

Freitas Dairy Subdivision

BENJAMIN J. CAVETANO
GOVERNOR
STATE OF HAWAII



KALI WATSON
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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

September 22, 1998

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RECEIVED

Gary Gill, Director
Office of Environmental Quality Control
State Office Tower
235 S. Beretania St., Room 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Finding of No Significant Impact (FONSI) for Freitas Dairy Subdivision; TMK 8-5-04: 01, 58, 104, 41 (por), Waianae, Oahu, Hawaii

The Department of Hawaiian Home Lands has reviewed the comments received during the 30-day public comment period which began on May 8, 1998. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the October 8, 1998 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Mike McElroy, project manager, at 587-6453 if you have any questions.

Aloha,

KALI WATSON, Chairman
Hawaiian Homes Commission

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OCT 8 1998

1998-10-08-0A-*FEA* - *Freitas Dairy Subdivision*

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

FREITAS DAIRY SUBDIVISION

Waianae Homesteads, Waianae District, Oahu, Hawaii

Prepared For

Department of Hawaiian Home Lands
State of Hawaii
PO Box 1879
Honolulu, Hawaii 96805

September, 1998

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FINAL ENVIRONMENTAL ASSESSMENT

FREITAS DAIRY SUBDIVISION

Waianae Homesteads, Waianae District, Oahu, Hawaii

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

Prepared For

Department of Hawaiian Home Lands
PO Box 1879
Honolulu, Hawaii 96805

Prepared By

Calvin Kim & Associates, Inc.
1314 South King Street, Suite 325
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and

Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814

September, 1998

SUMMARY

PROPOSED ACTION: Freitas Dairy Subdivision

PROPOSING AGENCY: Department of Hawaiian Home Lands
PO Box 1879
Honolulu, Hawaii 96805

ACCEPTING AUTHORITY: Department of Hawaiian Home Lands
for Governor, State of Hawaii

LOCATION: Waianae Homesteads, Waianae District
City and County of Honolulu

TAX MAP KEY: 8-5-04: 01, 58, 104, and 41 (portion)
Land Area: 68 acres
Land Owner: Department of Hawaiian Home Lands

STATE LAND USE: Agricultural and Conservation
Conservation District Subzone: Limited

GENERAL PLAN: Rural
DEVELOPMENT PLAN AREA: Waianae
Land Use Map: Agriculture and Preservation
Public Facilities Map: No Public Facilities Shown

ZONING: AG-2 All Parcels
P-1 (por. 01 only)

EXISTING USE: Vacant

NEED FOR ASSESSMENT: Use of State lands and funds

CONTACT PERSON: Michael McElroy
Real Estate Development Specialist
Department of Hawaiian Home Lands
PO Box 1879
Honolulu, Hawaii 96805
Phone: 587-6453

Note: Revisions to the text of the Draft Environmental Assessment appear in *bold italic* type. Deleted text appear in brackets.

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

A. Introduction

The Department of Hawaiian Home Lands (DHHL), State of Hawaii, proposes to develop a subdivision for residential and agricultural uses on DHHL owned land located at Waianae Homesteads, Waianae District, Oahu, Hawaii. The property is identified by tax map key 8-5-04: 01, 58, 104, and 41(portion) with a land area of approximately 68 acres.

Located deep in Waianae Valley, the property is bordered by Haleahi Road to the north, Mauna Kuwale and a section of Pahe'ehe'e Ridge to the east, the Waianae Residence Lots Subdivision to the south, and vacant land to the west. A location map is shown in Figure 1.

B. Purpose of the Project

The project will produce 14 agricultural and 32 self-help residential lots and infrastructure improvements. The lots will be leased to eligible Native Hawaiian beneficiaries qualified to lease under the Hawaiian Homes Commission Act. Thus, the primary purpose of the project is to make available additional serviced lots to Native Hawaiians now on the waiting lists.

Agricultural lots will be first made available for relocation of prior awardees of agricultural lots at Pahe'ehe'e Ridge. Lots at the latter location have been determined to be prohibitively expensive to service with infrastructure. Development of the Freitas Dairy lots will produce a considerable saving of DHHL infrastructure funds.

"Self-help" residential lots whereby awardees construct their own dwellings will be made available to qualified applicants on the Oahu waiting list. As of June 30, 1997, 6,014 applicants were on the waiting list for Oahu residential lots.

C. Technical Characteristics

1. Subdivision

The DHHL proposes to develop a subdivision for residential and agricultural uses. The four parcels will be consolidated then subdivided into 53 lots. The subdivided lots and their uses are shown below and a preliminary subdivision plan in Figure 2.

<u>Use</u>	<u>No. of Lots</u>	<u>Notes</u>
Residential	32	6,000 square feet minimum
Agriculture	14	2 acre minimum
[Recreation] <i>Community Center</i>	1	Lot 15
Roadway	4	Roads "A", "B", "C", "D"
Remnant	2	Lots 19 and 39

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Construction funded by the Hawaiian Homes Trust Fund will complete roads, infrastructure, utilities, and other subdivision improvements. At the conclusion of subdivision work, both residential and agricultural lots will be "ready to build". House construction can commence after the subdivision and improvements are accepted by the DHHL.

A to be selected self-help developer for the residential lots will coordinate house construction by future homesteaders. One lot within the residential area is reserved for a future community center building. Plans for this complex are still being formulated and could include social service and/or recreation facilities. [This facility is not intended to comply with requirements of the Park Dedication Ordinance, City and County of Honolulu. An exemption will be sought from application of that law.]

2. Infrastructure

Access to the proposed Freitas Dairy Subdivision from Farrington Highway, the only paved public roadway linking the Waianae Coast with the rest of Oahu, would be via Waianae Valley Road, Kaneaki Street, and Kapaekahi Street. The proposed subdivision is adjacent to an existing subdivision which includes roadways designed for future extension into the project site at Kaneaki and Koolina Streets.

Kaneaki Street will be extended into the subdivision as Road "A". Kaneaki Street is a 56-foot roadway at its entry to the subdivision. Kaneaki Street will reduce in width to become a 44-foot roadway and maintain the 44-foot width into the agricultural portion of the subdivision. Koolina Street will extend into the subdivision as Road "B" and maintain its 44-foot roadway width. Road "D" will be a cul-de-sac with access from Kapaekahi Street. The extension of Kaneaki and Koolina Streets will be built to City standards with curbs, gutters, and sidewalks for those portions of the roadway which are within the residential subdivision.

Within the agricultural portion of the subdivision, Kaneaki Street will not have curbs, gutters or sidewalks, but will have unpaved shoulders.

New 8" and 12" water lines will be installed in the road rights-of-way to service both residential and agricultural lots. *A Water Master Plan will be submitted to the Board of Water Supply for review and approval prior to construction.* The residential area will connect to the municipal sewer but the agricultural lots will not. The agricultural lots will have to employ individual wastewater systems such as septic tanks and leach fields for wastewater treatment and disposal.

An existing Board of Water Supply 15-foot wide easement (Easement Nos. 1, 2, and portion of 3) for access and utility purposes along the western boundary will be extinguished. An existing 12-inch distribution water line located in the easement will be relocated into the new roadways and within a new 30-foot easement to be granted to the Board of Water Supply. The new easement, to be located in the agricultural lots, will extend to an existing reservoir access road. A portion of Easement 3 extending to Lot 4-A will remain. The existing concrete access road to the Waianae "390" Reservoir Site will remain intact.

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A second 15-foot wide easement (Easement Nos. 4, 5, and 6) granted to the Board of Water Supply between Haleahi Road and the reservoir access road will not be extinguished. A 12-inch feeder line to the reservoir is located within the easement. The easement is also used for vehicle access to the reservoir.

Electrical and communication service will be placed underground in the residential subdivision and overhead in the agricultural subdivision. Two Hawaiian Electric Co. Ltd. power lines traversing the dairy will be relocated to follow the subdivision roadways as much as possible.

Runoff will be collected in the roadways with grated drain inlets within the agricultural subdivision area and City and County standard catch basins within the residential area. Runoff from a portion of the residential area and some of the agricultural subdivision will be conveyed underground to a new drain line to be installed in Kaneaki Street. Runoff will also be directed to existing 48-inch drain lines in Koolina Street and Road "D". The new drain line and the two 48-inch lines will connect to a 72 inch drain line in Kapaekahi Street. Runoff from this line discharges into Kaupuni Stream along the west boundary of the adjoining subdivision. *A Drainage Report will be submitted to the Department of Planning and Permitting for review and approval prior to construction.*

D. Economic Characteristics

Hawaiian Homes Trust Fund subdivision improvements are estimated to cost between \$2.6 to \$3.0 million. House construction costs are not available at this time. Construction of subdivision improvements will commence after all necessary approvals are received and should be completed within nine months.

Lease rent is \$1.00 per year for 99-yr lease of both agricultural and residential lots.

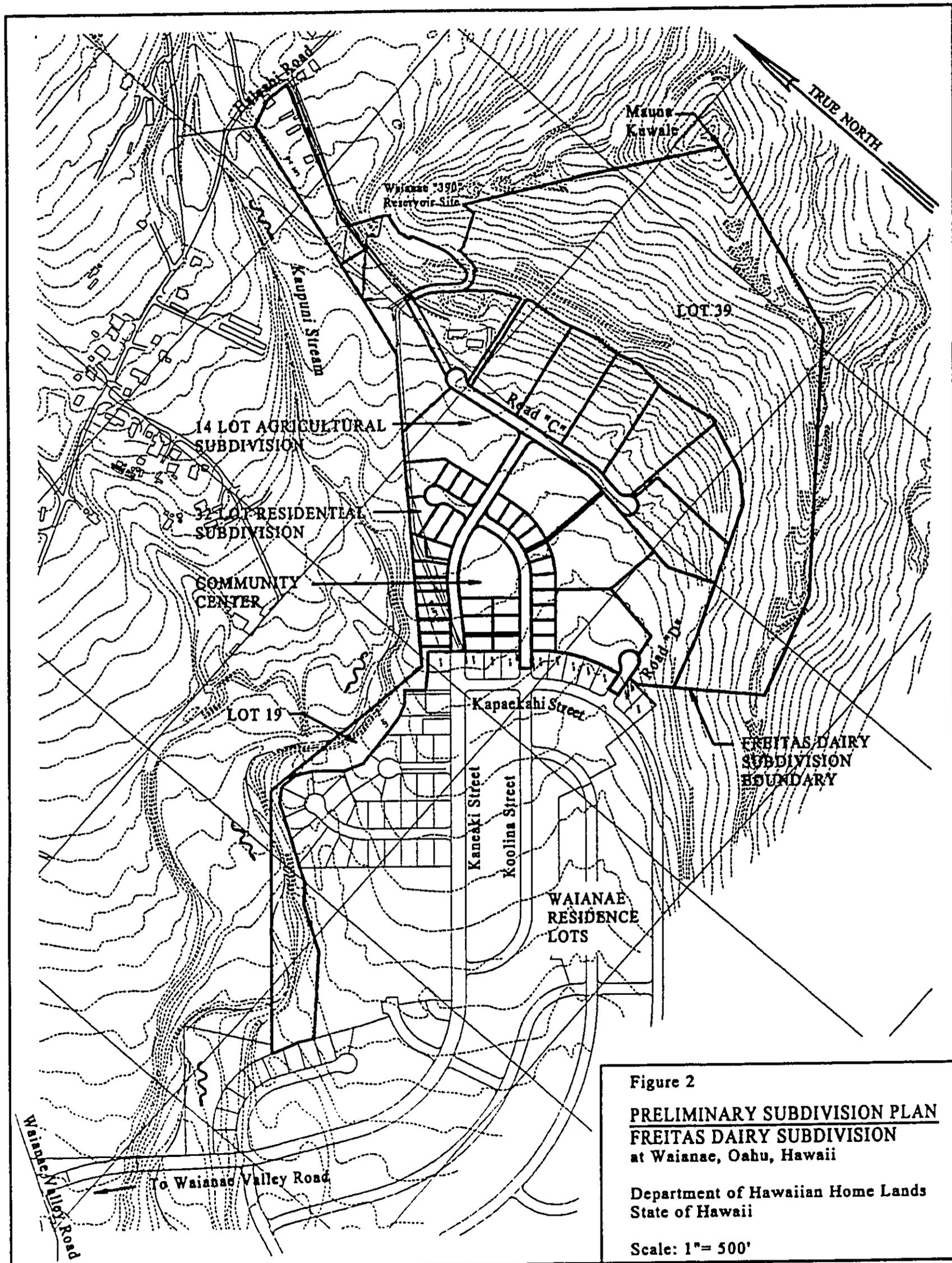
E. Social Characteristics

Qualified self-help applicant builders will be solicited from interested beneficiaries on the Oahu Island Residential Waiting List. Selection procedures are established by administrative rule of the Hawaiian Homes Commission. In cooperation with the self-help developer, meetings and other materials on home ownership will be provided. The self-help developer will also interview and screen potential self-help participants. Those approved would be invited to select a residential lot.

Agricultural lots would first be offered to Pahe'ehe'e Ridge awardees for relocation with priority set by the rank order at the time of the prior selection. Any lots not required for relocation would be offered to beneficiaries on the waiting list as established by administrative rule of the Hawaiian Homes Commission.

Agricultural use is required under the lease provisions for the agricultural lots. The DHHL will require submission and approval of agricultural plans prior to lease issuance and will monitor lessee performance.

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SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Existing Conditions

Since dairy activities ceased in 1996, the property has remained vacant and unused. Four dilapidated farm dwellings (3 one-story structures and a Quonset hut), remnants of a barn and milking shed, and four sheds/pet pens remain as evidence of a prior use. One of the remaining dwellings is occupied by a tenant who is responsible for maintaining the property. Three dwellings appear to have been recently burned. According to Noda (1997) the buildings were constructed between 26 (1971) to 54 (1944) years ago.

Perhaps because the site is vacant, household trash, fill soil, and construction debris are indiscriminately dumped on the property. An adjacent parcel to the northwest is being used as a landfill. State Department of Health records indicate that it is an illegal landfill (Noda, 1997). Fill material is also being deposited in the western corner of the property just off Kaneaki Street.

A gravel road crosses the length of the property in a mauka-makai direction along the gently sloping base of Pahe'ehe'e Ridge. In general, the road separates heavily disturbed areas associated with dairy activities on the western half of the property from the relatively undisturbed section of property to the east. The area east of the gravel road does not contain the same types of ground disturbances associated with the dairy and dumping areas but does appear to have been cleared in the past for sugarcane cultivation and/or cattle ranching (Cultural Surveys Hawaii, 1997). Figure 3 depicts general site conditions..

The Board of Water Supply has several easements over the property for a water line and access to their Waianae "390" Reservoir Site. Hawaiian Electric Co. Ltd. power lines traverse the dairy but are not located in an easement.

B. Climate

Climatic conditions at the back of Waianae Valley generally is consistent with the semi-arid conditions along the leeward coast. Rainfall occurs mainly through the months of November - April and averages under 20 inches. Temperatures in the area range from 60-89 degrees Fahrenheit.

C. Topography

The site steeply slopes in a east to west direction. In general, lands makai of the gravel road at the foot of Pahe'ehe'e Ridge are relatively flat with ground elevations falling from about 250 feet to 230 feet at Kaneaki Street in the southwest corner of the property. [In the vicinity of] *Between the access road to the Waianae 390 Reservoir and Haleahi Road, a distance of approximately 1,000 lineal feet*, ground elevation is relatively flat but [higher] *gently rises* in elevation *from* [(]270 to 300[)] feet [than other parts of the site].

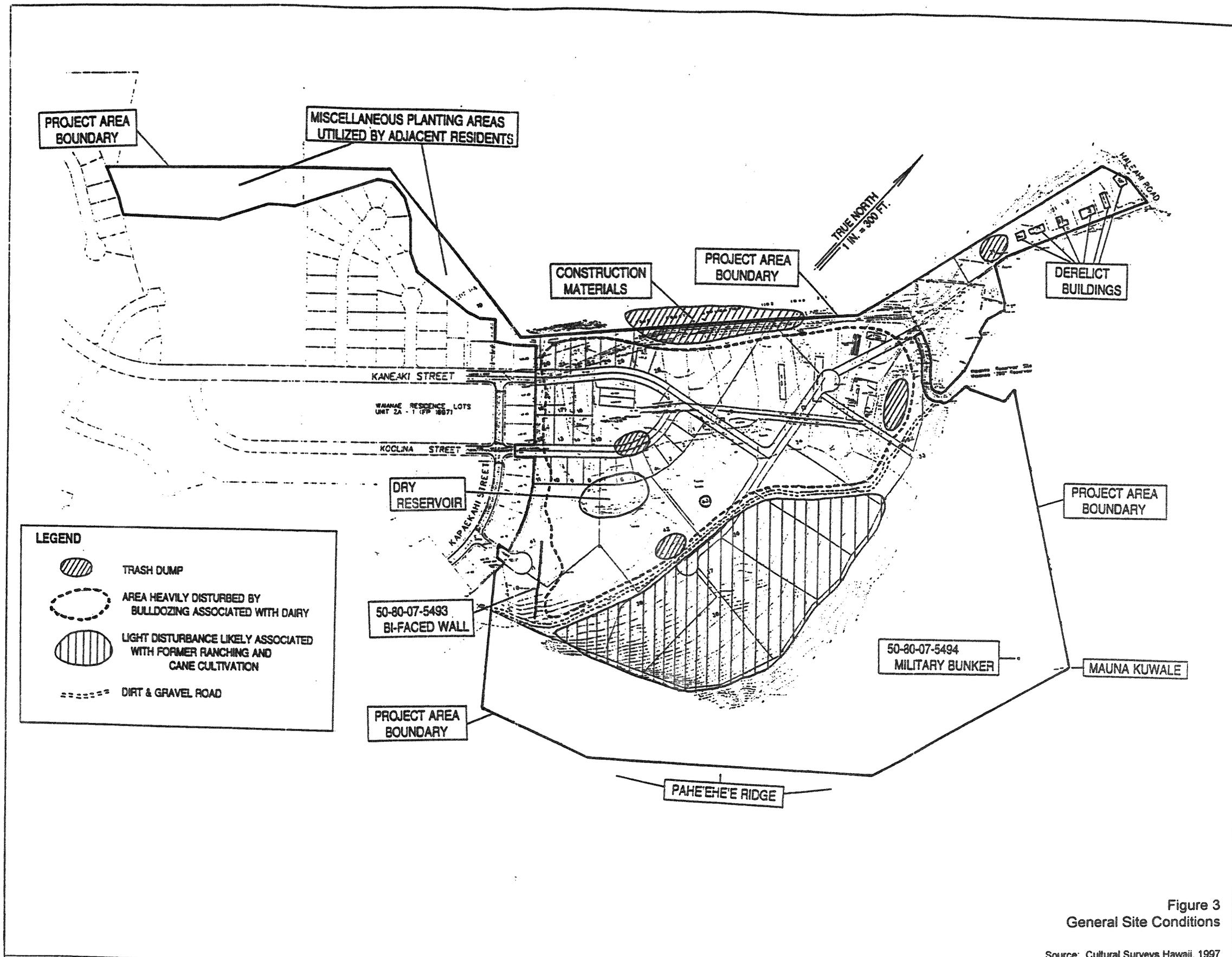


Figure 3
General Site Conditions

Source: Cultural Surveys Hawaii, 1997

Mauka of the gravel road, ground elevation rises quickly along the face of Pahe'ehe'e Ridge. The posted elevation for Mauna Kuwale is 855 feet above mean sea level.

D. Geology and Soils

Pahe'ehe'e Ridge is an confined mass of rhyodacite dividing the makai portion of Waianae and Lualualei Valleys. The ridgeline was formed between flows of basalt discharged from the Waianae shield volcano (Macdonald and Abbot, 1970). This flow is distinct from others in the area due to its large size and unique mineral composition. Pahe'ehe'e Ridge is the only location in Hawaii where rhyodacite is found (Ibid).

Soil Conservation Service (1972) soil maps identify three soil types on the property. These are Rock Land (rRK), Lualualei extremely stony clay (LPE), and Ewa stony silty clay (EwA and EwB). Rock Land is found exclusively on the face of Pahe'ehe'e Ridge. The remaining soil types are found on the flat lands comprising the areas to be developed. Lualualei and Ewa soils are stony on the surface and in profile. The soils can be cultivated although the stones interfere with tilling and is better if removed. The erosion hazard is slight to moderate and runoff is very slow to rapid.

Agricultural Lands of Importance to the State of Hawaii maps (ALISH) rate an estimated third of the property "Prime Agricultural Lands". By definition these lands are "lands which has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods."

The area designated prime agriculture land stretches between the base of the BWS reservoir and the northern edge of the Waianae Residence Lots subdivision and varies between 500-800 feet in width across the property. In general, the area corresponds to the center of the property where most of the farm improvements and paddocks are located.

Land Study Bureau (1972) soils maps classify the soils E12, E104, and E105. The 'E' rating means the lands are poorly suited for agriculture. *In spite of the poor soil rating, it would appear the "Prime" ALISH classification was given because of the then existing dairy use.*

E. Ground Water

The site overlies sediments, marine deposits and volcanic deposits that form a "caprock" or confining layer over an underlying basal aquifer in Waianae Basalts. The property is situated in an area with little or no ground water recharge. Ground water occurring in this portion of the caprock is not exploited for drinking water purposes. In general, ground water flow in the region is towards the ocean to the west.

Noda (1997) reported that the property is situated in the vicinity of the Lualualei aquifer system. A review of the aquifer classification map for Waianae suggests that the property may

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be atop the North Lualualei aquifer. Water from this aquifer is for drinking and it has been rated as irreplaceable.

F. Surface Water

The nearest surface water body is Kaupuni Stream which flows mauka-makai in a deep gully on an adjoining lot to the northwest. The stream may flow through a remnant parcel (Lot 19) of the proposed subdivision. No improvements are planned on the remnant parcel that would alter the stream course. *The stream is shown in Figure 2 (DLU Comment Letter).*

G. Flood Hazard

Flood Insurance Rate Maps place the property in Zone D which is defined as "areas in which flood hazards are undetermined" (Federal Emergency Management Agency, 1987).

H. Flora and Fauna

Kiawe, koa haole, Java plum, klu, cotton, and a variety of dryland grasses are the dominant vegetation.

I. Archaeological Resources

Two archaeological sites were identified during an archaeological reconnaissance survey by Cultural Surveys Hawaii (1997). The first is a section of a stacked stone wall located on the flat valley floor in the western portion of the property. The wall is a 70 meter long section of a historic core filled stone wall extending in roughly a northeast/southwest direction in the southeastern corner of the project area. The trapezoidal shaped wall ranges in height from 0.5 m. to 1.4 m. and 1.0 m. wide at the base. The wall is presumed to be related to plantation and ranching era activities in the Waianae Valley and is a remnant section of a system of walls and fences.

The second feature is a military bunker located about 25 m. below the summit of Mauna Kuwale on the west facing side of Pahe'ehe'e Ridge and has a commanding view of Waianae Valley. The bunker may be associated with the Lualualei Naval Ammunition Depot facility which opened in 1933.

A third site, Site #162 a burial cave recorded by McAllister and said to be "a small cave near the top of the peak facing Kawiwi" was presumed to be in the project area but was not located during the current survey. It may however be present in the portion of the project area deemed inaccessible, and therefore not observed.

J. Air and Acoustical Quality

The back of Waianae Valley is relatively quiet. At the time of our field survey, barking dogs, the wind, and rustling trees were heard. Vehicle noises were audible closer to the Waianae

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Residence Lots subdivision. The day of our field survey was very windy but we observed only 2-3 instances of dust being lifted into the air from areas where construction debris and soil had been deposited.

The odor of dry manure was detected but the windy conditions diluted and dispersed much of the smell.

K. Environmental Hazards

A Phase I Environmental Site Assessment conducted in late 1997 (Noda, 1997) indicated the following:

- Fill and construction soil are being placed on the property in the western corner. It is not clear whether this soil has been tested for contamination prior to placement.
- Solid waste has been dumped at several locations.
- A small area of minor surface oil and staining occurs in the north storage room of the milking shed. The source of this oil and stains appear to be spills and drips of stored petroleum products.
- Suspect asbestos containing materials may be present in eight of the existing buildings.
- Paints on the existing structures may be lead based.
- Several 55 gallon drums, 30 gallon drums, and 5 gallon containers were found. Most of the drums and containers do not have readable content labels and many of the drums have liquid contents remaining in them.
- Two above ground diesel fuel storage tanks and one mobile storage tank (the contents of which are unknown) are located near the milking shed.
- Several lead acid batteries have been left on the site.
- Two utility poles with a total of four transformers attached are on the property. Information from Hawaiian Electric Company indicates that there is no PCB test data for one transformer and that the other three transformers do not contain PCBs.
- An adjacent parcel to the northwest (TMK: 8-5-04: 57) is an illegal landfill. Since the site is downhill from the landfill, future surface runoff from this landfill may present some contamination potential to the site.

In summary, no direct evidence of petroleum hydrocarbon and or hazardous substance/waste contamination within eight of the nine buildings was discovered. A storage room located in the north corner of the milking shed has a floor that is covered with dried oil.

Suspect asbestos containing building materials were identified in eight of the nine buildings. In the occupied dwelling, these materials generally appear to be in good condition and do not pose a potential health problem if left undisturbed. Within the other seven buildings, these materials generally appear to be in poor condition and should not be disturbed without abatement unless proven to be non-asbestos containing materials.

Due to the age of all the buildings, it is likely that the paints on and within the buildings are lead based paints, in particular the exterior paints. Within the occupied dwelling, the interior

painted surfaces generally appear to be in good condition and do not pose a potential health problem, if left undisturbed. On the other buildings, the painted surfaces are peeling and consideration should be given to testing the paint for lead content.

L. Land Use Controls

Land Use Controls for the site are as follows:

State Land Use District:	Agricultural and Conservation (Limited subzone)
General Plan:	Rural
DP Land Use Map:	Agriculture and Preservation
Zoning:	AG-2 General Agriculture and P-1 Restricted Preservation
Special Management Area:	No

The portion of the property designated Conservation includes Mauna Kuwale and all of Pahe'ehe'e Ridge. The land area comprising the Conservation District is a remnant parcel of the proposed subdivision and will not be improved. *A Boundary Interpretation (BI No. 98-15) prepared by the Land Use Commission places portions of 5 agricultural lots along the base of Pah'ehe'e Ridge within the Conservation District. A section of the Land Use District Boundary Map depicting the Conservation and Agricultural District boundaries and the affected agricultural lots are shown in Figure 4.*

The Development Plan Public Facilities Map for Waianae programs land acquisition or road widening of Waianae Valley Road within 6 years. The road widening is not anticipated to directly impact the proposed subdivision.

M. Public Facilities and Services

1. Roads

No public roads per se traverse the site. A dirt-gravel road lies within an easement in favor of the Board of Water Supply along the northwest property line beginning from the stub out of Kaneaki Street up to the Board of Water Supply "390" Reservoir Site.

Kaneaki and Koolina Streets, two east-west subdivision roads in the Waianae Residence Lots subdivision are stubbed out on the western edge of the property. Kapaekahi Street, a north-south connecting road, intersects with Koolina Street and ends at Kaneaki Street..

Farm dwellings on the northern end of the property and the BWS Waianae "390" Reservoir Site are accessed from Haleahi Street via a paved road within a 15-foot wide easement (Easements 4,5, and 6). The road surface is 10-12 feet wide.

Boundary Interpretation No. 00-13

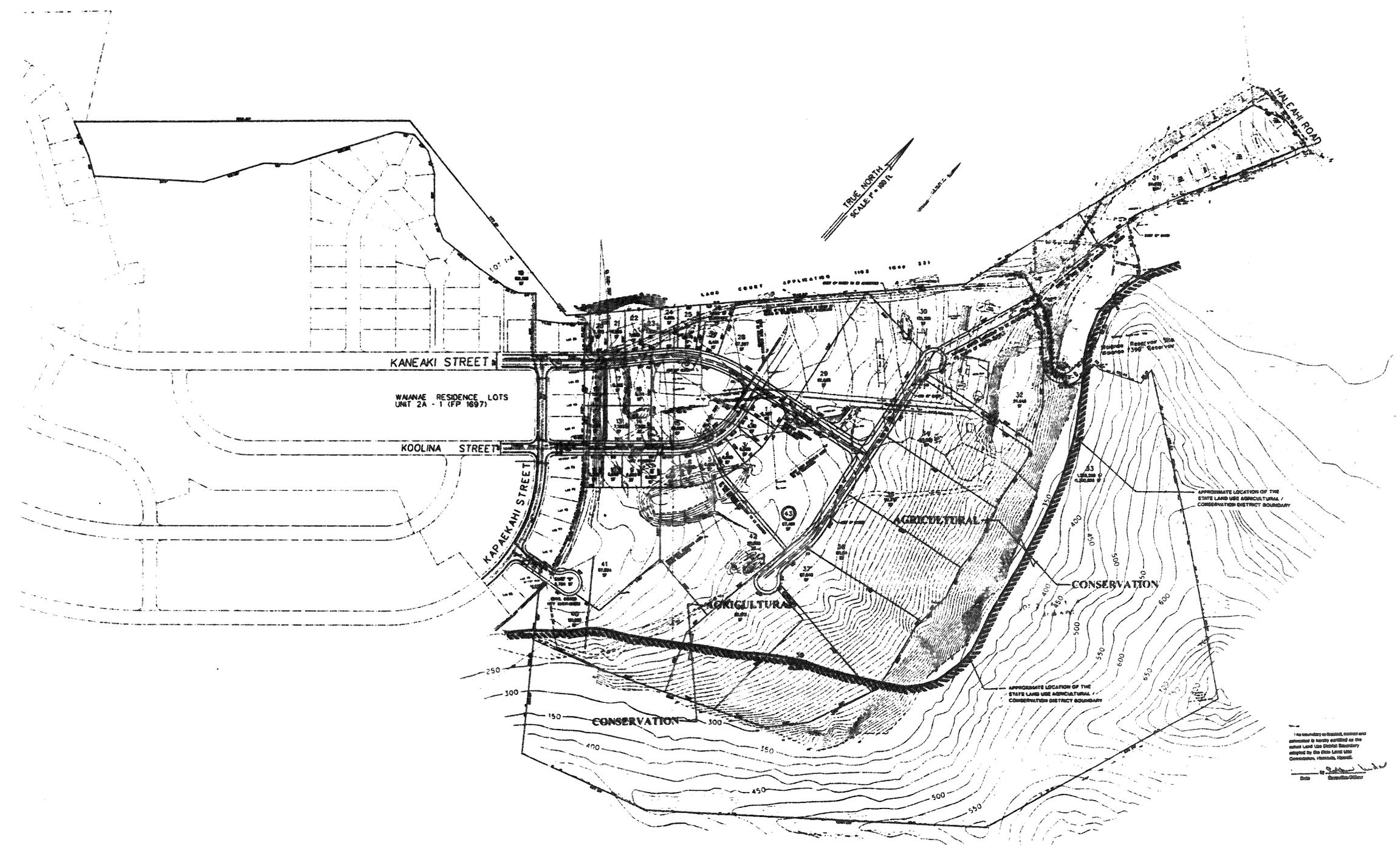


Figure 4
Land Use District Boundary Interpretation

Source: State Land Use Commission.

SCALE: 1" = 100 ft.

- NOTES:
1. ALL LINES AND INTERPRETATIONS ARE APPROXIMATE.
 2. THIS MAP IS A SUMMARY OF THE STATE LAND USE DISTRICT BOUNDARIES AS OF 1987. THE STATE LAND USE COMMISSION HAS THE AUTHORITY TO CHANGE THESE BOUNDARIES AT ANY TIME.
 3. LAND USE DISTRICT BOUNDARIES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED BY THE STATE LAND USE COMMISSION.
 4. ALL STRUCTURES TO BE RECORDED.

PLANS BY
 CALVIN KIM & ASSOCIATES, INC.
 1514 S. KING STREET, SUITE 325
 HONOLULU, HAWAII 96814

11A

Boundary Interpretation No.

12/10/97
 13/2/97

2. Water

The Board of Water Supply Waianae "390" Reservoir is sited on Pahe'ehe'e Ridge above the project area. The reservoir is fed by a 12-inch feeder line from the BWS Waianae Tunnel and water is distributed from the reservoir by a 12-inch line in the direction of Kaneaki Street. The 0.5 mg reservoir was built in 1980 and services users in Waianae Valley.

3. Wastewater

The dairy site is unsewered and residents of the farm dwellings used cesspools as the primary means of wastewater disposal. Municipal sewer is available in selected roadways, including Kaneaki Street, which comprise the Waianae Residence Lots subdivision to the south of the dairy. *The Department of Wastewater Management commented that the municipal wastewater system is available and adequate to accommodate the 32 residential lots (DWWM Comment Letter).*

4. Drainage

During construction of the subdivision to the south, 48-inch drain lines were extended into the site at Koolina Street and the unnamed cul-de-sac. Drain inlets and interceptor ditches were constructed to collect runoff along the perimeter of the Waianae Residence Lots subdivision.

5. Solid Waste

Solid waste has been deposited at several locations on the property. Noda (1997) points out that fill and construction soil is being dumped in the western corner of the property and an illegal landfill is being operated on an adjoining lot to the northwest. In the Waianae Houselots subdivision, refuse is collected by the City and County of Honolulu.

6. Power and Communication

Overhead Hawaiian Electric Company electrical transmission lines traverse the middle of the property. Electrical and communication lines are placed underground in the adjoining residential subdivision.

7. Protective Services

Police protection originates from the Waianae Police located on Farrington Highway about 1.7 miles away. Fire protection from the Waianae Fire Station on Farrington Highway about 2 miles away. Four farm dwellings off Haleahi Road appear to have been recently burned.

8. Public Schools

Public schools in Waianae include Waianae Elementary (K-6), Waianae Intermediate (7-8) and Waianae High School. Current (1997) enrollment at these schools are 736, 1,166, and 2,164 students respectively.

SECTION 3**SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS
AND MEASURES TO MITIGATE ADVERSE EFFECTS**

A. Assessment Process

The scope of the project was discussed with the consulting engineer and their consultants. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the property. The sum total of consultations and field investigations helped to identify existing conditions and features which could affect or be affected by the project.

- The property was used for agricultural activities, primarily dairy farming, for over 50 years.
- There are no streams, lakes, wetlands, or other water bodies on the property;
- No rare, threatened, or endangered flora or fauna are found on the premises;
- Two archaeological sites were identified: a stacked stone wall which is a remnant section of a system of walls and fences relating to plantation and ranching activities and a military bunker near the summit of Mauna Kuwale;
- The property is not located within a flood hazard area; and
- Existing road and water systems are adequate to serve the proposed use;

B. Short-term Impacts

Site work will probably be the most disruptive short-term activity on the environment. This activity entails demolishing all existing structures, clearing (removing concrete and asphalt concrete *and all dairy structures and remnant improvements on the agricultural lots*), mass grading and grubbing of the [entire site] *residential lots*, and final grading of roadways, residential, and the community center lots to design elevation, excavating for utility lines, and hauling debris to approved disposal sites. All are prerequisites for constructing the temporary and permanent improvements to follow.

Site work is a persistent source of fugitive dust. Site contractors are aware that dust is a nuisance to both workers and people living near work sites and it is imperative for them to maintain stringent dust controls. Frequent water sprinkling is probably the most effective dust control measure given the size of the site and the type and scale of proposed improvements. The Contractor, however, may choose to implement other measures based on their experience with similar projects and job sites.

The Contractor also will be responsible for general housekeeping of the site and for keeping adjacent streets and properties free of mud, sediment, and construction litter and debris. Pollution control measures will comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

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Construction noise, like fugitive dust, cannot be avoided. Noise sensitive properties, primarily residential uses, are located to the west. Construction noise will be audible at locations inside the subdivision but exposure to noise will vary in volume, frequency, and duration. Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise is expected to be most pronounced during the early stages when the site is cleared and infrastructure installed.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within various zoning districts. Residential uses are placed in the Class B zoning district and the maximum permissible sound level is 60 dBA between the hours of 7:00 am and 10:00 pm (Chapter 46, Community Noise Control, 1996). Occasionally, construction activities will produce noise in excess of the permissible daytime noise level and a noise permit will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

Site work will expose soil thus creating opportunities for runoff and erosion. All grading will be done in accordance with erosion control ordinances of the City and County of Honolulu and approved grading plans. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared for review and approval by the Department of Public Works. Examples of BMPs include placing silt curtains along property boundaries or work sites to retain runoff on site.

Manure enriched soils are expansive and not suitable for use as fill under roadways and building pads. The enriched material will be scraped from road and houselots and removed by the site contractor for proper disposal or recycled for use as fertilizer off-site.

An archaeological reconnaissance survey of the property found two small period sites. The survey is being upgraded to an inventory survey. Few (if any) additional sites are expected to be found. However, until the survey is upgraded, historic preservation review will not be completed (Historic Sites Division Comment Letter).

Should subsurface archaeological or cultural features or burials be unearthed, work in the immediate area shall cease and historic authorities notified immediately for proper disposition of the finds.

Adverse effects on flora are not anticipated. The site is sparsely vegetated and all plant materials are common trees and dryland plants.

The Phase I Environmental Site Assessment identified several instances of hazardous materials occurring on the property. The consultant recommended: used lead-acid car batteries should be removed and turned in for recycling; unlabeled tanks, drums and containers that contain liquids should be sampled to determine their contents and proper method of disposal; and drums and containers with labels should be properly disposed of. The nine structure should be surveyed for asbestos containing materials or lead based paint prior to demolition and any

asbestos containing materials or lead based paint properly removed and disposed of in accordance with applicable rules and regulations. Fill soils and debris placed on the property should be sampled for petroleum products to ensure that it is clean fill. DHHL will follow up on the recommendations prior to construction.

Construction notices will be posted to alert residents and motorists of roadway construction. Flagmen will be posted to marshal vehicles around excavations in the roadway. Driveways (or at least one traffic lane) will be kept open at all times to minimize inconveniences to motorists and property owners. The trench area and private driveways affected by construction will be restored to pre-construction condition or better. Open trenches will be covered with steel plates at the end of each working day and safety devices posted during night hours. Construction vehicles hauling men and material will contribute to traffic through the Waianae Residential Lots subdivision. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic. Heavy vehicles traveling to and from the project site shall comply with the provisions of Chapter 42, Vehicular Noise Control for Oahu, Hawaii Administrative Rules.

C. Long-term Impacts

After the subdivision and improvements are accepted by the DHHL, awardees can commence home construction [(and farm lot improvements)] under the guidance of a self-help developer. A timetable for self-help construction has not been prepared. Self-help residential construction is expected to take place intermittently [but would not necessarily take place on] *to include* weekends and holidays. *Agricultural improvements and houses will be built out according to the needs, resources, and schedules of individual lessses.*

During the building period, construction impacts---such as noise, dust, construction traffic---are expected to be repeated over an undetermined length of time as awardees of residential lots construct their homes and awardees of agricultural lots erect farm dwellings and related structures.

Sounds of nature and the relative quiet associated with undeveloped land will be replaced by noises associated with residential land uses. Noise emanating from the proposed residential development should not be significantly different in frequency and magnitude as existing noise levels in adjoining residential areas. Typically, exterior noise levels in residential subdivisions average 55 dBA and can be significantly lower for subdivisions in rural areas. This average exterior noise level is consistent with State Department of Health daytime noise standards for residential areas.

The proposed project will not introduce a totally new use to the area. The agricultural lots will be put to agricultural use on smaller sized lots (in comparison to the former dairy which was a single use on a large lot) and residential use is the same type of development as that in the adjoining Waianae Residence Lots subdivision. Agricultural use will be required under the lease provisions. The DHHL will require submission and approval of farm plans prior to lease issuance and will monitor lessee performance.

While the mix of residential and agricultural lots presents potential problems of compatibility, the DHHL intends to minimize conflict in the project by: (1) notifying potential residential lessees of possible problems both during the lot selection process and in lease disclosure; (2) discouraging or prohibiting noxious uses such as piggeries or chicken farming, in farm plan review, and (3) working with the self-help developer on possibly screening improvements at the common boundary of agricultural and residential uses.

The residential component of the proposed development will buffer existing residential uses in the Waianae Residence Lots subdivision from agricultural activities. *The Planning Department commented that the residential component of the proposed project is not consistent with the preliminary draft plan (Waianae Development Plan). The Department of Hawaiian Home Lands responded that provisions of the development plans are not applicable to Hawaiian Home Lands, including this project.*

Perhaps the most significant impact of the project is to provide Native Hawaiian households the opportunity to obtain a fully improved residential or agricultural homestead lot. Native Hawaiian households are the ethnic group most benefited by the project because they are the only group that can qualify for a homestead lot in the project. The self-help effort is intended primarily to reduce labor costs of home construction but intangible benefits are also to be gained. It is anticipated that the process and results of self-help will build a cohesive neighborhood, an *ohana* based on shared experiences, pride of accomplishment, and "sweat equity".

Based on historical data of 3.73 persons per household awarded a homestead lease (Mattson & Company, 1993), the project could contribute a population of approximately 170-175 persons. The prospects of home ownership may attract Hawaiian households from Oahu (and the Neighbor Islands) to the Waianae area. It is anticipated, however, that many of the households that move into the project would already reside along the Leeward Coast. The net effect may be a redistribution of Hawaiian households rather than a net increase in Hawaiian households along the Leeward Coast.

In-place infrastructure such as water, sewer, and drainage systems have sufficient capacity to accommodate the proposed development. *The disposal of farm waste will be coordinated with the State Departments of Health and Agriculture (BWS Comment Letter) and awardees will be apprised by the DHHL of the need to obtain an effluent discharge permit if non-stormwater discharges are anticipated. (DPW Comment Letter).*

The addition of 32 dwellings and 14 agricultural lots is not expected to have significant effect on traffic conditions either within the neighborhood or on Waianae Valley Road. While traffic volume will increase as a result of the project, the existing roadways will be able to handle the increased traffic and provide acceptable levels of service (Ng, 1998). A Traffic Assessment prepared for the project is found in Appendix A.

Utility companies have indicated that their respective power, gas, and communication systems can and will be provided although some existing facilities will need to be upgraded. Utility companies usually

anticipate the need for system improvements in areas where development and population growth occur and system upgrades are just part of their planning and programming cycle to accommodate service demands.

The project will contribute school age children to public schools in the area. Although the number of school age children is not known at this time, projected future enrollments at area schools are shown below:

<u>School</u>	<u>1999</u>	<u>2000</u>
Waianae Elementary	[732] 761	[743] 759
Waianae Intermediate	[1,205] 1,132	[1,233] 1,145
Waianae High	[2,240] 2,238	[2,230] 2,245

Source: Leeward District Office, 1998 *and DOE Comment Letter.*

Medical services are provided on a need basis. Because medical facilities in the area are privately owned and operated, the facilities will be expanded (subject to needs assessment) when there is a sufficient population base to support their services.

[The residential lots will be constructed on lands designated Agriculture on the City and County of Honolulu Waianae Development Plan and zoned AG-2. The residential lots and most of the agricultural subdivision area are within the State Agricultural land use district. Residential development is not a principal permitted use on agricultural designated lands, thus exemption will be employed from City land use and zoning controls and State land use district regulations.

County zoning and subdivision regulations are determined to not govern development of Hawaiian Home Lands under the Hawaiian Homes Commission Act. However, aside from permitted use, development will conform to county standards to the greatest practicable degree. Subdivision improvements will be constructed to County standards and are intended to be turned over (via license) for county operation and maintenance. County building permits will be required for all structures to be built on the property.

Agricultural lots will be exempted from the "economic feasibility assessment" provisions of the subdivision ordinance, City and County of Honolulu. The DHHL feels that provision of improved lots at nominal rent, lease requirements for agricultural use, and ongoing monitoring satisfy the intent of the ordinance.

The proposed community center may be developed to accommodate social services and/or recreation facilities. The facility is not intended to comply with requirements of the Park Dedication Ordinance and an exemption will be sought from application of that law.]

Section 206 of the Hawaiian Homes Commission Act vests control over use of Hawaiian Home Lands in the Department of Hawaiian Home Lands. As interpreted by the Attorney

General, the provision of the Act make state and county land use laws inapplicable to Hawaiian Home Lands.

The Department intends to construct a subdivision which meets substantially all of the requirements of the Subdivision Ordinance of the City and County of Honolulu. Lot dimensions and layout will meet the standards of the R-5 zoning district for residential lots and the Ag-2 zoning district for agricultural lots. The Community Center will be developed at R-5 standards and be subject to Site Plan Review requirements.

The provisions the Department intends to not apply to the subdivision include the following:

- *State Land Use regulations, insofar as residential lots and the "community center" are prohibited in the State Agricultural District;*
- *Conservation District regulations, insofar as agricultural lots are prohibited in the State Conservation District;*
- *Waianae Development Plan designation and applicable Special Provisions;*
- *Current zoning for the portion of the property planned for self-help residential lots provided that the Department will meet development standards of the R-5 zoning district for residential lots and the Ag-2 zoning district for agricultural lots;*
- *Provisions of the Land Use Ordinance that would render the "community center" impermissible;*
- *Park Dedication Ordinance; and*
- *Provisions of the Subdivision Ordinance requiring demonstration of agricultural feasibility on agricultural lots. (DLU Comment Letter)*

The proposed Freitas Dairy Subdivision will replace a vacant and partially improved, debris strewn lot that has been vacant for 2 years. Since the dairy ceased operations, construction debris and earth materials have been indiscriminately dumped on the premises. The piles of debris are in the open with no evidence of proper management. Strong winds often blow dust and debris on to the residential areas below the dairy thus posing a health risk to residents. This undesirable condition should cease when the subdivision is completed.

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SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

No Action

A No Action alternative would maintain the status quo of the property and is not a desirable course of action to the Department of Hawaiian Home Lands. A no action alternative precludes all short and long-term environmental impacts described in this Assessment. The DHHL would miss an opportunity in achieving its mission and the social and economic benefits of home ownership for Native Hawaiian households would be foregone.

The combination of agricultural and residential development is the most desirable development plan for the property. The agricultural component will provide agricultural lots awardees desiring to actively engage in an agricultural endeavor and lots for households desiring a residential dwelling.

SECTION 5**PERMITS AND APPROVALS**

Permits and approvals identified for the project are primarily construction related. The listing of permits is based on the description of the proposed action and review of the preliminary subdivision plan. The listing is suggestive and other permits may be required. On July 1, 1998, the City and County of Honolulu reorganized several agencies to include name changes. The authorities cited below reflect the change in name.

<u>*Permit</u>	<u>Authority</u>
<u>City and County of Honolulu</u>	
Subdivision	Department of Planning and Permitting
Grading, Grubbing, and Stockpiling	Department of Planning and Permitting
Permit to Excavate Public Right-of-Way	Department of Planning and Permitting
Sewer Connection	Department of Planning and Permitting
Sewer System for New Subdivisions	Department of Planning and Permitting
Connection to the City's Storm Sewer System	Department of Planning and Permitting
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work	Department of Planning and Permitting
Certificate of Occupancy	Department of Planning and Permitting
Water Connection/Facilities Charges	Board of Water Supply
Street Lighting for Subdivisions	Department of Transportation Services
<u>State of Hawaii</u>	
Variance from Pollution Controls	Department of Health
Environmental Hazards	Department of Hawaiian Home Lands

*Source: Permit Register, Department of Land Utilization
City and County of Honolulu, 1996.

SECTION 6

AGENCIES AND ORGANIZATIONS [TO BE] CONSULTED
IN PREPARING THE ENVIRONMENTAL ASSESSMENT

*Notice of the Draft Environmental Assessment for the Freitas Dairy Subdivision was published in the Office of Environmental Quality Control Environmental Notice of May 8, 1998 and May 23, 1998. Copies of the Draft Environmental Assessment were distributed to the agencies and organizations listed below. Publication in the Environmental Notice initiated a 30-day public review period which ended on June 8, 1998. An asterisk * identifies agencies and organizations that submitted written comments to the Draft Environmental Assessment. Comment letters and responses are found in Appendix B of the Final Environmental Assessment.*

Federal

Natural Resources Conservation Service

State

Department of Agriculture

*Department of Education

Department of Health

Department of Land and Natural Resources

*Historic Sites Division

*Land Use Commission

*Office of Hawaiian Affairs

*Office of Environmental Quality Control

County

*Board of Water Supply

*Building Department

*Department of Land Utilization

*Department of Parks and Recreation

*Department of Public Works

Department of Transportation Services

*Department of Wastewater Management

*Planning Department

*Police Department

*Fire Department

Others

*Hawaiian Electric Company

*Hawaiian Telephone Company

Waianae Neighborhood Board No. 24

Pahe'ehe'e Ridge Association

SECTION 7

DETERMINATION OF SIGNIFICANCE

Chapter 200 (Environmental Impact State Rules) of Title 11, Administrative Rules of the State Department of Health, prescribes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is summarized below.

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource:

Two archaeological features were identified on the property. One, a military bunker located just below the summit of Mauna Kuwale is generally inaccessible and will be left intact. The second, a remnant section of a stone wall crossing Lots 46 and 47 is not proposed for preservation.

- (2) Curtails the range of beneficial uses of the environment;

Developing the property as proposed is a better use of the environment than allowing the land to remain underused, vacant, and abused by indiscriminate dumping of refuse and debris. Although the property is rated Prime Agricultural Land by the State of Hawaii, the Land Study Bureau rates the land as very poorly suited for agriculture. The land, however, is suitable for grazing and this is borne out by the previous discontinued dairy operation. Dairy operations were discontinued because the DHHL planned to develop the property and terminated the land lease with the dairy owner.

- (3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

The project does not conflict with the state's long-term environmental policies.

- (4) Substantially affects the economic or social welfare of the community or State;

The proposed project will not substantially affect the social welfare of the community or State. It is anticipated that Native Hawaiians who are on waiting lists for residential and agriculture homestead lots and who are awarded a lot will derive economic and social benefits from the project.

- (5) Substantially affects public health;

Public health will not be substantially affected by the project except for noise and dust generated during construction. These short-term impacts can be mitigated by existing public health regulations cited in this Assessment. Due to the self-help component of the

project, noise and dust are expected to be a frequent occurrence as residential owners build their own homes.

- (6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

The development will increase water consumption, wastewater discharge, and power consumption. These consequences are unavoidable but should not tax the respective utility systems already serving the existing residential building and the general area. Utility systems will be upgraded as required to accommodate the housing project.

The project could accommodate a population estimated at between 170-175 persons. This impact cannot be avoided as vacant land is put to a more intensive and desirable use. Although population in the immediate area will increase, it is anticipated that most residents will already be residing in Leeward Oahu and the increase may result in a redistribution rather than a net increase in the Hawaiian population residing along the Leeward Coast.

- (7) Involves a substantial degradation of environmental quality:

Environmental quality will not be substantially degraded. The project does not introduce a totally new land use to the immediate area and does not conflict with the desired land use pattern and density for the area.

- (8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

Adverse cumulative impacts are not anticipated nor does the project involve a commitment for larger actions.

- (9) Substantially affects a rare, threatened or endangered species, or its habitat;

There are no rare, threatened or endangered flora and fauna on the premises.

- (10) Detrimentially affects air or water quality or ambient noise level; or

Ambient air quality will be affected by dust and combustion emissions during construction but can be controlled by measures described in the Assessment. Construction noise will be most pronounced during site preparation when the site is mass graded to establish design elevations for the infrastructure and house lots.

- (11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

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The project is not proposed in an environmentally sensitive area.

- (12) Substantially affects scenic vistas and view planes identified in county or state plans or studies; or

The project will not adversely affect close up views of the Waianae Mountains. Building heights will be limited to 25 feet per City and County of Honolulu zoning requirements.

- (13) Requires substantial energy consumption.

Energy consumption has not been determined.

Based on the above criteria, the proposed Freitas Dairy Subdivision will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.

REFERENCES

- Planning Department, City and County of Honolulu. 1979. *Waianae Development Plan Land Use and Public Facilities Map*. Ordinance No. 81-79.
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- Department of Agriculture, State of Hawaii. 1977. *Agricultural Lands of Importance to the State of Hawaii*. Map O-2.
- Devereux, Tom, Rodney Chiogiogi, and Hallett H. Hammatt. 1997. *Archaeological Reconnaissance Survey of the 55-Acre Freitas Dairy (TMK: 8-5-04: 01, 58, 41 por.)*
- Federal Emergency Management Agency. 1990. *Flood Insurance Rate Map City and County of Honolulu*. Community Panel No. 150001-0070A.
- Land Study Bureau. 1972. *Detailed Land Classification, Island of Oahu*.
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- Park Gerald Urban Planner. 1997. *Site Inspection*.
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APPENDIX A

**TRAFFIC ASSESSMENT
FREITAS DAIRY SUBDIVISION**

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**Traffic Assessment
Freitas Dairy Subdivision
Waianae, Hawaii**

April, 1998

The proposed project is located in Waianae Valley, approximately two miles mauka of Farrington Highway. The project site is adjacent to an existing subdivision (Waianae Residence Lots, Unit 2), which includes roadways designed for future extension into the project site (Kaneaki Street and Koolina Street). Access to the site from the Farrington Highway would be via Waianae Valley Road, Kaneaki Street, and Kapaekahi Street. The proposed project would extend Kaneaki Street and Koolina Street beyond their present termini.

Existing Conditions

Farrington Highway is a four-lane undivided State highway which is the only paved public roadway linking the Waianae coast with the rest of Oahu. Farrington Highway carries approximately 28,000 vehicles per day on the Honolulu side of the Waianae Valley Road intersection.

The intersection of Farrington Highway and Waianae Valley Road is controlled by a traffic signal with two-phase operation. One phase allows traffic on Farrington Highway and pedestrians traveling parallel to the highway to use the intersection; the other phase serves vehicles from Waianae Valley Road and pedestrians crossing the highway. Each of the Waianae Valley Road approaches consist of only one lane for traffic.

Waianae Valley Road is a two-lane roadway varying from 22 feet to approximately 40 feet in width. The lower portion of Waianae Valley Road near Farrington Highway and Mill Street is curbed with parking permitted only on one side where there is sufficient width to maintain two lanes of traffic; farther mauka, parking is not permitted on the paved portion of the uncurbed roadway. The intersection of Waianae Valley Road with Mill Street, located one block mauka of Farrington Highway, is an all-way stop intersection; i.e., all four approaches at this intersection are controlled by stop signs.

A roadway identified as "Plantation Drive" provides an alternate connection to Farrington Highway, tying to the highway at the "Old Government Road"

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intersection approximately 0.2 miles in the Kaena direction from the Waianae Valley Road intersection. Plantation Drive, which is two lanes wide, runs between Waianae Elementary School and Pililau Field and intersects Waianae Valley Road approximately 0.8 miles mauka of Farrington Highway. This intersection is channelized and traffic on Plantation Road is controlled by a stop sign.

Kaneaki Street is located approximately 1.7 miles mauka of Farrington Highway along Waianae Valley Road. Traffic on Waianae Valley Road approaching the project site will turn right into Kaneaki Street; traffic leaving the project site would turn left onto Waianae Valley Road from Kaneaki Street; the Kaneaki Street approach is controlled by a stop sign. Traffic volumes on Waianae Valley Road at this intersection is minimal, as land uses farther mauka consist of less than 100 dwellings, several farms, a camp, and the Waianae Kai Trail facility.

Kaneaki Street is an improved collector street serving residences fronting the street as well as providing access to other streets in the neighborhood. Parking is generally permitted on both sides of Kaneaki Street, which has sufficient width (40 feet between curbs) for one lane of traffic in each direction.

Koolina Street and Kapaekahi Street each intersect with Kaneaki Street as the stop-controlled stem of a "T"-intersection. Koolina Street curves and becomes parallel to Kaneaki Street. Koolina Street is 28 feet wide between curbs, and parking on both sides of the street limits traffic to a single lane. Like Koolina Street, Kapaekahi Street is 28 feet wide and parking on both sides limits traffic to a single lane. Koolina Street traffic is stop-controlled at its intersection with Kapaekahi Street.

Traffic data are available for the Waianae Valley Road intersections with Farrington Highway and with Mill Street. The morning (AM) peak hour begins as early as 6:00 AM and in some locations end as late as 8:30 AM. Peak afternoon volumes occur between 3:00 PM and 7:00 PM. Tables 1 and 2 summarize the traffic data that are available.

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CORRECTION

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

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**Traffic Assessment
Freitas Dairy Subdivision
Waianae, Hawaii**

April, 1998

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Waianae Valley Road is a two-lane roadway varying from 22 feet to approximately 40 feet in width. The lower portion of Waianae Valley Road near Farrington Highway and Mill Street is curbed with parking permitted only on one side where there is sufficient width to maintain two lanes of traffic; farther mauka, parking is not permitted on the paved portion of the uncurbed roadway. The intersection of Waianae Valley Road with Mill Street, located one block mauka of Farrington Highway, is an all-way stop intersection; i.e., all four approaches at this intersection are controlled by stop signs.

A roadway identified as "Plantation Drive" provides an alternate connection to Farrington Highway, tying to the highway at the "Old Government Road"

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intersection approximately 0.2 miles in the Kaena direction from the Waianae Valley Road intersection. Plantation Drive, which is two lanes wide, runs between Waianae Elementary School and Pililaa Field and intersects Waianae Valley Road approximately 0.8 miles mauka of Farrington Highway. This intersection is channelized and traffic on Plantation Road is controlled by a stop sign.

Kaneaki Street is located approximately 1.7 miles mauka of Farrington Highway along Waianae Valley Road. Traffic on Waianae Valley Road approaching the project site will turn right into Kaneaki Street; traffic leaving the project site would turn left onto Waianae Valley Road from Kaneaki Street; the Kaneaki Street approach is controlled by a stop sign. Traffic volumes on Waianae Valley Road at this intersection is minimal, as land uses farther mauka consist of less than 100 dwellings, several farms, a camp, and the Waianae Kai Trail facility.

Kaneaki Street is an improved collector street serving residences fronting the street as well as providing access to other streets in the neighborhood. Parking is generally permitted on both sides of Kaneaki Street, which has sufficient width (40 feet between curbs) for one lane of traffic in each direction.

Koolina Street and Kapaekahi Street each intersect with Kaneaki Street as the stop-controlled stem of a "T"-intersection. Koolina Street curves and becomes parallel to Kaneaki Street. Koolina Street is 28 feet wide between curbs, and parking on both sides of the street limits traffic to a single lane. Like Koolina Street, Kapaekahi Street is 28 feet wide and parking on both sides limits traffic to a single lane. Koolina Street traffic is stop-controlled at its intersection with Kapaekahi Street.

Traffic data are available for the Waianae Valley Road intersections with Farrington Highway and with Mill Street. The morning (AM) peak hour begins as early as 6:00 AM and in some locations end as late as 8:30 AM. Peak afternoon volumes occur between 3:00 PM and 7:00 PM. Tables 1 and 2 summarize the traffic data that are available.

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Table 1
Traffic Data
Farrington Highway and Waianae Valley Road

	<u>approach</u>	<u>departure</u>
Farrington Highway east (Honolulu side) of Waianae Valley Road		
24-hour total (Monday, 9/23/96)	13,897 vpd	13,785 vpd
AM Peak Hour	895 vph	932 vph
PM Peak Hour	1,170 vph	972 vph
Waianae Valley Road north (mauka) of Farrington Highway		
24-hour total (Monday, 9/23/96)	3,024 vpd	2,636 vpd
AM Peak Hour	220 vph	142 vph
PM Peak Hour	228 vph	231 vph
Farrington Highway west (Kaena side) of Waianae Valley Road		
24-hour total (Monday, 9/23/96)	12,473 vpd	11,966 vpd
AM Peak Hour	862 vph	819 vph
PM Peak Hour	1,025 vph	878 vph
Waianae Valley Road south (makai) of Farrington Highway		
24-hour total (Monday, 9/23/96)	849 vpd	545 vpd
AM Peak Hour	66 vph	43 vph
PM Peak Hour	79 vph	62 vph

(vpd = vehicles per day, vph = vehicles per hour)

Source: State of Hawaii, Department of Transportation, Highways Division

Table 2
Traffic Data
Mill Street and Waianae Valley Road

	<u>eastbound or southbound approach</u>	<u>westbound or northbound approach</u>
Mill Street at Waianae Valley Road		
24-hour total (Tuesday, 5/31/94)	2,331 vpd	2,195 vpd
AM Peak Hour	226 vph	191 vph
PM Peak Hour	178 vph	205 vph
Waianae Valley Road at Mill Street		
24-hour total (Tuesday, 5/31/94)	2,867 vpd	2,882 vpd
AM Peak Hour	210 vph	154 vph
PM Peak Hour	176 vph	263 vph

(vpd = vehicles per day, vph = vehicles per hour)

Source: City and County of Honolulu, Department of Transportation Services

These volumes were used to analyze conditions at the intersections during peak hours, assuming that the peak volumes for all approaches occur in the same hour. Traffic conditions were found to be acceptable at both intersections.

For the signalized intersection of Farrington Highway and Waianae Valley Road, capacities were estimated for each approach and an overall volume-to-capacity (v/c) ratio was determined for the intersection. Capacities were based on 600 vehicles per hour of green for mauka-bound Waianae Valley Road, 900 vehicles per hour of green for makai-bound Waianae Valley Road, and 1,000 vehicles per lane per hour of green for Farrington Highway. Levels of service are related to the v/c ratio as shown in Table 3.

The procedure for analyzing All-Way Stop Controlled intersections described in the Highway Capacity Manual was used to evaluate the intersection of Mill Street and Waianae Valley Road. This procedure estimates the average delay of all vehicles using the intersection; a level of service is determined from this delay as shown in Table 3.

Table 3
Level of Service Criteria

control type:	<u>Unsignalized</u> <u>Average Total</u> <u>Delay per vehicle</u>	<u>Signalized</u> <u>Intersection</u> <u>v/c ratio</u>
Level of Service A	≤ 5 seconds	≤ 0.60
Level of Service B	> 5 and ≤ 10 seconds	> 0.60 and ≤ 0.70
Level of Service C	> 10 and ≤ 20 seconds	> 0.70 and ≤ 0.80
Level of Service D	> 20 and ≤ 30 seconds	> 0.80 and ≤ 0.90
Level of Service E	> 30 and ≤ 45 seconds	> 0.90 and ≤ 1.00
Level of Service F	> 45 seconds	> 1.00

Source: *Highway Capacity Manual, Third Edition*

Existing conditions at the signalized intersection of Waianae Valley Road and Farrington Highway are estimated to be Level of Service (LOS) C in the AM Peak Hour and LOS D in the PM Peak Hour. At the unsignalized intersection of Waianae Valley Road and Mill Street, existing conditions are calculated to be LOS A in the AM Peak Hour and LOS C in the PM Peak Hour. Table 4 shows the existing intersection conditions.

Table 4
Existing Conditions, Waianae Valley Road intersections

control: approach	Mill Street (all-way stop)		Farrington Highway (traffic signal)	
	<u>average delay</u>	<u>LOS</u>	<u>v/c ratio</u>	<u>LOS</u>
AM Peak Hour	4.9	A	0.70	C
PM Peak Hour	11.2	C	0.84	D

Potential Impact of Project

The proposed project will subdivide the old "Freitas Dairy" property to provide 32 single family houselots, 4 agricultural lots, and one lot for a neighborhood recreation center. The project will extend Koolina Street and bring it back to intersect Kaneaki Street at a new "T"-intersection within the project site. The residential units are distributed along Kaneaki and Koolina Streets, with less than 15 lots per block. Twelve of the agricultural lots are served by a new street at the end of Kaneaki Street, and two agricultural lots will have access from a cul-de-sac off of Kapaekahi Street. Project traffic will be served by the new roadways and impacts to existing roadways in the immediate vicinity of the project will be minimal.

The recreation center is not expected to generate significant volumes of traffic outside of the immediate neighborhood. The net increase in traffic due to full utilization of the residential and agricultural lots was estimated assuming one dwelling unit per lot. The traffic used factors compiled from various studies¹ and were done for two cases: the number of units and an estimated number of persons residing on each lot, as shown in Table 5.

Table 5
Project Traffic Generation

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>entering</u>	<u>exiting</u>	<u>entering</u>	<u>exiting</u>
Based on per unit	9	27	30	20
Based on population*	15	36	43	28

* assuming 5 persons per lot

¹ Institute of Transportation Engineers, *Trip Generation (6th Edition)*, 1997.

In either case, the project impact would not be significant. The increase in traffic, even on a worst-case basis, is significantly less than the "100 added vehicle trips in the peak direction (inbound or outbound) during the site's peak traffic hour"² that the Institute of Transportation Engineers has suggested as a criteria for a site access or traffic impact study. If all of the project traffic were added to Farrington Highway on the Honolulu side of Waianae Valley Road, project traffic would be less than 6% of the existing traffic.

As a high estimate of the project impact, the higher figures from the trip generation calculations were assumed to represent the project's traffic impact on Waianae Valley Road, in the vicinity of Mill Street and Farrington Highway. The project traffic was added to the counted traffic and the intersection analyses were redone. The results of the analyses (Table 6) indicate that the project impact is minor and levels of service remain acceptable with the addition of project traffic.

Table 6
Intersection Conditions, Waianae Valley Road

control: approach	Mill Street (all-way stop)		Farrington Highway (traffic signal)	
	<u>average delay</u>	<u>LOS</u>	<u>v/c ratio</u>	<u>LOS</u>
AM Peak Hour				
existing traffic	4.9	A	0.70	C
with project traffic	5.4	B	0.73	C
PM Peak Hour				
existing traffic	11.2	C	0.84	D
with project traffic	13.2	C	0.87	D

Conclusions

The proposed project is not expected to have significant effect on traffic conditions, either within the neighborhood or on Waianae Valley Road. While traffic volume will increase, the existing roadways will be able to handle the increased traffic and provide acceptable levels of service.

* * *

² Institute of Transportation Engineers, *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, 1991.

0000 0011 1378

APPENDIX B

COMMENT LETTERS AND RESPONSES



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
228 SOUTH BERTANA STREET
SUITE 202
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4188
FACSIMILE (808) 588-4188

RECEIVED
MAY 29 1998

May 29, 1998

Kali Watson
Department of Hawaiian Home Lands
335 Merchant Street #202
Honolulu HI 96813

Attn: Michael McElroy

Dear Mr. Watson:

Subject: Draft Environmental Assessment (EA) for Freitas Dairy Subdivision,
Waianae

Please include the following in the final EA:

1. Library copy of draft EA: A new administrative rule, signed into law 8-31-96, requires the applicant of any environmental assessment to place a copy in the public library closest to the project site. If this has been completed, indicate the date of document placement. If not yet done, please arrange to have this done as soon as possible, requesting library staff to place the document on reserve.
2. Contacts:
 - ▶ List state and county agencies contacted during the preconsultation phase.
 - ▶ Notify the neighbors or neighboring landowners adjacent to the project site, allowing them sufficient time to review the draft EA and submit comments.
 - ▶ Consult with the Department of Health regarding use of individual wastewater systems on the agriculture lots.
 - ▶ Consult with the State Historic Preservation Division of the Department of Land and Natural Resources regarding the two archeological sites on the property.
 - ▶ Document all contacts in the final EA and include copies of any correspondence.

Kali Watson
May 29, 1998
Page 2

3. Resource conservation measures: Please describe any efforts to require or encourage the use of elements or materials in individual homes to promote environmentally sensitive and energy efficient design, such as low-flush toilets, solar panels or energy-efficient fixtures.

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

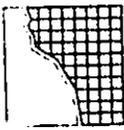
Sincerely,

GARY GILL
Director

c: Gerald Park

0000 00 11 1379

0000 00 11 1380



June 24, 1998

Gary Gill
June 24, 1998
Page 2

GERALD PARK
Urban Planner
Planning
Land Use
Research
Environmental
Studies
1400 Kuylen Street
Suite 876
Honolulu, Hawaii
96814-3071

Your comments and our responses shall be included in the Final Environmental Assessment. We appreciate the participation of the Office of Environmental Quality Control in the environmental assessment process.

Dear Mr. Gill:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01,58,104, 41 (por)
Waianae, Oahu, Hawaii

Sincerely,
GERALD PARK URBAN PLANNER

Gerald Park

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

c: M. McElroy, DPHL

1. Library Copy of Draft EA

A copy of the Draft EA was mailed to the Waianae Public Library on April 28, 1998. Thank you for reminding us of this requirement.

2. Contacts

- a) State and county agencies consulted during preconsultation phase will be listed.
- b) Neighbors or neighboring landowners adjacent to the subdivision were not notified about the proposed project. Copies of the Draft EA were mailed to the Waianae Public Library, Waianae Neighborhood Board Pahe'e Community Association, the Waianae Valley Homesteaders Association.
- c) The Department of Health will be consulted regarding the use of individual wastewater systems during the design process of the subdivision.
- d) The State Historic Preservation Division has been forwarded copies of the archaeological report for their review. The consulting archaeologists are in contact with this agency.

3. Resource Conservation Measures

All lots created by the proposed subdivision will be leased to homesteaders. A to be selected self-help developer will coordinate house construction by future residential homesteaders. Your suggestions for incorporating environmentally sensitive and energy efficient design features in the home will be passed on to the homesteader and self-help developer. The choice to install low-flush toilets, solar panels, or energy efficient fixtures will be left to the homesteader.

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET 11TH FLOOR - HONOLULU, HAWAII 96813
PHONE (808) 523-4261 • FAX (808) 527-3857



RECEIVED
6.2.98

JONATHAN K. SHIMADA P-40
DIRECTOR AND CHIEF ENGINEER
ROLAND O. LIBBY JR.
DEPUTY DIRECTOR
ENV 98-121

May 29, 1998

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-7484

Dear Mr. Park:

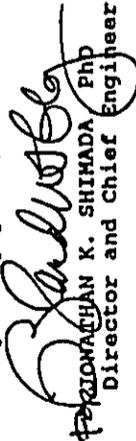
Subject: Draft Environmental Assessment (DEA)
Proposed Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (POR.)

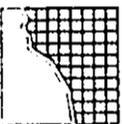
We have reviewed the subject DEA and have the following comments:

1. A preliminary drainage report should be submitted to the Drainage Section, Division of Engineering, for review and approval.
2. If non-storm water enters into the City drainage system, an effluent discharge permit from the City's Department of Public Works will be required.

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

Very truly yours,


JONATHAN K. SHIMADA, PhD
Director and Chief Engineer



GERALD PARK
Urban Planner

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Phone/Fax
(808) 942-7464

June 25, 1998

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

Dear Dr. Shimada:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (por)
Waianae, Oahu, Hawaii

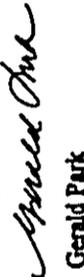
Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

1. A preliminary drainage report shall be submitted to the Drainage Section, Division of Engineering, Department of Public Works for review and approval.
2. Thank you for informing us about the effluent discharge permit. The Department of Hawaiian Home Lands will apprise awardees of the need to obtain said permit if non-storm water discharges are anticipated.

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of the Department of Public Works in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: M. McElroy, DHHL

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

830 SOUTH KING STREET 8TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE (808) 523-4533 • FAX (808) 523-4550



RECEIVED
6/26/98

PATRICK T. ONISHI
CHIEF PLANNING OFFICER
DONALD HARRIS
DEPUTY CHIEF PLANNING OFFICER

ET 4/98-0925

DONALD HARRIS
DEPUTY

June 4, 1998

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Draft Environmental Assessment
for Freitas Dairy Subdivision

Thank you for giving us the opportunity to review the Draft Environmental Assessment (DEA) for the proposed Freitas Dairy Subdivision. We have reviewed the subject document and provide the comments below for your consideration.

The Planning Department is in the process of revising the City's Development Plans. The preliminary draft of the revised Waianae Development Plan recommends that the proposed project site area be retained in agriculture. The proposed residential component of the proposed project is not consistent with the preliminary draft plan.

We have no additional comments to offer at this time.

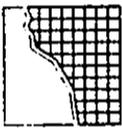
Should you have any questions, please contact Eugene Takahashi of our staff at 527-6022.

Yours very truly,

PATRICK T. ONISHI
Chief Planning Officer

PTO:lh

c: M. McElroy, DHHL
OEQC



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Phone/fax
(808) 942-7484

June 25, 1998

Patrick T. Onishi
Chief Planning Officer
Planning Department
City and County of Honolulu
650 South King Street, 8th Floor
Honolulu, Hawaii 96813-3017

Dear Mr. Onishi:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We acknowledge your comment that the proposed residential component of the project is not consistent with the preliminary draft of the Waianae Development Plan. The Department of Hawaiian Home Lands notes that provisions of the development plans are not applicable to Hawaiian Home Lands, including this project.

Your comment shall be included in the Final Environmental Assessment. We appreciate the participation of the Planning Department in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: M. McElroy, DHHL

0000 00 11 1382

BOARD OF WATER SUPPLY

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



June 10, 1998

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Draft Environmental Assessment for the Freitas Dairy Subdivision,
Waianae, TMK: 8-5-04: 01, 58, 107, 107

Thank you for the opportunity to review the document for the proposed residential and agricultural subdivision.

We have the following comments to offer:

1. A water master plan is required to be submitted for the development. The master plan should show the subdivision's entire water system and all affected Board of Water Supply (BWS) easements. It should also include the hydraulic calculations showing that the water system is able to provide domestic service and fire protection in accordance with our Water System Standards.
The service limit for the area is the 290-foot elevation. All lots must have frontage below this elevation.
2. The developer will be required to obtain a water allocation from the State's Department of Hawaiian Homelands. The applicant will also be required to pay our Water System Facilities Charges for transmission.
3. The water disposal requirements should be coordinated with the State Department of Health and the City Wastewater Department. The disposal of farm wastes should be coordinated with the State Department's of Agriculture and Health.
4. A BWS approved reduced pressure principle backflow prevention assembly is required to be installed immediately after each water meter serving the agricultural lots. The pressure loss of 10 to 15 psi through the devices should be accounted for in the hydraulic calculations.

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

Very truly yours,

BROOKS H. M. YUEN
Acting Manager and Chief Engineer

cc: Office of Environmental Quality Control
Department of Hawaiian Home Lands



GERALD PARK
Urban Planner

- Planning
- Land Use
- Research
- Environmental
- Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Phone/Fax
(808) 942-7484

August 19, 1998

Clifford S. Jamail
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Jamail:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

1. A Water Master Plan to include hydraulic calculations will be submitted to the Board of Water Supply for review.
2. A water allocation will be obtained from the Department of Hawaiian Home Lands.
3. Water disposal requirements will be coordinated with the State Department of Health and the Department of Design and Construction, City and County of Honolulu.
4. We have forwarded your comments to the consulting engineer for consideration in the design of the water system serving the agricultural lots.

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of the Board of Water Supply in the environmental assessment process.

Sincerely,

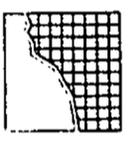
GERALD PARK URBAN PLANNER

Gerald Park

cc: M. McElroy, DHHL

0000 0011 1383

0000 00 11 1084



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Phone/fax
(808) 947-7484

August 19, 1998

Esther Ueda, Executive Director
Land Use Commission
Department of Business, Economic Development & Tourism
State of Hawaii
PO Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Ueda:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01,58,104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses follow the order in which your comments appeared in your letter.

- 1) Our review of the subdivision boundaries for the proposed agricultural lots and your interpretation (BI No. 98-15) of the Conservation District boundary along the slopes of Pahe'ehe Ridge reveal that portions of five proposed agricultural lots lie within the Conservation District. An exhibit showing the project site in relationship to the State land use district boundaries and the overlap into the Conservation District will be included in the Final Environmental Assessment.
 - 2) Section 206 of the Hawaiian Homes Commission specifically makes state land use laws inapplicable to Hawaiian Home Lands.
- Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of the Land Use Commission in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park
Gerald Park

c: M. McElroy, DHHL

ESTHER UEDA
EXECUTIVE OFFICER



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION

PO Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827
May 6, 1998

RECEIVED
5.7.98

Mr. Gerald Park
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3012

Dear Mr. Park:

Subject: Draft Environmental Assessment (DEA) for the proposed Freitas Dairy Subdivision, Waianae, Oahu, TMK 8-5-04: 1, 205.41.58.104

We have reviewed the DEA for the subject project transmitted by your letter dated April 28, 1998, and have the following comments:

- 1) We confirm that the project site, as represented on the location map, is designated within the State Land Use Agricultural and Conservation Districts. We suggest that the Final EA include a map showing the project site in relation to the State land use districts. For your information, we are currently processing a boundary interpretation request (BI No. 98-15) for the subject project to determine the location of the Agricultural/Conservation District boundary relative to the project site.
- 2) On page 17, second paragraph, the DEA states that an exemption will be employed from State land use district regulations because the proposed residential development is not a principal permitted use on agricultural designated lands. Clarification should be provided as to what kind of exemption and from whom such exemption will be sought for the proposed development.

We have no further comments to offer at this time. We appreciate the opportunity to comment on the subject DEA.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,
Esther Ueda

ESTHER UEDA
Executive Officer

Eurth

cc: OECC
DHHL
Calvin Kim & Associates, Inc.

GTE Hawaiian Tel

Beyond the call



May 1, 1998

Attention: Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street Suite 876
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: **FREITAS DAIRY SUBDIVISION**

Thank you for the opportunity to review and comment on the preliminary environmental assessment for the Freitas Dairy Subdivision project.

GTE Hawaiian Tel does not foresee any problems in providing telecommunication services to the proposed subdivision. However, further review is required by GTE Hawaiian Tel during the design stages of the project.

If you have any questions or require assistance in the future on this project, please call Les Loo at 831-4094.

Sincerely,

Mark K. Taosaka
Section Manager
Access Design & Construction

c: B. Hashimoto w/o enclosure (HIA5)



GERALD PARK
URBAN PLANNER

Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Honolulu
(808) 952-7484

June 24, 1998

Mark K. Taosaka
Section Manager
Access Design and Construction
GTE Hawaiian Telephone Company Incorporated
PO Box 2200
Honolulu, Hawaii 96841

Dear Mr. Taosaka:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01,58,104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Construction plans shall be submitted to GTE Hawaiian Tel during the design stage for service review.

Your comment shall be included in the Final Environmental Assessment. We appreciate the participation of GTE Hawaiian Tel in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: M. McElroy, DHHL

0000 00 11 1385

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAHPA STREET SUITE 4425
HONOLULU HAWAII 96819-1869



RECEIVED
5-2-98

ATTILIO K. LEONARDI
FIRE CHIEF
JOHN CLARK
DEPARTMENT CHIEF

April 30, 1998

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Proposed Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (por)
Off of Kaneaki Street
HFD Internal OL 98-183

We reviewed the Draft Environmental Assessment for the subject property. We have no objections with the project if the following conditions are met:

1. Fire hydrants are installed on all roadways in the proposed residential subdivision that are spaced 350 feet apart and has a water flow of 1,000 gpm at a residual pressure of 20 psi.
2. Since there will be no sidewalks, fire hydrants shall be offset from the roadway at least 20 inches and bollards installed to provide protection to the fire hydrants.
3. The agricultural lots shall provide a fire hydrant at least 700 feet from the potential construction of structures or additional on-site fire appliances may be required. The water flow for the agricultural's fire hydrants shall be 1,000 gpm at a residual pressure of 20 psi.

If you need additional information, please contact Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

Attilio K. Leonard
ATTILIO K. LEONARDI
Fire Chief

AKJ/CW:bh

June 24, 1998

Attilio K. Leonard, Fire Chief
Fire Department
City and County of Honolulu
3375 Koaapa Street, Suite H425
Honolulu, Hawaii 96819-1869

Dear Chief Leonard:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We have forwarded your comments to the Department of Hawaiian Home Lands for consideration in the preparation of construction plans for the proposed residential and agricultural subdivisions.

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of the Fire Department in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

c: M. McElroy, DHHL



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Phone/Fax
(808) 942-7484

0000 00 11 1386

0000 00 11 1387



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

HERMAN M. AIZAWA, Ph.D.
SUPERINTENDENT

RECEIVED
9-2-98

OFFICE OF THE SUPERINTENDENT

May 7, 1998

Mr. Gerald Park
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Proposed DHHL Freitas Dairy Subdivision Draft EA

The Department of Education has updated enrollment projections for 1999 and 2000. Thus, the figures shown on page 16 of the Draft Environmental Assessment should read as follows:

School	1999	2000
Waianae Elementary	761	759
Waianae Intermediate	1,132	1,145
Waianae High	2,238	2,245

The 32 residential and 14 agricultural lots proposed are expected to generate approximately 12 elementary, 5 intermediate, and 6 high school students.

Thank you for the opportunity to comment. 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. Saszko, LDO



GERALD PARK
Urban Planner
Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021
Phone/Fax
(808) 942-7484

June 24, 1998

Herman M. Aizawa, Ph.D.
Superintendent
State of Hawaii
Department of Education
PO Box 2380
Honolulu, Hawaii 96804

Dear Dr. Aizawa:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01,58,104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We will revise the projections presented in the Draft Environmental Assessment with the updated enrollment projections for 1999 and 2000 you provided. We will also include the expected number of school age students to be generated by the proposed project.

We appreciate the participation of the Department of Education in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

c: M. McElroy, DHHL

CITY AND COUNTY OF HONOLULU

POLICE DEPARTMENT
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111



JEREMY HARRIS
MAYOR

LEE D. DONOHUE
CHIEF

WILLIAM B. CLARK
DEPUTY CHIEF

OUR REFERENCE CS-DL

May 7, 1998



Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Thank you for the opportunity to review the Draft Environmental Assessment for the proposed Freitas Dairy Subdivision in Waianae, TMK: 8-5-04: 01, 58, 104, 41 (por).

We have noted that fugitive construction dust and noise impacts have been addressed in this document. This will help to minimize calls for police service during the construction phase of the project. As a further means of minimizing calls for police service, incorporating concepts of crime prevention through environmental design could potentially help to reduce criminal activity in the area; this in turn could also help in holding calls for police service to a minimum.

We do, however, believe that this project will have a definite impact on police services. Although it covers a relatively large area, in and of itself, it may not require the addition of another beat. However, when existing and future projects are considered, another police beat may be required to handle the total workload. We will monitor the situation in the area in order to adjust our staffing and related requirements.

Should you have any questions, please call Major Gary Tokunaga of District 8 at 674-8901 or my office at 529-3175.

Sincerely,

LEE D. DONOHUE
Chief of Police

By *James Femia*
JAMES FEMIA, Assistant Chief
Administrative Bureau

cc: District 8

June 24, 1998

GERALD PARK
Urban Planner

Turning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Phone/Fax
(808) 942-7484

Lee D. Donohue
Chief of Police
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Attn: James Femia, Assistant Chief
Administrative Bureau

Dear Chief Donohue:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

All lots created by the proposed subdivision will be leased to homesteaders. A to be selected self-help developer will coordinate house construction by future residential homesteaders. Your suggestion for incorporating concepts of crime prevention through environmental design will be passed on to the homesteader and self-help developer.

Thank you for informing us that existing and future projects in the area may require an additional beat to handle the total workload. The Department of Hawaiian Home Lands can help the Police Department monitor the situation by apprising them as residential dwellings are completed and occupied.

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of the Honolulu Police Department in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

c: M. McElroy, DHHL

0000 00 11 1388

0000 00 11 1389

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
HONOLULU MUNICIPAL BUILDING
430 SOUTH KING STREET
HONOLULU HAWAII 96813

RECEIVED
MAY 15 1998

JEREMY HARRIS
REVISOR



RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT
ISIDORO M. BAGOULAR
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

PB 98-281

May 12, 1998

Mr. Gerald Park
Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Proposed Freitas Dairy Subdivision
Draft Environmental Assessment (DEA)
TMK: 8-5-04: 01, 58, 104, 41 (por.)
Waianae, Oahu, Hawaii

This is in response to your request of April 28, 1998 to review and comment on the subject document.

We have no comments to offer but appreciate the opportunity to review the document.

Should there be any questions, please contact Douglas Collinson at 527-6375.

Very truly yours,


RANDALL K. FUJIKI
Director and Building Superintendent



STATE OF HAWAII
 OFFICE OF HAWAIIAN AFFAIRS
 711 KAPOLANI BOULEVARD, SUITE 300
 HONOLULU, HAWAII 96813-3249
 PHONE (809) 594-1848
 FAX (808) 594-1865

RECEIVED
 5-27-98

Mr. Gerald Park
 Urban Planner
 1400 Rycroft Street
 Honolulu, HI 96814-3021

EIS No. 174

May 18, 1998

Subject: Draft Environmental Assessment (DEA) for the Freitas Dairy
 Subdivision, District of Waianae, Island of O'ahu

Dear Mr. Park:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) for Freitas Dairy Subdivision, District of Waianae, Island of O'ahu. The applicant, the Department of Hawaiian Home Lands (DHHL), is proposing to develop a subdivision for residential and agricultural uses on DHHL lands located in Waianae Valley. Specifically, the project will produce 14 agricultural and 32 self-help residential lots to be leased to eligible Hawaiian beneficiaries.

The Office of Hawaiian Affairs (OHA) has reviewed the DEA and has some concerns with the proposed development. The DEA is brief and superficial in addressing key adverse impacts.

Specifically, the section on cultural resources is inadequate to dispel the view that the proposed development will not impact archaeological resources. The DEA mentions that some cultural resources are found in the area but does not outline mitigation measures. In light of these concerns, OHA urges the applicant to comprehensively review the archaeological resources section.

Letter to Mr. Gerald Park
 May 18, 1998
 Page 2

The applicant refers to and often relies upon a previous field survey to describe and assess existing conditions. However, the applicant neither describes the scope of the survey nor identifies the surveyors. If indeed a survey was prepared, it should be included as an Appendix to the final document.

Likewise, the applicant casually references soil and land studies and often uses awkward narrative. In page 6 of the DEA, the applicant literally states: "In the vicinity of Haleahi Road, ground elevation is relatively flat but higher in elevation (270 to 300) feet than other parts of the site." In page 8, the applicant states that one third of the property is rated "prime agricultural land" but then further down states that the lands are "poorly suited for agriculture". OHA feels that these dichotomies and the lack of consistency in the narrative help little to provide a good picture of the proposed development and further underscores the limitations of the DEA in addressing potential adverse impacts. OHA urges the applicant to take a critical look to these concerns and review the DEA accordingly.

Please contact Colin Kippen (594-1938), LNR Officer, or Luis Manrique (594-1758), should you have any questions on this matter.

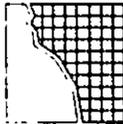
Sincerely yours,

Randall Ogata
 Administrator

Colin Kippen
 Officer,
 Land and Natural
 Resources Division

cc: Board of Trustees
 OEQC

0000 00 1 1390



GERALD PARK
Urban Planner

• Surveying
Land Use
Research
Environmental
Studies

• 1400 Kiyohi Street
Suite 876
Honolulu, Hawaii
96814-3021

• Phone/Fax
1808 942-7484

June 25, 1998

Randy Ogata, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Dear Mr. Ogata:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01,58,104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

Cultural Resources

Two archaeological features were found during an archaeological reconnaissance of the property. The features are described on page 9 of the Draft Environmental Assessment. The survey was conducted in 1997 by Cultural Surveys Hawaii who is identified as the authors on page 9 and cited in the References.

At this time, the remnant section of cattle wall is not proposed for preservation. The second feature is generally inaccessible owing to steep terrain and will be left intact. In effect, inaccessibility is the mitigating measure.

The archaeological report was submitted to the Historic Sites Division, Department of Land and Natural Resources for review. Comments on the archaeological report are enclosed. The only question requiring further research has to do with possible taro fields being located on what DLNR terms the "southwest extension" of the property. This property is included in the project only to provide access to what would otherwise be a landlocked parcel. No use or lease is proposed for this property and thus no further research on the property is intended. The archaeological report is being revised and will be submitted to the Historic Sites Division.

Soil and Land

We have revised the sentence about ground elevation at the bottom of page 6 to read:

Between the access road to the Waianae 390 Reservoir and Haleahi Road, a distance of approximately 1,000 lineal feet, ground elevation is relatively flat but gently rises in elevation from 270 to 300 feet.

Randy Ogata
June 25, 1998
Page 2

One-third of the property is rated "prime agricultural land" and the land type(s) for the entire property is rated "poorly suited for agriculture." The ratings were derived from different references and point out differences in land rating systems. The property may have been rated

Prime Agricultural Land because there was a dairy in existence at this location (Freitas Dairy) at the time the ALISH maps were prepared. Cattle grazing is a viable but low productive use of agricultural lands. Given the arid conditions at the back of Waianae Valley, sparse vegetation, and stony soils, it is not likely that the land could naturally support agricultural activities other than grazing, hence its poor land type rating.

The purpose of this Environmental Assessment is not to question the validity and merit of either rating system but to disclose information about the site and potential impacts resulting from the proposed action.

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of OHA in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Enclosure

c: M. McElroy, DHHH

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

910 SOUTH KING STREET 10TH FLOOR HONOLULU HAWAII 96813
PHONE 1-808-525-4183 FAX 1-808-523-4054

RECEIVED
5-28-98



WILLIAM D. BALFOUR, JR.
DIRECTOR
MICHAEL T. ANU
DEPUTY DIRECTOR

JEREMY HARRIS
MAIL ROOM

May 22, 1998

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: Draft Environmental Assessment
Proposed Freitas Dairy Subdivision
Tax Map Key 8-5-04:01, 58, 104, & 41 (Por.)
Waianae, Oahu, Hawaii

Thank you for the opportunity to review the subject draft environmental assessment.

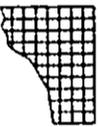
The proposed community center within this project will be a welcomed addition to the community. The community has recently requested that a community center be provided at Kaupuni Neighborhood Park. Because of the limited service area and staffing constraints, the City is not able to provide a community center at this park.

If funding and staffing for the community center is provided by the Department of Hawaiian Home Lands, the City has no objections to the proposed project.

Please contact Mr. Donald Griffin, Chief of our Advance Planning Branch, at 527-6324 if you have any questions.

Sincerely,

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.,
Director



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Phone/Fax
(808) 942-7484

June 24, 1998

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

Dear Mr. Balfour:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01, 58, 104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following response to your comment.

The Department of Hawaiian Home Lands (DHHL) is proposing to set aside land for a community center building in the proposed subdivision. Plans for this complex are still being formulated and could include social service and/or recreation facilities. At this time, it has not been determined if the complex will be funded and staffed by the Department of Hawaiian Home Lands.

Your comment shall be included in the Final Environmental Assessment. We appreciate the participation of the Department of Parks and Recreation in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park
Gerald Park

c: M. McElroy, DHHL

WDB:el

0000 00 11 1392

RECEIVED
5.27.98



Scott W.H. Seu, P.E.
Manager
Environmental Department

May 26, 1998

Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, HI 96814

Dear: Mr. Park

Subject: Proposed Freitas Dairy Subdivision

Thank you for the opportunity to comment on your April 1998 Draft EA for the Proposed Freitas Dairy Subdivision, as proposed by the Department of Hawaiian Home Lands, State of Hawaii. We have reviewed the subject document and would like to emphasize the need to coordinate the relocation of the existing 46 kV and 12 kV line with the developer.

HECO shall reserve further comments pertaining to the protection of existing powerlines bordering the project area until construction plans are finalized. Again, thank you for the opportunity to comment on this draft environmental assessment.

Sincerely,

WINNER OF THE EDISON AWARD
FOR DISTINGUISHED INDUSTRY LEADERSHIP



GERALD PARK
Urban Planner

- Planning
- Land Use Research
- Environmental Studies

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96814-3021

Phone/fax
(808) 942-7484

June 24, 1998

Scott W.H. Seu, P.E.
Manager, Environmental Department
Hawaiian Electric Company, Inc.
PO Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Seu:

Subject: Freitas Dairy Subdivision
TMK: 8-5-04: 01,58,104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We have forwarded your comment to the Department of Hawaiian Home Lands for inclusion in contracts to be awarded for the design and construction of the project to include the relocation of Hawaiian Electric overhead power lines and removal of power poles and transformers..

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of Hawaiian Electric Company in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: M. McElroy, DHHH

0000 00 11 1393

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

930 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE (808) 537-6663 • FAX (808) 537-6875



RECEIVED
5-30-98

KENNETH E. SPRAGUE, P. E., M.D.
DIRECTOR
CHERYL K. OKUMA-SEPE, EEO
DEPUTY DIRECTOR

In reply refer to:
WCC 98-99

May 28, 1998

Mr. Gerald Park
Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Dear Mr. Park:

Subject: **PROPOSED FREITAS DAIRY SUBDIVISION**
WAIANAE, OAHU, HAWAII
TMK: 8-5-04:1-58-104-POR-41

The municipal wastewater system is available and adequate to accommodate the proposed project. The Department of Hawaiian Home Lands proposes to develop a subdivision for residential and agricultural uses. There will be thirty-two residential lots and fourteen agricultural lots on approximately sixty-eight acres of land. Only the residential lots will connect to the municipal wastewater system. The agricultural lots will employ individual wastewater systems for wastewater treatment and disposal.

This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form. This project is liable for payment of a Wastewater System Facility Charge.

If you have any questions, please contact Mr. Scott Gushi of the Service Control Branch at 523-4886.

Sincerely,

Cheryl K. Okuma-Sepe
For
KENNETH E. SPRAGUE
Director

June 24, 1998

Kenneth E. Sprague, Ph.D., Director
Department of Wastewater Management
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Dear Dr. Sprague:

Subject: **Freitas Dairy Subdivision**
TMK: 8-5-04: 01,58,104, 41 (por)
Waianae, Oahu, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses to your comments.

Thank you for informing us that the municipal wastewater system is available and adequate to accommodate the proposed 32 residential lots. "Sewer Connection Application" forms will be submitted for the residential lots. At some future time, application will also be made for the community center lot when plans for the use of the property are more definitive.

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of the Department of Wastewater Management in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park

c: M. McElroy, DHHL



GERALD PARK
Urban Planner

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• Land Use
• Research
• Environmental
• Studies

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96814-3021

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0000 00 11 1394

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

930 SOUTH KING STREET 37th FLOOR • HONOLULU HAWAII 96813
PHONE (808) 523-4414 • FAX (808) 527-8743



RECEIVED
5-28-98

JEREMY HARRIS
MAYOR

JANNA G. SULLIVAN
DIRECTOR

LORETTA C. CHEE
DEPUTY DIRECTOR

98-03124(DT)
'98 EA Comments Zone 8

May 26, 1998

Mr. Gerald Park
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

Mr. Gerald Park
Page 2
May 26, 1998

4. Page 17 of the Draft EA mentions that the project is exempt from Park Dedication requirements. Please list the section of the statute that governs this exemption. This page also mentions that the project is exempt from certain City and State regulations. The Final EA should list other government regulations this project is exempt from, such as lot dimensions, use, etc.

Should you have any questions regarding comments 1 through 3, please contact Mr. Mario Siu-Li of our Subdivision Branch at 523-4247. Ms. Dana Toramoto of our Environmental Review Branch can answer any questions pertaining to comment 4 at 523-4648.

Dear Mr. Park:

Draft Environmental Assessment (EA)
Proposed Freitas Dairy Subdivision
Waianae, Oahu, Hawaii

Tax Map Keys: 8-5-4: 1, 58, 104, and por. 41

Thank you for the opportunity to review the above Draft EA. We have the following comments:

1. Will the proposed subdivision be located in a 100-year flood hazard area? The Draft EA indicates that according to the Federal Flood Insurance Rate Maps (FIRM), the property is located in Zone D, areas where flood hazards are undetermined and no studies have been performed. The Draft EA also states that Kaupuni Stream, the nearest watercourse, flows through a remnant parcel (Lot 19) of the proposed subdivision. The Final EA should include the location of the stream channel in relation to the project site.
2. If the stream encroaches into the project site or is located on a property that adjoins the proposed subdivision, the applicant will be required to submit to the Department of Public Works, documentation that evaluates the potential flooding of the area, pursuant to Section 7.10-9 of the Land Use Ordinance.
3. The roadways in the proposed subdivision will connect to roads that are part of other DHHL subdivisions (Waianae Residence Lots Phases 1, 2-A-1 and 2-A-2) which have not yet been approved by the City. The applications for these subdivisions expired in August of 1997. These subdivisions need to be resubmitted to the DLU before we will accept an application for the Freitas Dairy Subdivision. In addition, our approval of the earlier subdivisions will be required before we can grant approval to the Freitas Dairy Subdivision.

Very truly yours,

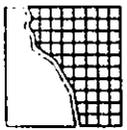
JAN NADE-SULLIVAN
Director of Land Utilization

JNS:am

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GERALD PARK
 Urban Planner

- Planning
- Land Use
- Research
- Environmental
- Studies

1400 Kaimalii Street
 Suite 816
 Honolulu, Hawaii
 96814-3021

Phone/Fax
 (808) 942-7484

September 10, 1998

Jan Naoe Sullivan, Director
 Department of Planning and Permitting
 City and County of Honolulu
 630 South Beretania Street, 7th Floor
 Honolulu, Hawaii 96843

Dear Ms. Sullivan:

Subject: Freitas Dairy Subdivision
 TMK: 8-5-04: 01, 58, 104, 41 (por)
 Waianae, Oahu, Hawaii

Thank you for your comments of May 26, 1998 with regard to the subject project. We offer the following responses to your comments which are numbered in the order presented.

1. Based on Flood Insurance Rate Maps for the area and drainage calculations prepared by the consulting civil engineer, the proposed subdivision is not located in a 100-year flood hazard area. As requested, the Final EA will include the location of Kaupuni Stream in relation to the subdivision project site.
2. As requested, documentation that evaluates potential flooding of the area from Kaupuni Stream was submitted to the Civil Engineering Branch, Department of Planning and Permitting, on September 4, 1998.
3. You note in your letter, proposed roadways will connect to existing roadways constructed as part of the Waianae Residence Lots, Phases 1, 2-A-1, and 2-A-2. Subdivision of the latter lots has not been approved by the City and County of Honolulu.

The Department of Hawaiian Home Lands is presently evaluating the cost and time schedule necessary for compliance with conditions of subdivision approval for Waianae Residence Lots. If the Department determines that it can meet conditions on a timely basis, it will resubmit the earlier subdivision applications.

As noted in the draft Environmental Assessment, agricultural lots at Freitas Dairy are to be awarded in the near future. Construction of improvements must proceed expeditiously in order to accommodate beneficiaries who have been waiting more than 10 years to occupy awarded lots. Because time is of the essence, in the event that County subdivision approval cannot be obtained without incurring substantial delays, the Department will consider fully releasing itself from subdivision requirements and establishing lots by recordation of a file plan.

Jan Sullivan
 September 10, 1998
 Page 2

4. Section 206 of the Hawaiian Homes Commission Act vests control over use of Hawaiian Home Lands in the Department of Hawaiian Home Lands. As interpreted by the Attorney General, the provision of the Act make state and county land use laws inapplicable to Hawaiian Home Lands.

The Department intends to construct a subdivision which meets substantially all of the requirements of the Subdivision Ordinance of the City and County of Honolulu. Lot dimensions and layout will meet the standards of the R-5 zoning district for residential lots and the Ag-2 zoning district for agricultural lots. The Community Center will be developed at R-5 standards and be subject to Site Plan Review requirements.

The provisions the Department intends to not apply to the subdivision include the following:

- State Land Use regulations, insofar as residential lots and the "community center" are prohibited in the State Agricultural District;
- Conservation District regulations, insofar as agricultural lots are prohibited in the State Conservation District;
- Waianae Development Plan designation and applicable Special Provisions;
- Current zoning for the portion of the property planned for self-help residential lots provided that the Department will meet development standards of the R-5 zoning district for residential lots and the Ag-2 zoning district for agricultural lots;
- Provisions of the Land Use Ordinance that would render the "community center" impermissible;
- Park Dedication Ordinance; and
- Provisions of the Subdivision Ordinance requiring demonstration of agricultural feasibility on agricultural lots.

Your comments shall be included in the Final Environmental Assessment. We appreciate the participation of the Department of Planning and Permitting in the environmental assessment process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

cc: M. McElroy, DHHL