transported to the City and County H-POWER cogeneration facility in Campbell Industrial Park. The municipal Waimanalo Gulch Landfill near Kahe Power Plant is used for non-combustible refuse. Nanakuli Landfill, which is privately owned, accepts construction and demolition refuse from private companies.

The project is located within the State Department of Education's (DOE) Leeward School District. Existing schools that serve the site are Mauka Lani Elementary in Makakilo, and Ilima Intermediate and Campbell High School in Ewa Beach. In order to accommodate the projected population growth in the Ewa district, the DOE has plans to open a new Kapolei Intermediate School and Kapolei High School in the Fall of 1999 and 2001, respectively. Ewa Beach Public Library currently serves the Ewa-Kapolei area. Phase I of the proposed Kapolei Library is anticipated to be open by the year 2000.

Existing neighborhood parks near Palehua Terrace are Mauka Lani Park adjacent to the elementary school, and Makakilo Heights Park on Palailai ridge. Makakilo Community Park, located along Makakilo Drive north of Palahia Street, is 8.5 acres in size and contains meeting rooms, tennis and basketball courts, a large multi-purpose playing field, and a parking lot.

Makakilo is served by the Barbers Point Police Substation until the new Kapolei Station is completed in 1999. The police beat has one officer per watch and assistance can be provided first by officers in the Kapolei-Ewa area. Existing crime rates in Makakilo are light to medium for both domestic and property crimes. Fire protection in the project area is currently provided by the Makakilo fire station, which has an engine company, and the relatively new Kapolei station that has engine and ladder companies. Backup is available from the Waipahu and Pearl City stations. The average response time to the project area is expected to be about five minutes.

Health care services nearest the project site are offered by the Kaiser Permanente and Straub clinics in Kapolei and St. Francis Medical Center-West located along Fort Weaver Road, about five miles east of Makakilo. St. Francis West is a full-service community hospital primarily serving West Oahu. Other medical facilities within a 20 to 30 minute drive include the Waianae Coast Comprehensive Health Center, Pali Momi Medical Center at Pearlridge, and Wahiawa General Hospital. Additional clinics and medical facilities are also planned for the City of Kapolei, across from the shopping center. The Makakilo fire station would respond to emergencies at the site and backup would be provided by the City Emergency Ambulance Service (EMS) unit at St. Francis West or Waipahu fire station. There are plans to add an EMS unit at the new Kapolei fire station, however no specific timeframe has been determined.

## SECTION 4: SUMMARY OF POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

### 4.1 Short-term Impacts

The principal source of short-term air quality impact will be construction activity. Site preparation, earth moving, and on-site road and building construction will create particulate emissions. Dust control measures, stipulated by Department of Health regulations, will be employed during the construction period. Adequate fugitive dust control can usually be accomplished through frequent watering of unpaved roads and areas of exposed soil. Dust barriers, properly placed, will be utilized for problems with wind-driven dust. Finally, grassing and landscaping will be planted, and roads will be paved, as soon as possible after grading is completed to minimize the extent of exposed soil. Construction vehicle activity will increase automotive pollutant concentrations along the roadways in the vicinity of the project area. However, standards for these emissions (particularly nitrogen dioxide) are not likely to be violated by short-term construction equipment emissions.

Also during construction, there will be temporary and localized adverse noise impacts. The noisiest periods will occur during site preparation when large earth-moving equipment is active. The development will be designed and constructed to comply with Department of Health's construction noise limits and curfew times, which will ensure that project-related noise is mitigated, reducing significant adverse effect on surrounding areas. Blasting, if required, could also have noise impacts. However, with the appropriate blast design techniques, the noise from blasting can be controlled within acceptable limits at the closest noise-sensitive areas.

Clearing and grubbing activities during construction will temporarily expose the soil to wind and rain erosion forces. Soil management measures will be implemented to minimize the short-term impact of soil erosion on stream water quality and suspended sediment input. The contractor will be required to mitigate potentially adverse effects as part of the National Pollutant Discharge Elimination System (NPDES) permit "Best Management Practices."

State Historic Preservation Division records show no known historic sites at the project location. There is a low probability of subsurface remains on the project site due to past agricultural activities. However, if any unanticipated remains are exposed during land alteration activities, all work in the immediate area will be stopped and the State Historic Preservation Division will be notified.

Flora and fauna in the project area are not rare, threatened, and endangered species. The proposed development will create an urban environment, and bird such as the Zebra Dove, House Sparrow, and Common Myna will increase in numbers. Others will decline as the scrub grassland is eliminated. Mice and rats may increase as these are usually associated with human activities and habitations. The existing exotic grasses that dominate the site will be replaced with lawn and landscaping suitable for the residential complex. Given the above findings, the proposed development is not expected to have a significant negative impact on botanical or bird and mammal resources.

#### 4.2 Long term Impacts

The proposed development drainage improvements described in Section 2 will collect and convey all runoff generated on developed portions of the site and discharge into Awanui Gulch. Existing drainage patterns will be maintained to the extent possible. There is no evidence of unusual topographic and geological features contributing to flash floods, landslides, or other natural hazards to affect the development on the long-term, with the possible exception of fire hazard within the adjacent gulch. The thick vegetation in Awanui Gulch is susceptible to fires as a result of its mostly dry conditions. The fire hazard can be greatly diminished by providing a buffer zone of fire-retardant plant materials between the gulch and the residential development and by constructing buildings (particularly roofs) of fire retardant materials. The residents can do a great deal to prevent potential fires by simply exercising utmost care in handling any flammable materials. Project picnic areas are located away from the gulch.

Upon completion of the project, there will be an increase in non-permeable area associated with the project development, and the open space areas will be grassed, landscaped, and well maintained. As a result, there should not be an increase in the amount of erosion and sediment presently generated within the project area and transported to areas off-site. The City and County will review all project plans prior to submittal for building permit. In the event there is any indication of a significant increase in runoff that would adversely impact downstream land uses, Ordinance No. 96-34 contains provisions for the County to "establish controls on the timing and rate of discharge of storm water runoff from any new development..." which may include "...limiting peak storm water runoff rates for storms of higher frequencies to predevelopment levels."

The multi-family residential project will generate additional traffic on local roadways. During the morning and afternoon peak hours, approximately 80 and 100 additional vehicle trips would be generated, respectively. The great majority of the exiting traffic will be making right-hand turns at Makakilo Drive and is not expected to significantly impact levels of service. Traffic generated by the project would be less than one-half percent of the 2000 or so vehicles at the Makakilo Drive and H-1 intersection during peak hours. The project has been reflected in the design and cost share agreement with the Department of Transportation for the Makakilo Interchange improvements.

The principal long-term air quality impact associated with the Palehua Terrace project will be vehicular emissions. By its inherent ability to generate and attract motor vehicle traffic, the project constitutes an "indirect source" of air pollution. However, as stated above, the project traffic represents a small percentage of existing traffic.

Noise levels within the parcel should be below 55 decibels and be compatible with the residential use proposed. Additional vehicular traffic generated by the residential development will increase noise levels along Makakilo Drive and Palahia Street, but the increase is not expected to be significant due to the low trip generation.

The site is centrally located within a large, established residential community of over 13,000 residents. The project site has been designated for low to medium density residential development since initial planning for Makakilo. Paiehua Terrace will provide multi-family housing and will increase the resident population and density of the area. At full build-out, the total population would be about 518 (assumes 3.5 persons per household) within 148 new apartment units. The project will primarily house Oahu residents, and even with the project, the population of the Ewa DP area will be well within General Plan guidelines. The project will have no effect on visitor population, as it has no facilities to attract persons from other areas. While the new units will not result in a significant addition to the housing stock in the region, this project will expand the range of available housing choices in Ewa-Kapolei, and will encourage employment growth in the region. The proposed project will provide needed rental housing units in Ewa for families with incomes at or below 60 percent of Honolulu's median.

The project supports the Hawaii State Plan and City and County General Plan policies for providing affordable housing, specialized housing for the physically disabled, and increased rental housing opportunities. It is consistent with the revised and newly adopted (August 1997) Ewa Development Plan (DP) policies and guidelines for planned residential communities (Section 3.6.3) and with the "low and medium density residential" designation of the Ewa DP Land Use Map. The project will adhere to the development standards of the A-1 Low Density Apartment zoning district including permitted land uses, density, building setbacks and heights. Fifteen more parking spaces are proposed than the 245 spaces required by the zoning code.

Increases in water consumption, wastewater discharge, and power usage are expected. However, the existing water and wastewater systems of Makakilo have sufficient capacity to serve the demands of the Palehua Terrace project.

The project is expected to generate about 0.9 tons of solid waste per day.<sup>5</sup> This quantity is insignificant relative to the 4,110 tons of solid waste generated on Oahu each day. The private collection company will provide regularly scheduled collection of these wastes. During project construction, project contractors will be encouraged to reduce waste generation to minimize waste disposal activities.

Since the project will attract young families, it will have some impact on the public education facilities by adding approximately 31 more elementary students and 28 intermediate and high school students to the area, or about 59 students total. Elementary students from Palehua Terrace would most likely attend Mauka Lani school, which, in September 1997, was 73 students over capacity. If existing enrollment levels continue, the project could result in increased class sizes or the need for additional classroom space. The Kapolei Intermediate School is projected to be open the year after the project comes on-line, and will serve the entire Makakilo community. High school students in Makakilo will continue to attend Campbell High School until the new Kapolei High is built. The Developer has been made aware of the Department of Education's (DOE) request for a fair-share contribution for school facilities and is offering to meet with DOE personnel to further discuss this matter as part of the project planning process.

---

<sup>5</sup> According to the City and County Department of Public Works, Refuse Collection and Disposal Division, the single family, per capita waste generation standard is 3.37 pounds per day.

The project will increase demand on existing public recreational facilities. The City and County of Honolulu's Park Dedication Ordinance requirements indicate a need for 16,280 SF (about one-third of an acre) of park space based on the project's proposed 148 multi-family units<sup>6</sup>. Park dedication requirements will be met by either (1) providing an active recreational area on site, together with playground equipment; (2) as part of a park to be developed elsewhere within the Makakilo Master Planned Community; or (3) a combination of both, as determined by consultation with the City and County of Honolulu, Department of Parks and Recreation.

Palehua Terrace will add approximately 518 residents to the Makakilo community, which will increase the demand for police and fire services. Further, additional population will increase traffic, raising the potential for traffic-related accidents. Personnel at the Barbers Point Police Substation and the Makakilo Fire Station have indicated that existing police and fire protection services are adequate to serve the project.

---

<sup>6</sup> Requirement is based on 110 SF of park space per multi-family dwelling unit (110 SF/d.u. x 148 d.u. = 16,280 SF).

## **SECTION 5: ALTERNATIVES CONSIDERED**

### **5.1 No Action**

The no-action alternative simply assumes that the Palehua Terrace project is not proposed on the present site, and would preclude all environmental impacts, beneficial and adverse, short and long-term, described herein. The project site would remain vacant, undeveloped, and underutilized. Considering its location within Makakilo and existing State and County land use designations, the site has significant urban development potential. The no-action alternative may only delay development of the site. Further, the social and housing benefits to lower income families and physically disabled associated with Palehua Terrace would be foregone, as would be the project's contribution toward encouraging growth in the Ewa-Kapolei area, a policy objective of the City and State.

### **5.2 Change in Density**

A higher density development comprising 168 units was initially considered for the site. It was determined, however, that considerable grading would be required in addition to the loss of open space. A higher density development would also place greater demands on public services and facilities. The lower density of the proposed project and the use of terracing will minimize grading and result in a more desirable residential complex.

### **5.3 Financing**

Finance Realty has submitted two Rental Housing Trust Fund (RHTF) applications to HFDC for the Palehua Terrace project, each with a different financing plan. One application proposes the use of conventional construction financing and RHTF monies in the form of a loan, combined with equity generated by the sale of Low Income Housing Tax Credits. The second application proposes the use of tax-exempt bond financing, an RHTF loan, and equity generated from the sale of state and federal tax credits and contributed by the owner. The amount of state funding anticipated under the two financing scenarios is limited to \$6,500,000 provided in the form of a fifteen-year second mortgage loan by the RHTF. The RHTF Commission is responsible for the review and approval of funding applications of this type.

**SECTION 6: NECESSARY PERMITS AND APPROVALS**

Development of the property as proposed will require a number of permits and approvals from State and County agencies. A summary of possible required approvals is provided below.

| <u>Approval</u>  | <u>Authority</u>  |
|--|---|
| <i>State of Hawaii</i>   |   |
| National Pollutant Discharge Elimination System (NPDES) permit | Department of Health  |
| Noise Permit   | Department of Health  |
| <i>City and County of Honolulu</i>                             |   |
| Sewer Connection   | Department of Wastewater Management                                   |
| Water Agreement  | Board of Water Supply   |
| Drainage Connection Permit                                     | Department of Public Works  |
| Grading Permits  | Department of Public Works  |
| Building Permits   | Building Department   |
| Work within County Right-of-way                                | Department of Transportation Services &<br>Department of Public Works |

## **SECTION 7: AGENCY DETERMINATION AND FINDINGS**

### **7.1 Agency Determination**

Based on the information presented in this Final Environmental Assessment, and a review of the significance criteria set forth in the Environmental Impact Statement Rules (HAR Chapter 200), the proposed development of the subject 10.75-acre affordable rental housing project will not have a significant effect on the environment. As such, a Finding of No Significant Impact (FONSI) for the proposed action is appropriate.

### **7.2 Findings and Reasons**

The nature and scale of the proposed action are such that no significant environmental effects are anticipated. Potential adverse impact, if any, can be mitigated through sensitive site planning and architectural design, careful construction methods, and compliance with all government requirements.

The project does not conflict with long-term environmental policies and guidelines of the State of Hawaii or the City and County of Honolulu, nor does it involve substantial degradation of the environmental quality of the site and its surroundings. No environmentally sensitive areas such as a flood plain, tsunami zone, estuary, etc. are affected, and the project will not significantly impact scenic vistas and view planes identified in county and state plans. Development of Palehua Terrace will not impact or destroy any natural or cultural resources or rare or endangered flora or fauna. Ambient air quality and noise levels affected during construction can be controlled by measures stipulated in this Assessment. The development will not curtail the range of beneficial uses of the environment and does not entail a commitment for larger actions. The project commits a vacant, idle site to a productive use in support of long-range planning policies for growth in Ewa and Makakilo. Increases in energy consumption are an inevitable consequence of development, yet Palehua Terrace will not require substantial energy consumption. The possible use of energy saving devices will be considered during the architectural design planning process; and the project will otherwise comply with all applicable standards and regulations regarding energy and water conservation.

Palehua Terrace rental apartments will not adversely affect the economic or social welfare of the community or State. Conversely, it will make available safe, affordable, and specialized housing for low and moderate income families and residents with physical disabilities. Most of the occupants are expected to be drawn from Oahu, and the resultant population change conforms with growth policies of the State and City. Public facilities and utilities in the area are adequate to serve the project without adverse impacts.

**SECTION 8: CONSULTED PARTIES AND PARTICIPANTS IN THE EA PROCESS**

**8.1 Agencies and Organizations Consulted in the Preparation of the Draft Environmental Assessment**

*State of Hawaii Agencies*

Department of Education  
Housing Finance and Development Corporation  
Office of Planning  
State Historic Preservation Division

*City and County of Honolulu Agencies*

Department of Housing & Community Development  
Department of Land Utilization  
Department of Transportation Services  
Planning Department

*Organization*

Makakilo-Kapolei-Honokai Hale Neighborhood Board #34

**8.2 Agencies and Organizations Consulted in the Preparation of the Final Environmental Assessment**

Notice of the Draft EA was published in the October 8, 1997 edition of *The Environmental Notice*. Copies of the Draft EA were distributed to the agencies and organizations identified below, and an asterisk (\*) indicates those who responded with comments. The comment letters and applicant responses are reprinted on the following pages.

***State of Hawaii Agencies***

- \* Department of Education
- \* Department of Land & Natural Resources
- \* Department of Transportation
- Housing Finance and Development Corporation
- \* Office of Environmental Quality Control
- \* Office of Planning
- \* State Historic Preservation Division
- Ewa Beach Public Library

***City and County of Honolulu Agencies***

- \* Board of Water Supply
- \* Department of Housing & Community Development
- \* Department of Land Utilization
- \* Department of Parks and Recreation
- \* Department of Public Works
- \* Department of Transportation Services
- \* Planning Department

***Organizations***

- \* Makakilo-Kapolei-Honokai Hale Neighborhood Board #34
- \* Palehua Community Association
- Westview Managing Agent (Chaney Brooks & Company)



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Flr., Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

**BENJAMIN J. CAYETANO**  
GOVERNOR  
**SEIJI F. NAYA**  
DIRECTOR  
**BRADLEY J. MOSSMAN**  
DEPUTY DIRECTOR  
**RICK EGGED**  
DIRECTOR, OFFICE OF PLANNING

Tel.: (808) 587-2846  
Fax: (808) 587-2824

Ref. No. P-7037

October 31, 1997

Ms. Wendie McAllaster  
Project Planner  
Helber Hastert & Fee  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

Subject: Draft Environmental Assessment for Palehua Terrace Project,  
TMK: 9-2-19:33, Makakilo, Oahu

We have reviewed the environmental assessment and do not have any comments.  
There are no coastal resources that will be adversely affected by the proposed  
development.

If there are any questions, please contact Charles Carole of our Coastal Zone  
Management Program at 587-2804.

Sincerely,

Rick Egged  
Director  
Office of Planning

Helber Hastert  
Planners

November 24, 1997



Mr. Rick Egged, Director  
Department of Business, Economic Development  
& Tourism, Office of Planning  
State of Hawaii  
P.O. Box 2359  
Honolulu, Hawaii 96804

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Egged:

Thank you for your letter dated October 31, 1997 in response to the Palehua Terrace Draft EA. We note that you concur that the project will not adversely affect coastal resources.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

BENJAMIN J. CAYETANO  
GOVERNOR



HERMAN M. AIZAWA, Ph.D.  
SUPERINTENDENT

STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2380  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

October 22, 1997

Ms. Wendie McAllaster  
Project Planner  
Helber Hastert & Fee  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

Subject: Palehua Terrace Draft EA

The Department of Education's (DOE) enrollment projections for the Palehua Terrace project (148 units) are provided in the last column of the following table:

| <u>School</u>         | <u>1997 Capacity</u> | <u>1997 Enrollment</u> | <u>Add'l Students</u> |
|-----------------------|----------------------|------------------------|-----------------------|
| Mauka Lani Elementary | 636                  | 709                    | 31                    |
| Ilima Intermediate    | 1,275                | 1,412                  | 13                    |
| Campbell High         | 2,152                | 2,210                  | 15                    |

As shown above, the schools servicing the proposed project are already operating beyond capacity. Further, space for additional portable classrooms at Mauka Lani Elementary is very limited.

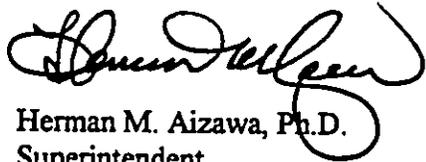
Like we do for all major developments (except elderly housing), we request that the developer provide a fair-share contribution for school facilities. The fair-share calculation is applied equally to all developments, regardless of affordability or buyer demographics (except for elderly housing projects).

Ms. Wendie McAllaster  
Page 2  
October 22, 1997

Based on 148 units, the fair-share contribution for Palehua Terrace amounts to approximately \$125,700. These funds will be used for capital improvement projects within the Campbell High School service area.

We are willing to meet with you and/or the developer to discuss this matter further. If you have any questions, please call Mr. Sanford Beppu at 733-4862.

Sincerely,



Herman M. Aizawa, Ph.D.  
Superintendent

HMA:hy

cc: A. Suga, OBS  
W. Staszko, LDO

Helber Hastert  
Planners

November 3, 1997

Dr. Herman M. Aizawa  
Superintendent  
Department of Education  
State of Hawaii  
P.O. Box 2360  
Honolulu, Hawaii 96804



Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Dr. Aizawa:

Thank you for your letter dated October 22, 1997 in response to the Palehua Terrace Draft EA. We note the current capacity and enrollment figures for the schools in the service area, and we will modify the Final EA to reflect the enrollment projections you have provided.

The developer of Palehua Terrace, Finance Realty, Ltd., would be happy to meet with you and your staff to discuss this project as the planning for it progresses.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grossenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. BOX 821  
HONOLULU, HAWAII 96809

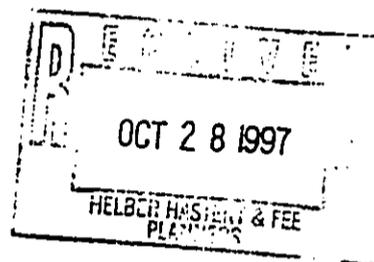
AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

October 27, 1997

LD:NAV

Ref.: PALEHUA.COM

Wendie McAllaster  
Project Planner  
Helber Hastert & Fee  
Grosvenor Center, Makai Tower  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813



Dear Ms. McAllaster:

SUBJECT: Review : Draft Environmental Assessment  
Project : Palehua Terrace - Affordable Multi-family  
Rental Housing Units  
Proposal : Construct 148 two and three bedroom apartment  
units in 13 structures plus a multi-purpose  
building within 10.752 acres of land  
Applicant: Finance Realty, Ltd.  
Locations: Makakilo, Ewa, Island of Oahu, Hawaii  
TMK : 1st/ 9-2-19: 33

Thank you for the opportunity to review and comment on the subject Draft Environmental Assessment.

Our Land Division's Engineering Branch has confirmed that the proposed project site is located in Zone D. This is an area in which flood hazards are undetermined.

The Department of Land and Natural Resource has no other comments to offer on the subject matter at this time.

Should you have any questions, please feel free to contact Nicholas Vaccaro of the Land Division's Support Services Branch at 587-0348.

Very truly yours,

DEAN Y. UCHIDA  
Administrator

c: At Large Land Board Member  
Oahu District Land Office

Helber Hastert  
Planners

November 3, 1997

Mr. Dean Y. Uchida, Administrator  
Land Division  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809



Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Uchida:

Thank you for your letter dated October 27, 1997 in response to the Palehua Terrace Draft EA. We note that you have confirmed that the project site is located in Flood Zone D, and that you have no other comments at this time.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

*Wendie McAllaster*

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

BENJAMIN J. CAYETANO  
GOVERNOR



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

KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
GLENN M. OKIMOTO  
BRIAN K. MINAAI

IN REPLY REFER TO:  
STP 8.8235

November 7, 1997

Ms. Wendie McAllaster  
Project Planner  
Helber Hastert & Fee  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

Subject: Palehua Terrace Draft Environmental Assessment (EA)  
Makakilo

Thank you for your transmittal of October 6, 1997, requesting our comments on the subject draft EA.

This project will adversely affect our roadway system. It is our understanding, however, that the project has been included in total master plan proposed by Finance Realty, Ltd., and has thus been reflected in the design and cost share agreement for the Makakilo Interchange improvements.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA  
Director of Transportation

Helber Hastert  
Planners

November 12, 1997

Mr. Kazu Hayashida, Director  
Department of Transportation  
State of Hawaii  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097



Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Hayashida:

Thank you for your letter dated November 7, 1997 in response to the Palehua Terrace Draft EA. As you have stated, the project is a component of the Makakilo Master Plan, and has been reflected in the design and cost share agreement for the Makakilo Interchange improvements.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

*Wendie McAllaster*

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

BENJAMIN J. CAYETANO  
GOVERNOR



GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4188

October 15, 1997

Earl Wakamura, Director  
Rental Housing Trust Fund  
677 Queen Street, #300  
Honolulu, Hawaii 96813

Attention: Kwan Low

Dear Mr. Wakamura:

RE: Draft Environmental Assessment (EA) for Palehua Terrace, Makakilo

Please include the following in the final EA:

1. Community contacts: Please revise Section 7, *Agencies and Organizations Consulted*, by incorporating the expanded consultation list into the body of the final EA and not as a loose attachment. In addition, include copies of any correspondence with agencies, community groups or individuals.
2. Funding: Indicate the anticipated amount of state funding for this project under the two possible financing options.
3. Significance criteria: Section 8.2, *Findings and Reasons*, was incomplete. This project also needs to be evaluated according to the following three criteria:  
(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;  
(12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; and  
(13) Requires substantial energy consumption.

If you have any questions call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Gill".

Gary Gill  
Director

c: Howard Mural, Finance Realty  
Wendie McAllaster

Benjamin J. Cayetano  
Governor

Earl S. Wakeman  
Chair

Craig K. Hirai  
Vice-Chair

State of Hawaii  
Rental Housing Trust Fund

Commissioners  
Earl L. Arzai  
Marvin B. Awaja  
Emiko Kudo  
Ramona K. Mufahay  
Marilyn Yoshida

FAX & MAIL

97:RHT/0121

December 4, 1997

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

Dear Mr. Gill:

Subject: Draft Environmental Assessment (EA) and Anticipated  
Finding of No Significant Impact  
Palehua Terrace  
TMK (1)9-2-19-33 Makakilo, Oahu

Pursuant to your letter dated October 15, 1997, attached please  
find copy of letter dated December 3, 1997 from Ms. Wendie  
McAllaster, Project Planner, advising us of the items that will  
be included in the Final EA.

If you have any questions, please call me at 587-0579.

Sincerely,

*Lloyd Fukuoka*

Lloyd Fukuoka  
Program Staff

Attachment

Helber Hastert  
Planners

December 3, 1997



Mr. Earl Wakamura, Director  
Rental Housing Trust Fund  
677 Queen Street, #300  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Wakamura:

We have reviewed the letter addressed to you from the State Office of Environmental Quality Control, dated October 15, 1997, in response to the Palehua Terrace Draft EA. We offer the following comments:

1. A list of all parties consulted during the Draft EA public review period will be included in the body of the Final EA, as well as copies of all correspondence with these parties.
2. The amount of State funding anticipated under the two financing scenarios is limited to \$6,500,000 provided as a second mortgage loan by the Rental Housing Trust Fund, which would be satisfied after 15 years. The Final EA will include this information.
3. Section 8.2, *Findings and Reasons*, will be modified in the Final EA to include evaluation of the project according to the three criteria OEQC specifically mentioned. These are discussed below:
  - (8) The development of Palehua Terrace will have limited individual and cumulative effect on the environment, as presented in the Environmental Assessment. The project does not entail a commitment for larger actions. Palehua Terrace is part of a larger project which was the subject of a previous Environmental Impact Statement which was prepared by the U.S. Department of Housing and Urban Development.
  - (12) The project will not impact scenic vistas and viewplanes identified in county or state plans. The natural slope of the project site will be maintained and parking areas terraced at the second story level of typical buildings. This design reduces the visual height of the structures and minimizes the impact on view planes, particularly from the adjoining Puu Palehua and Palehua Townhouse projects and from Palahia Street.

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

Helber Hastert  
Planners

Mr. Earl Wakamura  
November 3, 1997  
Page 2

(13) Increases in energy consumption are an inevitable consequence of development. Palehua Terrace will not require substantial energy consumption, however energy saving devices will certainly be considered during the project design phase, and the developer will comply with all applicable regulations and standards. The various government agencies and public utilities responsible for utility systems have indicated that such systems are available and adequate to serve the project.

We appreciate OEQC's review of the Draft EA. Their letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners



Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

October 20, 1997

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION

DIVISION

LAND DIVISION

STATE PARKS

WATER AND LAND DEVELOPMENT

Wendie McAllaster, Project Planner  
Helber Hastert & Fee  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

LOG NO: 20329 ✓  
DOC NO: 9710EJ09

Dear Ms. McAllaster:

**SUBJECT: Chapter 6E-42 Historic Preservation Review -- Palehua Terrace Draft  
Environmental Assessment (DEA)  
Makakilo, Honouliuli, Ewa, O'ahu  
TMK: 9-2-19:33**

Thank you for the opportunity to review the DEA for the proposed project to develop multi-family apartment units on 10.75 acres of land in Makakilo. A review of our records shows that there are no known historic sites at the project location. These lands were commercially cultivated with sugar cane which altered the land for many years making it unlikely that significant historic sites will be found in the project area. Therefore, we believe that this project will have "no effect" on such sites.

If you have any questions please call Elaine Jourdane at 587-0015.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

Don Hibbard, Administrator  
Historic Preservation Division

EJ:jk

Helber Hastert  
Planners

November 3, 1997



Mr. Don Hibbard, Administrator  
Historic Preservation Division  
Department of Land and Natural Resources  
State of Hawaii  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Hibbard:

Thank you for your letter dated October 20, 1997 in response to the Palehua Terrace Draft EA. We note your comments that there are no known historic sites at the project site and, as a result of former agricultural use of the land, this project will have "no effect" on historic sites.

We appreciate your review of the project and your input. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

  
Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843  
PHONE (808) 527-6180  
FAX (808) 533-2714



November 10, 1997

JEREMY HARRIS, Mayor  
WALTER O. WATSON, JR., Chairman  
MAURICE H. YAMASATO, Vice Chairman  
KAZU HAYASHIDA  
MELISSA Y.J. LUM  
FORREST C. MURPHY  
JONATHAN K. SHIMADA, PhD  
BARBARA KIM STANTON

RAYMOND H. SATO  
Manager and Chief Engineer

Ms. Wendie McAllaster  
Helber Hastert and Fee  
Grosvenor Center, Makai Tower  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

Subject: Your Letter of October 6, 1997 on the Draft Environmental Assessment for the Palehua Terrace Apartment Development, Makakilo, TMK: 9-2-19: 33

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed affordable rental apartment project.

We have the following comments to offer:

1. The developer will be required to obtain a water allocation from Finance Realty.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant may be required to pay our Water System Facilities Charges for transmission.
3. The existing off-site water system is presently adequate to accommodate the proposed development.
4. There is no existing water service to the project site.
5. The proposed development should be master metered.
6. If a three-inch or larger water meter is required, the construction drawings showing the installation of the water meter should be submitted for our review and approval.
7. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
8. A Board of Water Supply approved Reduced Pressure Principle Backflow Prevention Assembly is required to be installed immediately after the water meter serving the project site.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

  
RAYMOND H. SATO  
Manager and Chief Engineer

Helber Hastert  
Planners

November 12, 1997



Mr. Raymond H. Sato  
Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, Hawaii 96843

Palehua Terrace Draft Environmental Assessment (EA) Comments

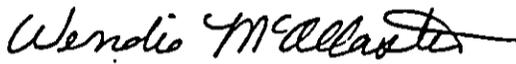
Dear Mr. Sato:

Thank you for your letter dated November 10, 1997 in response to the Palehua Terrace Draft EA. We note your eight comments pertaining to water supply and service to the project site. The developer, Finance Realty, Ltd., and the project engineer will coordinate construction drawings with the Board of Water Supply, the Honolulu Fire Department, and the Building Department to ensure conformance with all City standards and regulations.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBERT HASTERT & FEE, Planners

  
Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grossvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 5TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4427 • FAX: (808) 527-5498

JEREMY HARRIS  
MAYOR



ROBERT AGRES JR.  
DIRECTOR

DARWIN J. HAMAMOTO  
DEPUTY DIRECTOR

October 20, 1997

Ms. Wendie McAllaster, Project Planner  
Helber Hastert & Fee, Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

Subject: Palehua Terrace Project  
TMK: 9-2-19:33, Makakilo, Hawaii  
Draft Environmental Assessment

This is in response to your letter of October 7, 1997 requesting our comments on the Draft Environmental Assessment (DEA) for the Palehua Terrace Project in which applicant Finance Realty, Ltd., proposes to develop 148 multi-family affordable rental apartment units to households earning 60% or less of the median income for Honolulu.

The Palehua Terrace Project is subject to the unilateral agreements for Ordinance Nos. 85-49 and 85-50 in an affordable housing program governing the Makakilo project. Both Ordinances require that 10% of the total units developed be sold or rented to low-moderate households.

Should you have any questions regarding the required delivery of these affordable units, please contact our Housing Development Division at 527-5324.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Agres, Jr.", is written over a horizontal line.

ROBERT AGRES, JR.  
Director

Helber Hastert  
Planners

November 3, 1997



Mr. Robert Agres, Jr., Director  
Department of Housing and Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Agres:

Thank you for your letter dated October 20, 1997 in response to the Palehua Terrace Draft EA. The developer, Finance Realty, Ltd., is aware that the unilateral agreements, which the Palehua Terrace project is intended to fulfill, contain some conflicting language in the definition of the income groups to be served by its affordable housing projects. Efforts to amend these documents to clarify that the rental homes provided by this project can be utilized to fulfill the developer's affordable housing obligations have already been initiated with the City.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Governor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 515-2055  
Facsimile 808 515-2050

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS  
MAYOR



JAN NAOE SULLIVAN  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

97-07414 (AC/SHC)  
'97 EA Comments Zone 9

October 29, 1997

Ms. Wendie McAllaster  
Helber Hastert & Fee Planners  
Grosvenor Center, Makai Tower  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

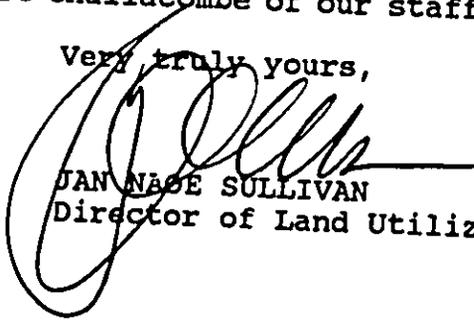
Draft Environmental Assessment (EA) For  
Palehua Terrace  
Tax Map Key: 9-2-19: 33

In response to your letter of October 6, 1997, we have reviewed the above-referenced document and offer the following comments:

1. The proposed project is not within the Special Management Area (SMA), and therefore not subject to the provisions of Chapter 25, Revised Ordinances of Honolulu. A Special Management Area Use Permit (SMP) is not required prior to construction.
2. There should be a conceptual grading plan attached to the final EA if grading work is implemented as indicated in Section 4.1.
3. The fire buffer zone between the gulch and the proposed residential development as indicated in Section 4.2 should be located on the site plan in the final EA.

Thank you for the opportunity to comment. Should you have any questions, please contact Art Challacombe of our staff at 523-4107.

Very truly yours,

  
JAN NAOE SULLIVAN  
Director of Land Utilization

JNS:am

g:\ppd\97-07414.etc

Helber Hastert  
Planners

November 3, 1997



Ms. Jan Naoe Sullivan, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Ms. Sullivan:

Thank you for your letter dated October 29, 1997 in response to the Palehua Terrace Draft EA. We offer the following comments:

1. We note your confirmation that the project is not within the Special Management Area.
2. Regarding your suggestion that a conceptual grading plan be attached to the Final EA, we draw your attention to Figure 4 in the Draft EA. This Site Plan portrays the concept of terracing to minimize grading.
3. The fire buffer zone will comprise the landscape area between the property line along the gulch and the units fronting the gulch.

We appreciate your review of the project EA and your input. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

  
Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grossvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4182 • FAX: (808) 523-4054



JEREMY HARRIS  
MAYOR

WILLIAM D. BALFOUR, JR.  
DIRECTOR

MICHAEL T. AMI  
DEPUTY DIRECTOR

October 22, 1997

Ms. Wendie McAllaster  
Project Planner  
Helber Hastert & Fee  
Grosvenor Center, Makai Tower  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

Subject: Palehua Terrace Draft Environmental Assessment (EA)  
Makakilo, Ewa, Oahu, Hawaii  
Tax Map Key 9-2-019:033

We have reviewed the draft EA for the proposed 148-unit, multi-family rental apartment project and make the following comments.

The project will have a significant impact on our facilities and services in the Makakilo area and will need to comply with the City and County of Honolulu's Park Dedication Ordinance No. 4621 and street tree requirements.

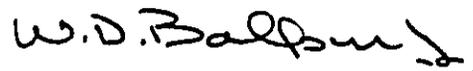
We recommend that the applicant consult our Advance Planning Branch staff for park dedication requirements and submit a detailed street tree planting plan to our Landscape Section for review and approval.

Thank you for the opportunity to review the project.

Ms. Wendie McAllaster  
Page 2  
October 22, 1997

Please contact Mr. Lester Lai, Planner, at 523-4696 for consultation on park dedication. For information on street tree requirements, please call Mr. David Kumasaka, Landscape Architect, at 523-4884.

Sincerely,



WILLIAM D. BALFOUR, JR.  
Director

WDB:ei

Helber Hastert  
Planners

November 3, 1997



Mr. William D. Balfour, Jr.  
Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street, 10th Floor  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Balfour:

Thank you for your letter dated October 22, 1997 in response to the Palehua Terrace Draft EA. We note that based on the City and County's Park Dedication Ordinance formula, the proposed multi-family project generates a requirement of 16,280 square feet of park space. As stated in the EA, this requirement will be met by either (1) providing an active recreational area on site; (2) as part of a park to be developed elsewhere within the Makakilo Master Planned Community; or (3) a combination of both, as determined by consultation with your office.

The Landscape Section of your department will be consulted during the project design phase regarding a detailed street planting plan, as you suggest.

We appreciate your review of the Draft EA and your input. Your letter will be reproduced in the Final EA.

Sincerely,

HELBERT HASTERT & FEE, Planners

  
Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

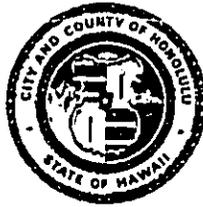
Helber Hastert & Fee  
Grossvenor Center, Makai Tower

733 Bishop Street, Suite 2500  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4341 • FAX: (808) 527-5857



JEREMY HARRIS  
MAYOR

JONATHAN K. SHIMADA, PhD  
DIRECTOR AND CHIEF ENGINEER  
ROLAND D. LIBBY, JR.  
DEPUTY DIRECTOR  
ENV 97-228

October 22, 1997

Ms. Wendie McAllaster  
Project Planner  
Helber Hastert & Fee  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813

Dear Ms. McAllaster:

Subject: Draft Environmental Assessment (DEA)  
Palehua Terrace  
TMK: 9-2-19: 33

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

1. The condition of the existing street frontage improvements may require repair and/or reconstruction. If so, such reconstruction should be in accordance with City standards and the Americans With Disabilities Act Accessibility Guidelines.
2. A drainage report should be submitted to Drainage Section, Division of Engineering, for review and approval at a later date.
3. Direct storm water runoff from parking lots to planted area, or use water quality inlets to filter out pollutants.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

Very truly yours,

A handwritten signature in cursive script, appearing to read "J. Shimada".

JONATHAN K. SHIMADA, PhD  
Director and Chief Engineer

Helber Hastert  
Planners

November 3, 1997

Dr. Jonathan K. Shimada  
Director and Chief Engineer  
Department of Public Works  
650 South King Street, 11th Floor  
City and County of Honolulu  
Honolulu, Hawaii 96813



Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Shimada:

Thank you for your letter dated October 22, 1997 in response to the Palehua Terrace Draft EA. The following is in response to your comments:

1. To the extent that the existing street frontage requires repair and/or reconstruction as a result of the project, such work would be done in accordance with City standards and ADA guidelines.
2. During the project's design phase, a drainage report will be submitted to your department, as required.
3. Your suggestions regarding storm water runoff from parking lots is noted and will be forwarded to the project engineer.

We appreciate your review of the project Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBERT HASTERT & FEE, Planners

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

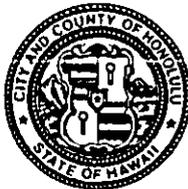
Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4529 • FAX: (808) 523-4730



JEREMY HARRIS  
MAYOR

CHERYL D. SOON  
DIRECTOR

JOSEPH M. MAGALDI, JR.  
DEPUTY DIRECTOR

November 17, 1997

TSP10/97-05384R

Ms. Wendie McAllaster  
Project Planner  
Helber Hastert & Fee  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. McAllaster:

Subject: Palehua Terrace

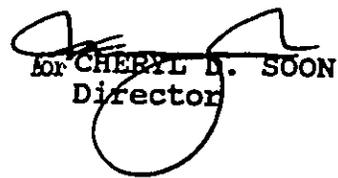
In response to your October 6, 1997 letter, the draft environmental assessment for the subject project was reviewed and the following comments are provided:

1. All vehicular access points should be constructed as standard City dropped driveways. Existing driveways fronting this site on Palahia Street which will not be used by this development should be adjusted to match the current curb grade.
2. Driveway grades should not exceed five percent (5%) for a minimum distance of 35 feet from the existing curb line. Adequate sight distance at all driveways on Palahia Street to pedestrians and other vehicles should be provided and maintained.
3. Landscaping should not be planted in locations where it will interfere with vehicular sight lines and existing trees which will clearly obstruct vehicular sight should be relocated.
4. Construction plans for all work within the City's right-of-way should be submitted to this department for review and approval.

Ms. Wendie McAllaster  
November 17, 1997  
Page 2

Should you have any questions regarding these comments, please  
contact Faith Miyamoto of the Transportation System Planning  
Division at 527-6976.

Sincerely,

  
For CHERYL D. SOON  
Director

Helber Hastert  
Planners

November 18, 1997



Ms. Cheryl D. Soon, Director  
Dept. of Transportation Services  
City and County of Honolulu  
711 Kapiolani Boulevard, Suite 1200  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Ms. Soon:

Thank you for your letter dated November 17, 1997 in response to the Palehua Terrace Draft EA. We note your four comments pertaining to transportation issues at the project site. The developer, Finance Realty, Ltd., and the project engineer will coordinate construction drawings with your department and the Building Department to ensure conformance with all City standards and regulations.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2500  
Honolulu, Hawaii 96813

Telephone 808 515-2055  
Facsimile 808 515-2050

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017  
PHONE: (808) 523-4711 • FAX: (808) 523-4950

JEREMY HARRIS  
MAYOR



PATRICK T. ONISHI  
CHIEF PLANNING OFFICER

DONA L. HANAIKE  
DEPUTY CHIEF PLANNING OFFICER

RR 10/97-1986

November 17, 1997

Mrs. Wendie McAllaster  
Project Planner  
Helber Hastert and Fee  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Mrs. McAllaster:

Draft Environmental Assessment (EA)  
for Proposed Palehua Terrace Apartment Units  
Tax Map Key (TMK) 9-2-19:33

In response to your request of October 6, 1997 on behalf of Finance Realty, Ltd. for review and comments on the above draft EA, we have noted the following with regard to the General Plan (GP) and the new Ewa Development Plan:

1. The project does promote the General Plan's objective of promoting affordable housing (GP: IV. Housing, Objective A) and its policy of encouraging the fair distribution of low- and moderate-income housing throughout the Island (GP: IV. Housing, Objective C, Policy 2).
2. The project also is in conformance the Plan's objective to develop the Ewa area as the island's secondary urban center, especially in the provision of residential development (GP: VII. Physical Development and Urban Design, Objective C, Policy 2).
3. The subject site is designated for Low Density Residential on the new Ewa Development Plan.

Mrs. Wendie McAllaster  
Project Planner  
Helber Hastert and Fee  
November 17, 1997  
Page 2

Should you have any questions, please contact Rob Reed of our staff at  
523-4402.

Yours very truly,

  
PATRICK T. ONISHI  
Chief Planning Officer

PTO:ft

Helber Hastert  
Planners

November 24, 1997



Mr. Patrick Onishi  
Chief Planning Officer  
Planning Department  
City and County of Honolulu  
650 South King Street, 8th Floor  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Onishi:

Thank you for your letter dated November 17, 1997 in response to the Palehua Terrace Draft EA. We note your three comments pertaining to the General Plan and the new Ewa Development Plan. Mr. Rob Reed of your staff has confirmed by telephone that the EA correctly states that the project site is designated for Low and Medium Density Residential on the current Ewa DP.

We appreciate your review of the Draft EA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050

Helber Hastert  
Planners

November 3, 1997



Ms. Maeda Timson  
Chairperson  
Makakilo-Kapolei-Honokai Hale  
Neighborhood Board #34  
92-684 Nohona Street  
Kapolei, Hawaii 96707

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Ms. Timson:

Thank you for your telephone call on October 8, 1997 to discuss the Palehua Terrace Draft EA. We have the following responses to issues you raised:

1. Per your request, Section 3.3 will be revised to discuss projected noise levels of the proposed general aviation use of Barbers Point airfield once the Navy's use ceases in 1999.
2. We acknowledge that the planned redevelopment of NAS Barbers Point does include economic development and will provide new job centers. Section 3.4 of the Final EA will be expanded to include this information.
3. Thank you for pointing out that both Straub and Kaiser Permanente have existing clinics in Kapolei. These health care facilities will be mentioned in Section 3.4 of the Final EA.
4. We note your comment that the community has concerns about the traffic conditions at the intersection of Palahia Street with Makakilo Drive, and that left turns from Makakilo Drive onto Palahia Street are difficult at times. We also note your comment that the Neighborhood Board suggests a traffic light at this intersection.

Finance Realty, Ltd. is aware of the increasing rush hour traffic demands at the intersection of Palahia Street with Makakilo Drive and acknowledges that this will worsen as additional new homes are constructed above it. They share the community's concerns and are hopeful that the community will join their efforts to work with the City

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2500  
Honolulu, Hawaii 96813

Telephone: 808 545-2055  
Facsimile: 808 545-2050

Helber Hastert  
Planners

Ms. Maeda Timson  
November 3, 1997  
Page 2

to ensure that intersection improvements which may be needed, including potential  
signalization, are planned for and constructed as a means of ensuring traffic safety in the  
area.

We appreciate your review of the project and your input. This letter will be reproduced in  
the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

  
Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

LAW OFFICES

**Stubenberg & Durrett**

JAMES A. STUBENBERG\*  
JONATHAN S. DURRETT  
VALERIE J. LAM  
JOSEPH L. DWIGHT III  
\*A PROFESSIONAL CORPORATION

1001 BISHOP STREET  
1400 PAUANI TOWER  
HONOLULU, HAWAII 96813  
TELEPHONE: (808) 526-0892  
FACSIMILE: (808) 533-4399  
INTERNET: PACLAW@ALOHA.NET

November 4, 1997

Ms. Wendie McAllaster  
Project Planner  
Helber Hastert  
Grosvenor Center, Makai Tower  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Re: Palehua Terrace Draft Environmental Assessment

Dear Ms. McAllaster:

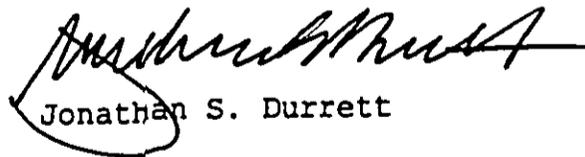
This office represents Palehua Community Association and is in receipt of your letter dated October 6, 1997 addressed to Ms. Carol Makahanaloha, its President.

Palehua Community Association ("PCA") appreciates the opportunity to comment on the proposed affordable rental housing project, Palehua Terrace; however, in order to provide meaningful input, it will need to consult with its general membership. Indeed, as the leading representative of the Makakilo community, it may find it necessary to request your assistance at a special meeting to present the project and elicit comments from its members. Accordingly, PCA hereby requests a 30-day extension of time in which to provide comments on the draft Environmental Assessment.

Thank you for considering PCA's request for an extension of time to provide comments.

Very truly yours,

STUBENBERG & DURRETT

  
Jonathan S. Durrett

JSD/cjs  
cc: Ms. Carol Makahanaloha  
Mr. Andy Lieurance

MEMBER OF GLOBALAW™, THE INTERNATIONAL LAW GROUP, WITH OFFICES IN 55 FOREIGN COUNTRIES

1:\DOCUMENT\CJS\PA150\1015.MPD

Helber Hastert  
Planners

November 6, 1997



Mr. Jonathan S. Durrett  
Stubenberg & Durrett  
1001 Bishop Street, Suite 1400  
Honolulu, Hawaii 96813

Palehua Terrace Draft Environmental Assessment (EA) Comments

Dear Mr. Durrett:

Thank you for your letter dated November 4, 1997 on behalf of the Palehua Community Association (PCA). We understand that it can be difficult for a community organization to respond to the subject document in a timely fashion, and we certainly want to receive input from the PCA. While we cannot extend the EA comment period, we would certainly welcome and respond to comments submitted after that date. The developer, Finance Realty, Ltd. encourages members of the PCA to submit comments or concerns at any time, directly to Mr. Howard Murai, Vice President. Mr. Murai can be reached by telephone at 548-5175, or by mail at 1164 Bishop Street, Suite 1100. He will also be meeting with the community groups in Makakilo, including PCA, as the planning for the Palehua Terrace project progresses.

We appreciate your assistance in relaying this information to the PCA. Your letter will be reproduced in the Final EA.

Sincerely,

HELBER HASTERT & FEE, Planners

Handwritten signature of Wendie McAllaster.

Wendie McAllaster  
Project Planner

cc: Mr. Howard Murai, Finance Realty, Ltd.

Helber Hastert & Fee  
Grosvenor Center, Makai Tower

733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Telephone 808 545-2055  
Facsimile 808 545-2050