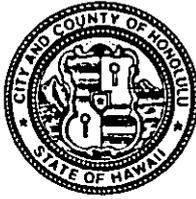


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us/planning

JEREMY HARRIS  
MAYOR



**RECEIVED**

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

RANDALL K. FUJIKI, AIA  
DIRECTOR

LORETTA K. C. CHEE  
DEPUTY DIRECTOR

1999/ED-3 (ST)

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

CHAPTER 343, HRS  
Environmental Assessment (EA)/Determination  
Finding of No Significant Impact

Recorded Owners: Department of Hawaiian Home Lands,  
State of Hawaii  
Applicant : St. Rita Catholic Church  
Agent : Francisco Architect  
Location : Nanakuli, Oahu  
Tax Map Keys : 8-9-7: portion 2, 4  
Request : Special Management Area Use Permit  
Proposal : New parking lot construction involving  
grading, filling and construction of  
retaining walls  
Determination : A Finding of No Significant Impact is  
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

However, we note that an unresolved issue to be addressed during the permit process is the determination that proposed construction activities will not result in a rise in the project areas flood elevation (no-rise certification).

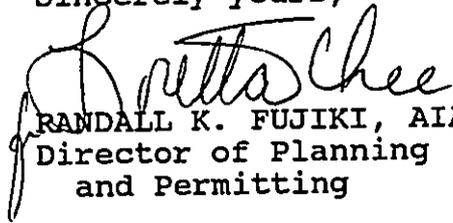
We further note that Phase II, a proposed new church building, has been eliminated as part of the proposed action.

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Ms. Genevieve Salmonson, Director  
Page 2

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Sincerely yours,

  
RANDALL K. FUJIKI, AIA  
Director of Planning  
and Permitting

RKF:lg  
Attachments

DN36009

63

JUN 8 2000

**FILE COPY**

2000-06-08-0A-FEA-

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Final Environmental Assessment

DEPARTMENT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

for

(St. Rita Catholic Church  
Proposed New Parking Lot)

T.M.K. : 8-9-07: 02 & 04

Prepared for:

**St. Rita Catholic Church  
89-318 Farrington Highway  
Nanakuli, Hawaii 96792**

Prepared by:

**Francisco Architect  
Imata and Associates, Inc.**

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\*00 APR 12 AM 8 27  
 DEPT OF PLANNING  
 600 KEMERLING  
 CITY & COUNTY OF HONOLULU

**AGENCY RESPONSE LETTER TO DEA /  
RESPONSE LETTER TO AGENCIES**

1. U.S. Army Corps of Engineers
2. U.S. Department of Agriculture
3. State of Hawaii Department of Hawaiian Home Lands
4. State of Hawaii Land Use Commission
5. State of Hawaii Department of Land and Natural Resources
6. State of Hawaii Department of Transportation
7. State of Hawaii Office of Environmental Quality Control
8. State of Hawaii Office of Hawaiian Affairs
9. City and County of Honolulu Police Department
10. City and County of Honolulu Department of Planning and Permitting
11. Waianae Neighborhood Board No. 24

**RELATED INFORMATION**

Traffic Analysis (7-21-93)

Letter of land lease approval from Department of Hawaiian Home Lands (8-24-89)

Letter of land lease approval from Department of Hawaiian Home Lands (6-24-98)

## **INTRODUCTION**

This Environmental Assessment documents the anticipated impacts of the proposed actions by St. Rita Catholic Church in Nanakuli. The preparation of this Environmental Assessment is required pursuant to the application of a Special Management Use Permit (SMP) Chapter 25 of the Revised Ordinances of Honolulu, as amended, and the use of State land pursuant to Chapter 343 of the Hawaii Revised Statutes (HRS).

CHAPTER 343, HRS  
ENVIRONMENTAL ASSESSMENT (EA)

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DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

I. GENERAL INFORMATION

- A. APPLICANT: St. Rita Catholic Church  
89-318 Farrington Highway  
Nanakuli, Oahu, Hawaii
- B. PROJECT NAME: St. Rita Catholic Church - New On Grade Open  
Parking
- C. PROPOSED ACTION: The St. Rita Catholic Church is proposing  
to construct a new on-grade parking for  
approximately 80 stalls on a newly acquired land  
from the State of Hawaii Department of  
Hawaiian Home Lands identified by Tax Map  
Key: 8-9-07: 2 & 4."
- D. PROJECT LOCATION: 89-318 Farrington Highway, Nanakuli, Oahu
- E. TAX MAP KEY: 8-9-07: Por. 02, 04
- F. LOT AREA: 36,024 square feet
- G. STATE LAND USE DESIGNATION: Agricultural - T.M.K. 8-9-07: Por. 02, 04 ( New  
On-Grade Parking )
- H. COUNTY ZONING DESIGNATION: R-5; Country; and AG-2
- I. RECORDED LANDOWNER: Department of Hawaiian Home Lands  
State of Hawaii
- J. APPROVING AGENCY: Department of Planning and Permitting
- K. AUTHORIZED AGENT/  
CONTACT PERSON: Fidel A. Francisco, A.I.A  
Francisco Architect  
2379 Liloa Rise  
Honolulu, Hawaii 96822  
Ph. (808) 943-1845

L. AGENCIES AND  
COMMUNITY GROUPS  
CONSULTED:

U.S. Army Corps of Engineers  
Mr. George P. Young, P. E.  
Chief, Regulatory Branch

U.S. Department of Agriculture  
Mr. Michael Bajinting  
District Conservationist

Department of Hawaiian Home Lands  
State of Hawaii  
Mr. Raynard C. Soon, Chairman

State of Hawaii Land Use Commission  
Ms. Ester Ueda, Executive Officer  
Department of Business, Economic  
Development and Tourism

State of Hawaii Department of Land and  
Natural Resources  
Mr. Timothy E. Johns, Chairperson

State Department of Transportation  
Mr. Kazu Hayashida, Director

State of Hawaii Office of Environmental Quality  
Control  
Ms. Genevieve Salmoson, Director

State of Hawaii Office of Hawaiian Affairs  
Mr. C. Sebastian Aloit  
Land and Natural Resources Div. Officer

City and County of Honolulu Police Department  
Mr. Eugene Uemura, Assistant Chief

City and County of Honolulu  
Department of Planning and Permitting  
Ms. Jan Naoe Sullivan

Waianae Neighborhood Board No. 24  
Cynthia Rezentes, Chairperson

## II. DESCRIPTION OF PROPOSED ACTION

### A. GENERAL DESCRIPTION

#### 1. Description of Project:

St. Rita Catholic Church is proposing to construct an open parking lot to accommodate approximately 80 vehicles. This new parking lot will be adjacent to the existing St. Rita Catholic Church. The proposed site has been newly leased from the State of Hawaii Department of Hawaiian Home Lands to be consolidated and resubdivided with the existing church parcel for a total of 73,900 square feet. The new parking site is about 36,024 square feet. Currently, the site is undeveloped and is lower than the adjacent properties; therefore, the site will be filled. The East Side of the site will have a concrete rock masonry retaining wall measuring approximately eight(8) to ten(10) feet high. The new parking lot will be paved with asphalt and landscaped to conform to City and County requirements. *See figures 1 through 4.*

#### 2. Relation to Special Management Area:

The entire proposed site is situated within the Special Management Area. *See figure 2.*

#### 3. Land Use Approvals:

Special Management Area Use Permit – Major , as required for development with exceeding \$125,000.

Conditional Use Permit – Minor, required under the Land Use Ordinance ( Chapter 21, Revised Ordinances of Honolulu – ROH), to establish a meeting facility ( parking for church use) in an AG-2 General Agricultural District.

State Special Use Permit (SUP), required under the State Land Use Law (Chapter 205, Hawaii Revised Statutes), to establish a meeting facility in a non-agricultural use, which is not usually permitted in the State Agricultural District. *See figure 7.* This permit will not be required for the proposed project. A letter January 13, 2000 from Mr. Raynard Soon, Chairman of the State Department of Hawaiian Home Lands was sent to Mr. Randall Fujiki, Director of the City and County of Honolulu Department of Planning and Permitting indicating the reason for the exemption. *See attached letter.*

B. TECHNICAL CHARACTERISTICS:

1. Use Characteristics:

St. Rita Catholic Church was established over fifty years ago in Nanakuli. It is centrally located along Farrington Highway fronting Nanakuli Beach Park. Its central location makes it convenient and readily identifiable to people living in the Waianae Coast. The existing church is packed to its capacity of 180 people during mass services on Sundays and other special mass services.

The church facilities are commonly utilized in areas of Education, Liturgy, Outreach Programs, and Community oriented activities. In Education and Liturgy, the facilities are used for Bible study, youth ministry, socials and dances, and special presentations. The Outreach programs assist in counseling, services in baby sitting during meetings and church mass services, and prayer groups to deal with people in need. In addition, the Department of Education, American Legion, Elderly groups, and activities for better health care such as aerobic and dieting workshops commonly utilize the facilities.

The existing church property is currently occupied with four structures and parking stalls for 45 vehicles. The structures are; the church 2108 sq. ft., the rectory 1288 sq. ft., religious education Quonset 792 sq.ft., and a rest room facility 220 sq. ft. A hall, kitchen, thrift shop, and maintenance shop that was destroyed by fire in 1987, is approximately 3600 sq. ft.

The proposed on-grade parking lot with a capacity of approximately 80 cars will be used to provide greatly needed additional parking for St. Rita Catholic Church. In addition to regular church services, the facility is utilized for many activities such as community events, and various organizational meetings for adults and children. Due to the overwhelming use of the church facilities, additional parking is necessary to ensure safety to the patrons as well as the people of the surrounding neighborhood. Currently, the church site is badly overparked and congested creating near accident situations. Some patrons even park along Farrington Highway affecting visibility to high-speed traffic.

The proposed parking lot will alleviate most of the parking congestion and provide safer access to and from the church facilities. Currently, there is only one access to the site. The

entrance / exit is via Farrington Highway. Cars exiting the premises that want to make a left turn in an easterly direction onto Farrington Highway must yield to oncoming traffic. This creates a very dangerous situation.

The new parking lot will allow cars to enter and exit via Pua Avenue and Farrington Highway with the exception that no cars will be permitted to exit via Farrington Highway in an easterly direction (against oncoming traffic). Cars heading east towards Honolulu must exit via Pua Avenue, which intersects with Nanakuli Avenue, and eventually to a traffic light at Farrington Highway. See *Figure 6-Proposed Development*. The proposed work site is zoned Country and Agriculture-2 under the City and County of Honolulu Land Use Ordinance, and Agriculture under the State of Hawaii Land Use. The site is within the Special Management Area. See *Figure 2-SMA Map, Figure 7-State Land Use Map, Figure 8-City & County LUO*. Part of the site is also in a Flood Fringe District, therefore; a Flood Fringe District Certification is required. Approximately five (5) percent of the proposed site is in a Floodway. See *Figure 9 & 10*.

2. Physical Characteristics:

The proposed project site is presently undeveloped. It is bordered by a wire fence and a private road on the east side, Farrington Highway on the south side, the existing church facilities on the west side, and Pua Avenue on the northeast side. The topography is basically flat in the middle with some slight mounds, except around the perimeter bordering Farrington Highway, a private road, and the existing church parcel where there is an approximately four to eight foot high slope of steep incline. There is also a concrete rock masonry wall with a metal guardrail along Farrington Highway.

Presently, the site consists of overgrown wild grasses, kiawe trees, trash and other debris. See *Figure 5-Topographic Survey Map*. The proposed project is not designated as a well-established drainage way to be used for regular passageway for normal rainstorms. Although the site is designated as being in a flood fringe and floodway, the designation is for a 100-year flood with a base elevation of 12 ft. See *Figure 9 & 10*. Since the site is situated between two embankments, it has the appearance of a well-established drainage way and in addition water collects during a heavy rainstorm. However, the Department of the Army Corps of Engineers has confirmed that the area is above the influence of the tide, and is neither a wetland nor a headwater stream.

3. Construction Characteristics:

The construction of the new parking lot will include clearing and grubbing of existing wild grasses and cutting and removing kiawe trees. A concrete rock masonry retaining wall (CRM) will be constructed along the property lines on the north and east sides, and between the existing church property line and the new additional parcel. The CRM retaining wall on the east and north sides will be built to accommodate the Flood Insurance Map Designation AE-12. This indicates that the finish grade elevation must be at least 12 feet above sea level. Since the existing average site elevation is four feet above sea level, the CRM wall must have a minimum height of eight feet from the existing grade. The CRM wall will have a constant height of 30 inches above the finished parking elevation. The height of the wall on the east side will vary from five(5) feet to 12 feet high depending on the existing topography. *See Figure 12 & 13.* The length of the CRM retaining walls are approximately 560 feet long on the east side, 465 feet on the west side adjacent to the existing church, 70 feet on the south along Farrington Highway, and 83 feet on the north side along Pua Avenue. *See Figure 6, dark line represent the CRM walls.*

Once the wall is constructed, the site will be elevated with engineered fill. The schematic grading plan indicates that the estimated earthwork quantities are 111 cubic yards for excavation and 7521 cubic yards for embankment. *See Figure 11.* The site then will be prepared for final grading to receive the finish surface.

The finish surface will be asphalt concrete composition, striped to accommodate 80 parking stalls, and landscaped according to City and County codes and regulations. A three(3) to five(5) foot high CRM wall between the existing church parcel and the new parking lot will also be constructed to accommodate the difference in height elevation.

A 25-foot wide concrete driveway and apron will be constructed along Farrington Highway to serve as the main entrance to the new parking lot. As part of the new parking lot improvements, Pua Avenue will be extended to provide a second entrance and exit. The new parking lot surface is designed to slope towards a water retention system that collects rainwater and allows it filtrate into the ground within the site. *See Figure 11* for Grading Plan indicating areas to be graded and the volumes to be filled. Plans which describe existing and new drainage patterns are also provided.

New utility connections such as water and electricity are not anticipated for this proposed project. Water required for the new landscaping will be provided by the existing church water supply. The use of electricity is not needed at this time. However, in the event that the church decides to provide lighting for the proposed parking lot, the site is in close proximity to existing power lines along Farrington Highway. Liquid and solid waste disposal is not applicable to this project.

The construction time for this project is anticipated to be six(6) months from the start of construction. All work will be in accordance with Federal, State, and City and County rules, regulations, and standards. The design and construction plans will be submitted to the State Department of Transportation, Highway Division, the City and County Department of Transportation Services, and Department of Public Works for review and approval. The estimate construction cost of this phase is about \$400,000.

#### C. SOCIO- ECONOMIC CHARACTERISTICS

As a fixture in the community for over half a century, St. Rita Catholic Church has been the focal center for catholic activities on the Waianae Coast. Church services, community events and activities are held at St. Rita Church. People gather at St. Rita Church to observe their common religious beliefs and share in their day to day experiences. The church facilities also give the children a place to learn and educate themselves with the values of fellowship, friendship, and respect for others. Because the population on the Waianae Coast is rapidly increasing, the church's membership is growing. The demand for more parking space and safer environment to accommodate this increase is overwhelming. Mindful of this urgent situation, the Catholic Diocese of Hawaii and St. Rita Catholic Church have allocated funding to make the necessary improvements a reality.

A budget of about \$400,000 has been set aside for the project. The new parking lot will enable the patrons of the church and residents of the surrounding neighborhood to have a more efficient and safer environment. Unlike the current conditions where some are forced to park on Farrington Highway hampering high speed traffic, and double parking on existing parking lot creating near accidents, etc., the new parking will provide safer and easier access to and from the church site. St. Rita Church is leasing the land for the proposed parking lot from the State of Hawaii Department of Hawaiian Home Lands. Since the land is currently vacant and adjacent

to the existing church, it is the most viable solution to the parking problem. The land is presently undeveloped; therefore, it is economically feasible to lease and develop the land. In addition, it will not relocate or dispose of any residences.

#### D. ENVIRONMENTAL CHARACTERISTICS

##### 1. Topography, Soils, Hydrological Characteristics:

The proposed parking lot site is currently undeveloped and vacant. The topography is moderately flat to sloping in the center, and sloping steeply on the perimeter of the site. The soil in the area is composed of well-drained soils called Pulehu Clay Loam (PsA). This type of soil occurs on alluvial fans, stream terraces, and in basins on the islands of Oahu and Kauai. These soils are developed in alluvium washed from basic igneous rock and support a natural vegetation consisting of kiawe trees, koa haole, bristly foxtail, and swollen grass. The existing vegetation on the site rely on rainfall that amounts to 10 to 35 inches annually.

The proposed parking lot will be landscaped to provide a more aesthetically pleasing environment. Currently, overgrown vegetation and trash debris occupy the space. The new parking lot will have timely and proper maintenance. The soil composition of the proposed construction site has moderate permeability; therefore, surface runoff is slow, making erosion a very slight or minimal hazard during construction. The new asphalt paving will be designed to keep all rainwater within the site by having a water retention drainage system. This system allows rainwater to filtrate into the soil within the site preventing water runoff or displacement directly into neighboring properties and into Nanakuli stream. The project site is not a part of Nanakuli Stream and should not affect the stream flow in any way. The details of the retention system will be reviewed when construction plans are submitted to the Department of Planning and Permitting for building permit.

##### 2. Traffic, Noise Level, and Air Pollution:

A traffic assessment report prepared by The Traffic Management Consultants, who was hired to conduct a traffic analysis of the area, concluded that the proposed projects are not expected to increase the existing traffic generated by the Church. The peak traffic for the church normally occurs during church services on Sundays. Since most residents do not work on the weekend, traffic on Farrington Highway will not be significantly impacted. Also, since most patrons

are residents in the area, no additional influx of vehicular traffic is generated. The new parking lot is expected to alleviate parking problems on site and along Farrington Highway.

The proposed project is not expected to increase the noise level beyond the existing noise generated from the area. The same amount of cars and people are already attending the church; therefore, the noise level will be the same. In addition, a rock masonry wall will be constructed around the new parking lot along with new landscaping to buffer some of the vehicular noise.

The proposed project is not expected to degrade air quality in the area for the same reason as mentioned above. The amount of vehicles emitting exhaust fumes will be the same before and after the completion of the project; therefore, no significant change in air quality is anticipated.

On the other hand, an increase in noise, some generation of dust, silting, and minor inconveniences are expected during construction.

3. SMA, Federal FIRM Zone, LUO Flood Hazard District:

The proposed parking lot site is entirely in the Special Management Area(SMA). A Special Management Use Permit is required prior to any construction or development of the site. *See Figure 2* for the location of the proposed site in relation to the SMA boundary. This environmental assessment addresses the issues required for the SMA Use Permit.

The proposed site is designated AE 12 in the Federal FIRM Zone classifications. *See Figure 9*. The designation indicates that a base flood elevation of 12 feet above sea level is inundated by 100-year flood. About 50% of the project site, mainly the East Side of the parcel is considered to be in the flood zone, and about five(5%), mainly along Farrington Highway is considered to be in the floodway. *See Figure 10*.

Although half of the new parking lot will be constructed in a flood fringe area, the new grade elevation will be above the regulatory flood elevation. The new retaining walls will be floodproofed to resist the passage of water and have the capability to resist hydrostatic and hydrodynamic loads. The design and specifications of the structural components will be developed by an Architect or an

Engineer and will be submitted for review and approval to the appropriate City and State agencies during permit processing. A small portion of the project site ( about 5%) that is on a floodway is not expected to adversely affect the water flow toward any tributary or drainage facility or system; therefore, the encroachment is not expected to increase the regulatory flood elevation.

Based on site investigations, analysis of topographic survey prepared by Imata and Associates, and analysis of existing maps such as the Flood Insurance Rate Map (FIRM), it was determined by our civil engineer that it is possible to construct the proposed parking lot on the floodway. An accepted method by governing agencies is to create a "no-rise" in flood elevation by site grading whereby the amount of volume of water displaced by the fill in the floodway must be compensated by the same amount of earth excavated. Since only five(5) percent of the total area is designated as a floodway, a five(5) percent area to be excavated to compensate for the fill in the floodway can easily be provided within the 95% balance of the total area that is not in the floodway. A floodway and "no-rise" certifications along with a flood study including runoff map, hydrologic and hydraulic calculations will be submitted along with the construction plans for grading permit. In addition, the new parking lot grade elevation is the same as the part of Farrington Highway that is considered a floodway; therefore, the possibility of obstructing the regulatory flood is unlikely.

The proposed project will not affect the capacity of the floodway, any tributary, or other drainage facilities or systems. It will not affect public and private outdoor recreational facilities, any agricultural uses, and drainage improvements. All construction materials and development standards will comply with the Special District Regulations of the Land Use Ordinance.

The proposed project is consistent and in compliance with SMA policies and objectives pursuant Chapter 25, Revised Ordinances of Honolulu, and which are those contained in the Hawaii Revised Statutes HRS Section 205 A-2. The findings and determinations are discussed in the Section IV of this report.

### III. AFFECTED ENVIRONMENT

#### A. TOPOGRAPHY

The proposed site is presently vacant and undeveloped. It is bordered by Farrington highway and Nanakuli Beach on the south, the existing church parcel on the west, residential homes on the northeast, and Nanakuli Ranch and Nanakuli Stream on the East. The proposed parking lot will not create any major impact on the surrounding environment. The site is not directly adjacent to Nanakuli Stream; therefore it is not anticipated to disturb or alter the natural flow of the stream. The possibility of soil erosion or water runoff into stream will be minimized by taking preventive measures such as blanketing and confining the construction area. The new parking lot will not block any mountain or ocean views, and will not affect access to Nanakuli Beach Park. The proposed project calls for the construction site to be grubbed, cleaned of trash and debris, and to be engineered filled and graded to accommodate the asphalt composition surface finish. No major impact to the environment is anticipated. See New Site Plan on Figure.

#### B. FLORA, FAUNA, AND HABITAT

Currently, the proposed parking lot site is ungraded and undeveloped. Vegetation on the site consists of kiawe trees, koa haole, bristly foxtail, swollen fingergrass, and various introduced species. These flora are not considered threatened or endangered species.

Feral animal species such as domesticated dogs, cats, and mongoose have been seen to roam the area. These animals are not considered rare or endangered.

Based upon available data sources, threatened or endangered species of flora, fauna, and habitats are not known to inhabit the area.

#### C. HISTORICAL, ARCHEOLOGICAL, AND CULTURAL SITES

Based upon research and information gathered, the proposed project site is not historical, archeological, or cultural site. A *Nanakuli Development Plan* report prepared by Wilson Okamoto & Associates, Inc. for the State of Hawaii Department of Hawaiian Home Lands in 1985 states that the area is not a historical site. The report also indicated that no archeological sites were identified during a reconnaissance survey conducted by the State. Furthermore, records at State Historic Preservation Division confirms that there are no known historic site at the proposed project locations. An archeological survey conducted in the area located only lithic scatter and modern trash dump, and the survey shows that the area has been heavily disturbed by land clearing in the past.

#### **IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES**

##### **A. IMPACTS**

The proposed new parking lot is not expected to create any major impacts to the site and its surrounding environment. The project is in compliance with the policies and objectives of the Coastal Zone Management (Section 205a-2 HRS), and the Special Management Area Guidelines (Section 25-3.2 ROH) for the following reasons:

1. The proposed project will not affect any access to publicly owned beaches, recreational areas, and natural resources nor will it decrease or reduce the size of any recreational areas. The site is vacant and undeveloped and not designated as historical, cultural, or a natural resource.
2. The proposed project will not affect recreational areas including wildlife habitats, potential fisheries and fishing grounds, and potential agricultural uses. Based on researched completed of the area, no wildlife or habitats are in the area. The project site is not in a body of water for fishing. Although the site is zoned agricultural, it is situated around residential and urban neighborhoods. Its proximity to Farrington Highway makes the proposed site more valuable for urban uses such as the proposed parking lot.
3. The proposed project will not create any solid or liquid waste to be disposed and managed; therefore, no adverse effects will be created upon the special management area resources.
4. The proposed project will alter part of the landforms but will have a minimum adverse effect to water resources, scenic, and recreational amenities. The proposed project is not expected to increase the danger of floods and landslides. The City and County Best Management Practices guideline will be utilized to minimize any erosion and siltation during and after construction.
5. The proposed project will not have any substantial adverse environmental or ecological effects. It will not degrade air, water, or noise qualities. The proposed project site is vacant and undeveloped. No rare or endangered habitats are known in the area.
6. The proposed project is not considered as a historic site and does not involve the destruction of any natural or cultural resources. The

project will not affect any rare, threatened, and endangered species of flora, fauna, or habitat.

7. The proposed project is consistent with the County General Plan, Development Plan, and Zoning; however, it is subject to site plan review since it serves as an auxiliary to the existing adjacent church which is considered a meeting facility.

#### B. MITIGATION MEASURES

The small portion located in a floodway will be addressed by site grading to compensate for the volume of water displaced. The same amount of earth will be excavated to have no rise in flood elevation and no increase in velocities.

All construction activities will abide by the rules and regulations of the State Department of Health, and the City and County of Honolulu "Best Management Practices Manual (BMP). Noise generated by machinery and equipment will be confined by installing appropriate muffler noise abatement devices. The generation of dust will be minimized by blanketing the construction site, frequent site watering, and by exposing only a minimal amount of earth at a time. Providing a silt fence and sediment basins will minimize erosion during construction. Minor traffic inconveniences created by heavy equipment will be minimized by informing motorists ahead of time, and by hiring patrol officers to direct traffic. All construction activities will be performed during normal working hours set by the Department of Health guidelines.

#### V. ALTERNATIVES CONSIDERED

Due to the limited amount of land area of the existing church parcel, the urgency to resolve the parking problem, and the safety of the users of the church facility, the church has no alternative choice but to present this project proposal. Since the adjacent land is vacant and undeveloped, it was economically feasible to lease the additional land.

A "no action" alternative would have been detrimental to the longevity of the church. It would have also risked the safety of its members and the people in the surrounding area.

## VI. DETERMINATION, FINDINGS, REASONS SUPPORTING DETERMINATION

After assessing the potential environmental impacts of the proposed actions, it has been determined that a Negative Declaration can be anticipated, and that an Environmental Impact Statement should **not** be required for this project. The proposed actions will not have any significant effect in the context of Chapter 343 of the Hawaii Revised Statutes and the Department of Health Rules (11-200-12). The following "Significance Criteria" is used as a basis for the determination:

1. The proposed project will not involve the loss or destruction to any natural or cultural resources. It will not impact any scenic views of the ocean or mountain ridgelines. No rare, endangered or threatened species of flora or fauna is known to inhabit the area. No significant archeological or historical sites are known to exist in the proposed site.
2. Although the proposed project site is zoned agricultural, it is vacant and idle with wild overgrown vegetation and trash debris. Since it is adjacent to areas zoned urban land use plans; it is more compatible and beneficial to the environment for the site to be a parking lot. Since the existing church is utilized for many activities supporting the community, it will be more beneficial to the community. In addition, the proposed site is situated along Farrington Highway; therefore, it is more practical in an economic perspective. The parking lot will be maintained and landscaped as opposed to a dumping ground if the site remains vacant.
3. The proposed project is consistent with the Environmental Policies established in Chapter 344 HRS, and the National Environmental Policy Act.
4. The proposed project will significantly improve and contribute to the economic and social welfare of the community. The existing church is used for a variety of social functions for the Waianae community. The new parking lot will provide a safer environment for the users of the church facilities. Currently, the users of the church facilities park or walk along side Farrington Highway, which is dangerous because of speeding motorists. The parking lot will allow people to drive and park safely in a timely manner instead of rushing and circling around to find parking.

5. Public health will significantly improve in terms of safety to the users of the church facilities. The project will not significantly affect air, noise, and water quality. The air quality will be better since most vehicles will park directly in the new parking lot instead of circling around looking for parking creating more carbon monoxide in the environment. The noise generated by the new parking lot will be the same since the amount of people attending the facilities will be the same. Traffic impacts will be positive since there will be a designated parking area, instead of parking along a busy highway. In addition, the new parking lot will allow vehicles to enter and exit to a back street minimizing traffic on Farrington Highway.
6. The proposed project will not involve substantial secondary impacts. The project will not generate any population growth to the area. The project is necessary as a result of the growth in church patrons and users to the facilities. The project will contribute greatly to accommodate for future increase of patrons of the church as population grows in the community.
7. The proposed project site is vacant and currently composed of wild vegetation and trash debris. Developing the site into a parking lot will significantly improve the aesthetic appearance of the area since the parking lot will be landscaped and regularly maintained.
8. The proposed parking lot will provide a much-needed support for the existing church. The proposed parking lot may not seem to have a great impact as an individual project; however, when its importance is considered along with the existing church, the parking lot becomes a valuable asset to the whole community. The parking will not only provide parking in an orderly manner, but also alleviate parking congestion along Farrington Highway, and provide a safer environment for users of the church facilities.
9. Based on report prepared by Wilson Okimoto and Associates for the State of Hawaii Department of Hawaiian Home Lands, no rare or endangered plant or animal species are known to exist in the proposed project site.
10. The proposed project is not expected to significantly affect air, water, or ambient noise levels. The project will generate the same amount of vehicles as the present; therefore, the amount of noise level and air quality will remain the same. Runoffs from the parking lot will be mitigated by the use of retention basins to allow water to collect and percolate within the site instead of flowing to nearby properties.

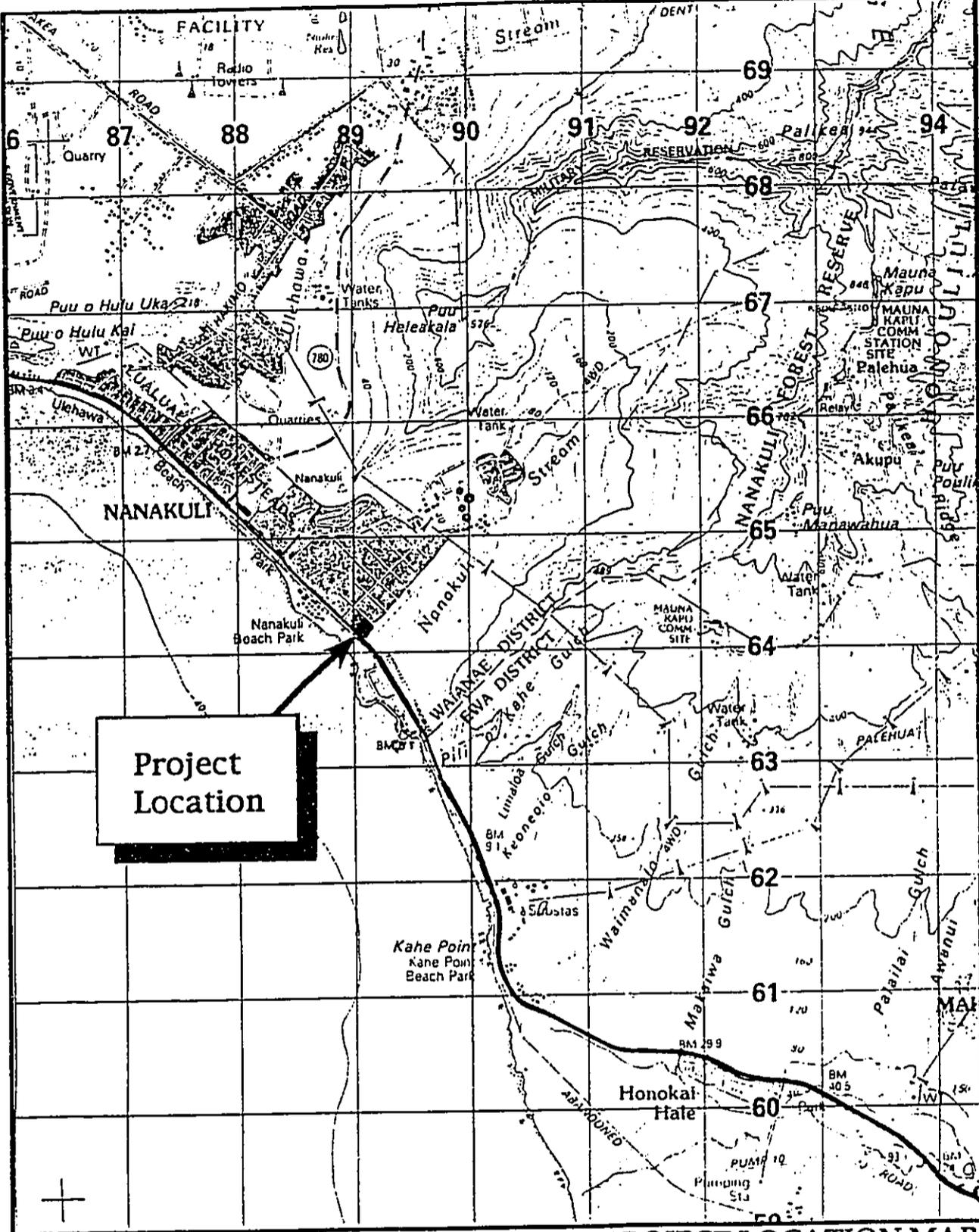
During construction, proper measures such as using mufflers on construction equipment will minimize the noise level generated. Dust control will be provided to ensure that air quality will not be degraded. Silt-fences and sediment basins will be constructed to prevent soil erosions.

11. Although the project site is located in a flood zone, the design and construction of the parking lot will follow all guidelines and requirements necessary to build in a flood hazard area.
12. The proposed project will not affect any scenic vistas or view planes in the area. Although the project site will require fill, the final elevation will be level with the adjacent properties. Currently, the site is vacant and full of wild vegetation and trash debris. The new parking lot will be landscaped to provide an aesthetic environment.
13. The proposed project will reduce travel time since there will be a designated parking area. Users of the church facilities will not be spending or allowing extra time searching for parking space. This reduction in time will lead to less energy consumption.

**VII. LIST OF AGENCIES CONSULTED DURING PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT**

<i>Agency</i>	<i>Date Comment Received</i>
<b>Federal Government</b>	
U.S Army Corps of Engineers	May 6, 1999
U.S Department of Agriculture	July 21, 1999
<b>State of Hawaii</b>	
Department of Hawaiian Home Lands	March 31, 1999
Land Use Commission	May 14, 1999
Department of Land and Natural Resources	June 3, 1999
Department of Transportation	June 3, 1999
Office of Environmental Quality Control	May 13, 1999
Office Of Hawaiian Affairs	May 27, 1999
<b>City and County of Honolulu</b>	
Police Department	May 24, 1999
Department of Planning and Permitting	July 7, 1999
Waianae Neighborhood Board No. 24	May 6, 1999
<b>Internal Routing</b>	
City and County Departments	
Subdivision Branch	
Engineering Branch	
Traffic Branch	
Long-Range Planning Branch	

**LOCATION MAP**  
**ST. RITA CATHOLIC CHURCH**  
**FIGURE 1**



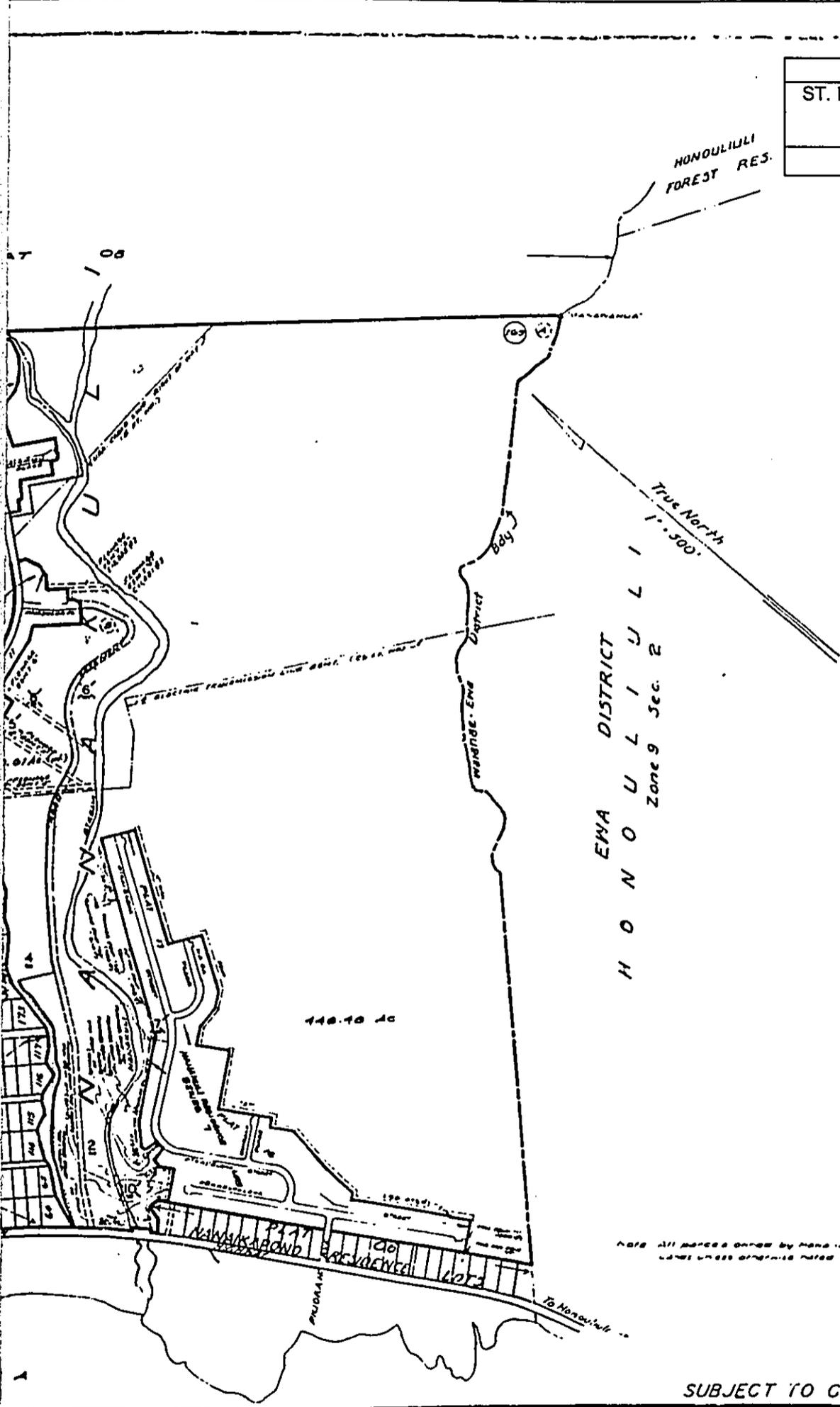
USGS QUAD MAP  
 Oahu, Hawaii

PROJECT LOCATION MAP



ORIGINAL TAX MAP  
 ST. RITA CATHOLIC CHURCH  
 SCALE: 1" = 60 FT.  
 FIGURE 1.1

'00 APR 12 AM 8 32  
 DEPT OF PLANNING  
 AND PERMITTING  
 CITY & COUNTY OF HONOLULU



NOTE: All parcels shown by name on name  
 labels unless otherwise noted

Dropped Parcels: 0, 6, 7,  
 3, 5, 10

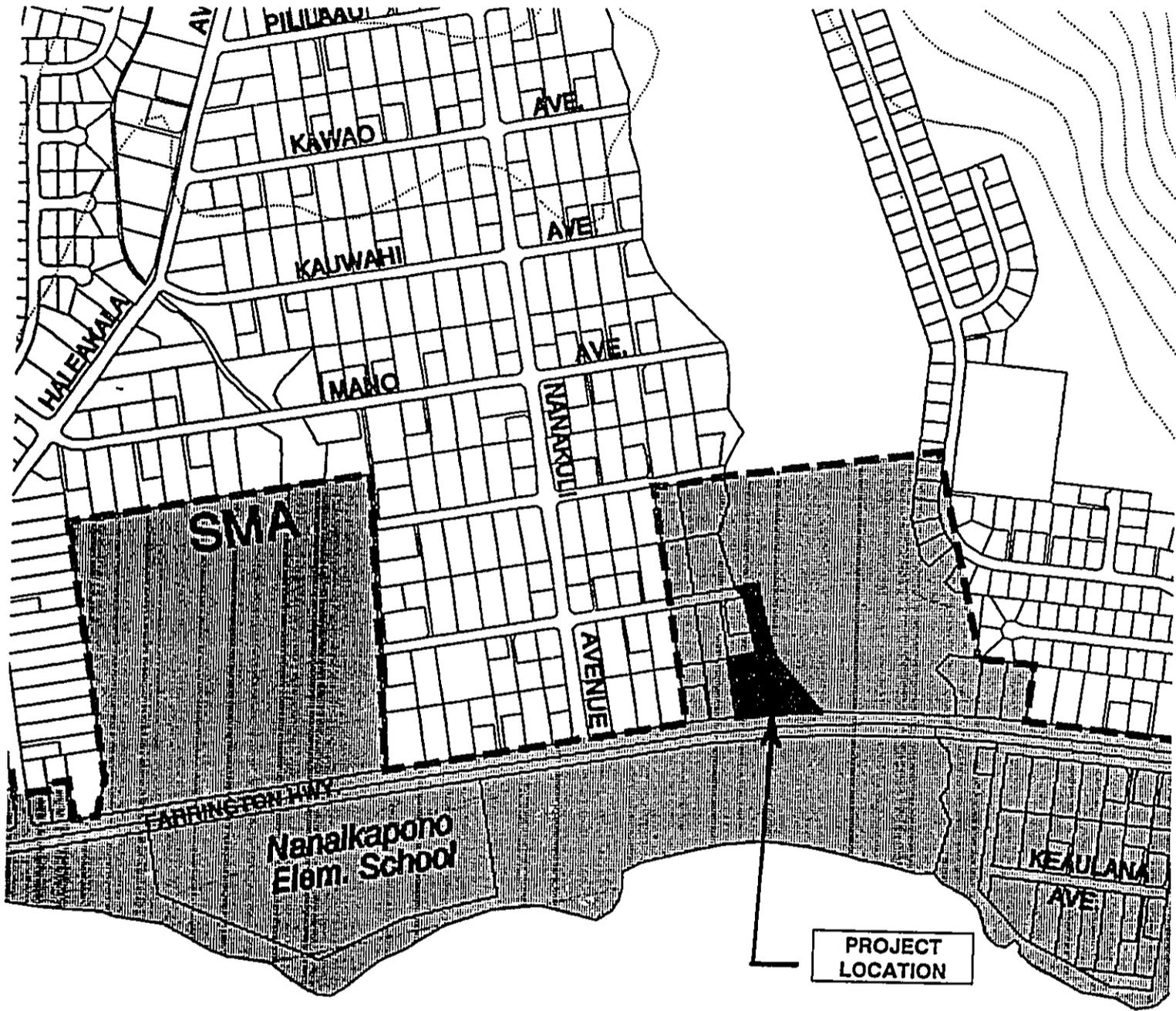
TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
8	9	07
CONTAINING PARCELS		
SCALE: 1 in = 500 ft.		

SUBJECT TO CHANGE

7/15

PRINTED \_\_\_\_\_

VICINITY MAP / SMA MAP  
ST. RITA CATHOLIC CHURCH  
SCALE: 1" = 600 FT.  
FIGURE 2

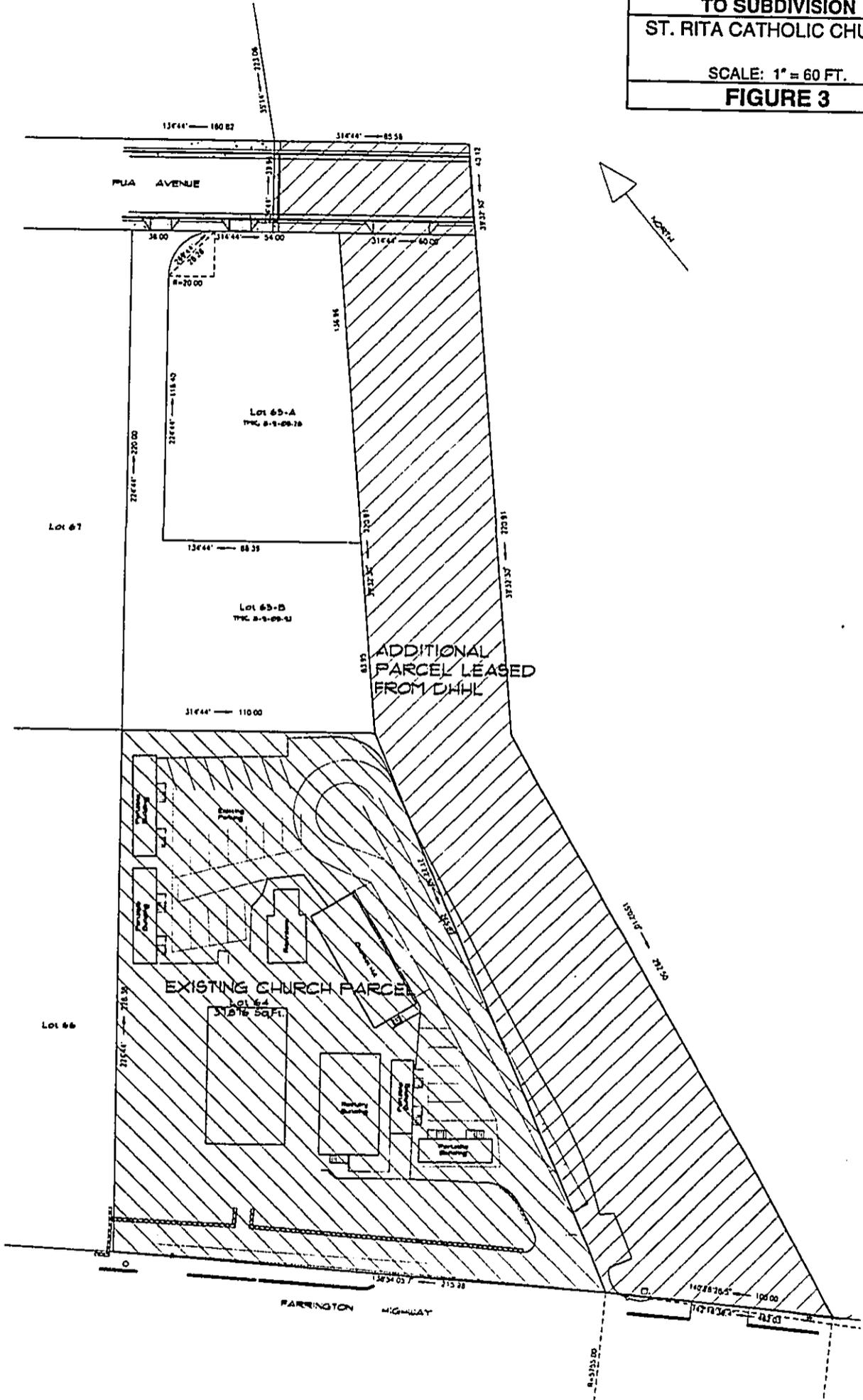


NANAKULI BEACH PARK

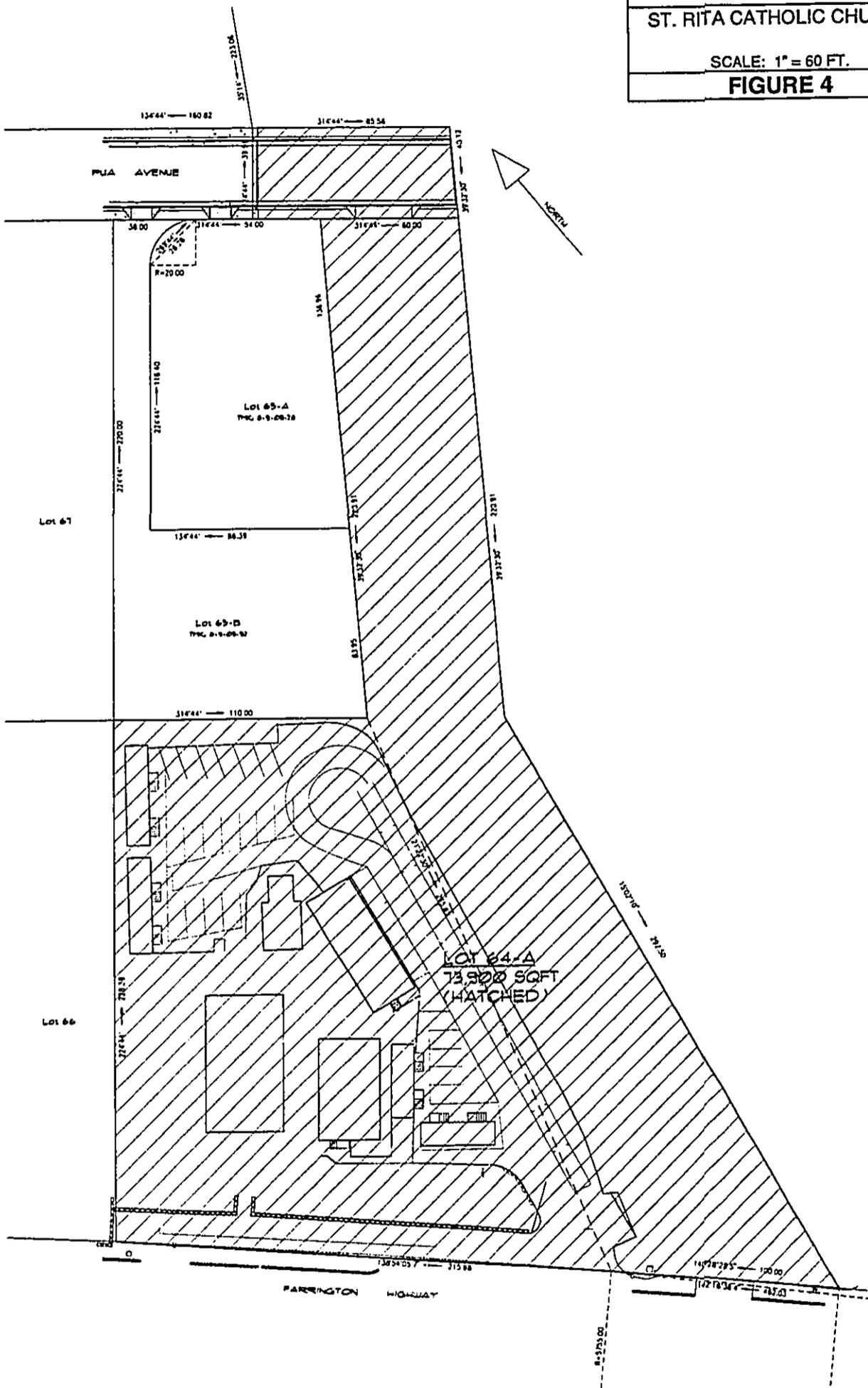
**EXISTING SITE PLAN PRIOR  
TO SUBDIVISION  
ST. RITA CATHOLIC CHURCH**

SCALE: 1" = 60 FT.

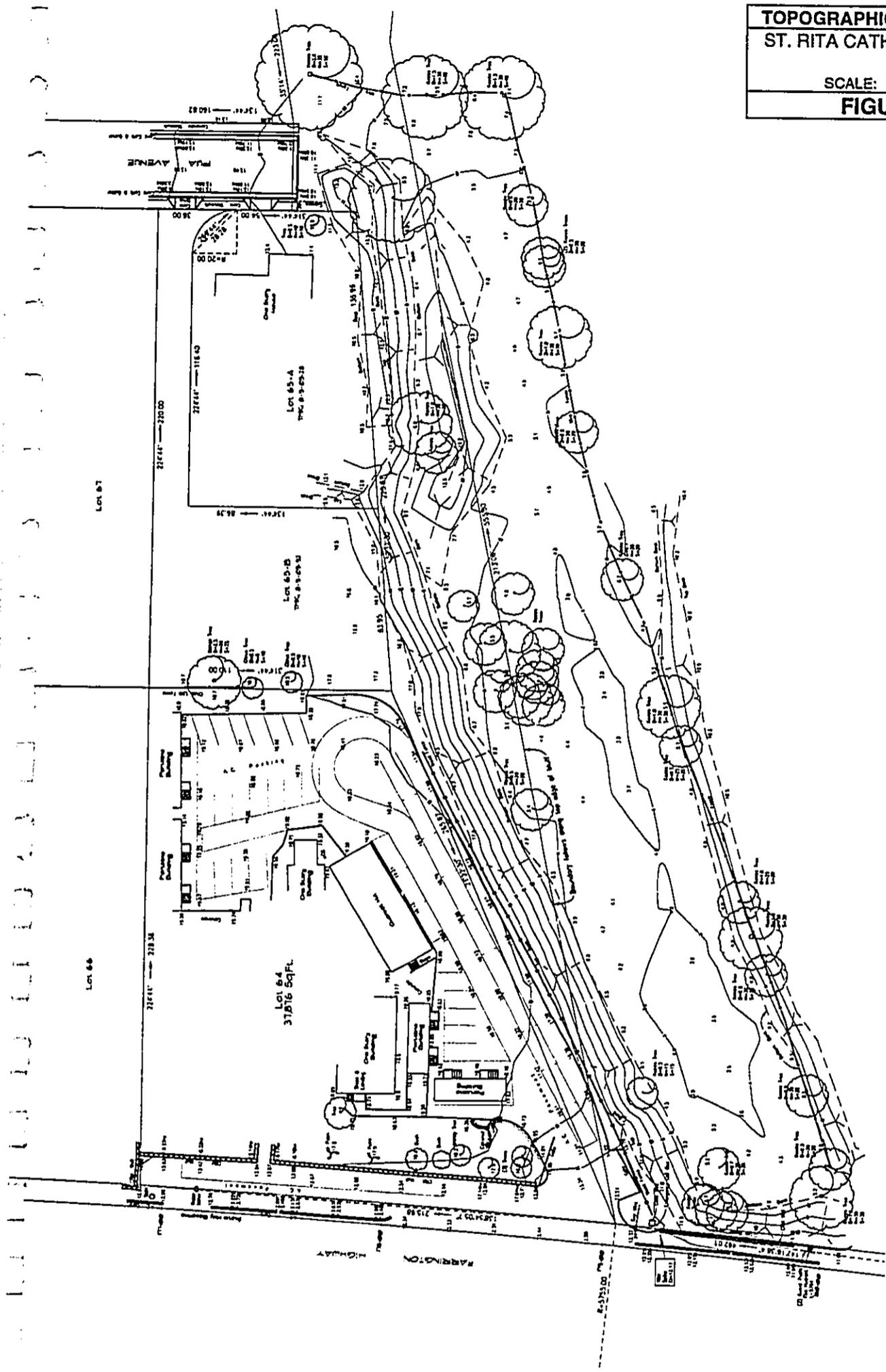
**FIGURE 3**



**CONSOLIDATED SITE PLAN**  
**ST. RITA CATHOLIC CHURCH**  
 SCALE: 1" = 60 FT.  
**FIGURE 4**



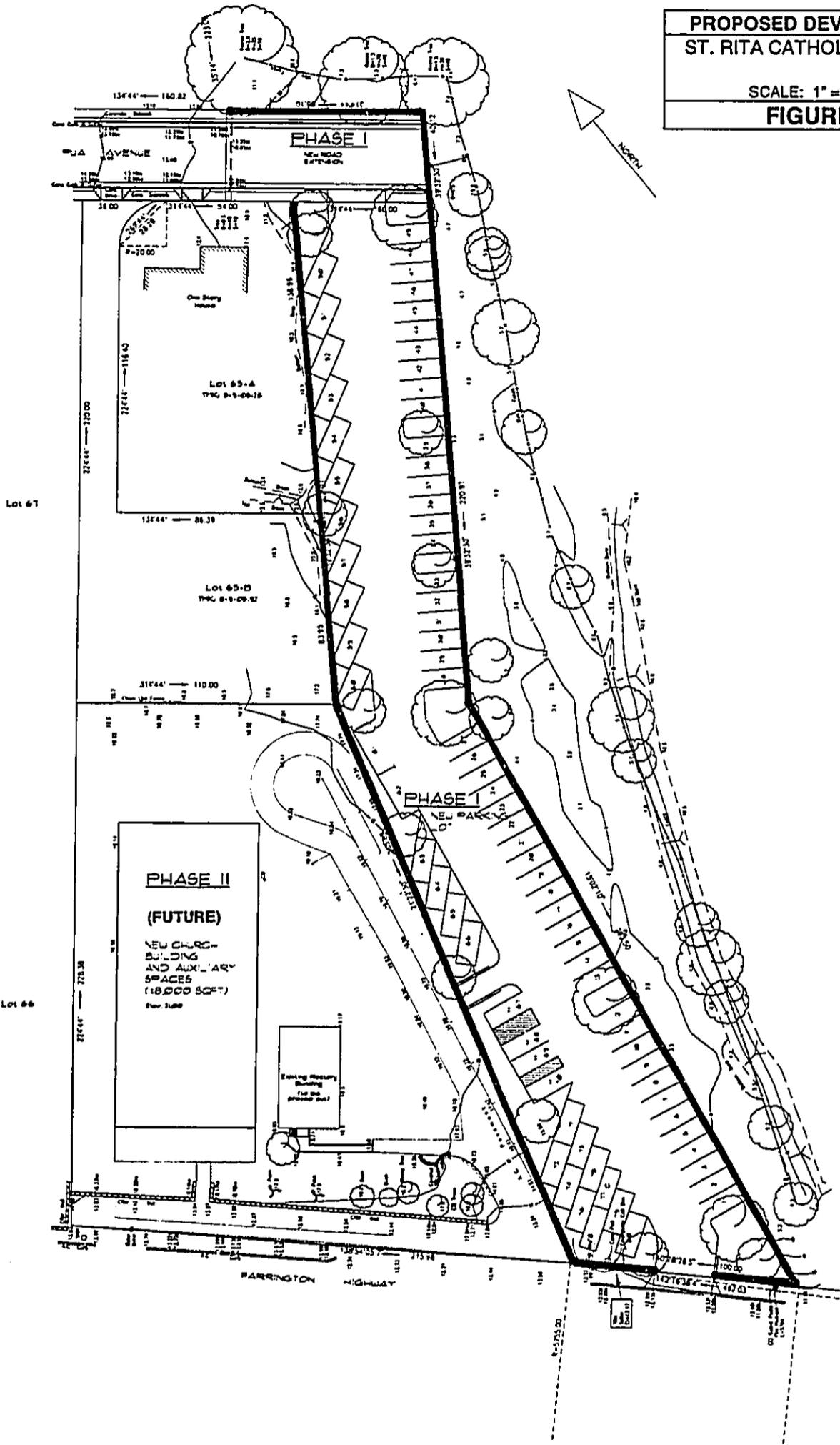
TOPOGRAPHIC SURVEY MAP  
ST. RITA CATHOLIC CHURCH  
SCALE: 1" = 60 FT.  
FIGURE 5



**PROPOSED DEVELOPMENT**  
**ST. RITA CATHOLIC CHURCH**

SCALE: 1" = 60 FT.

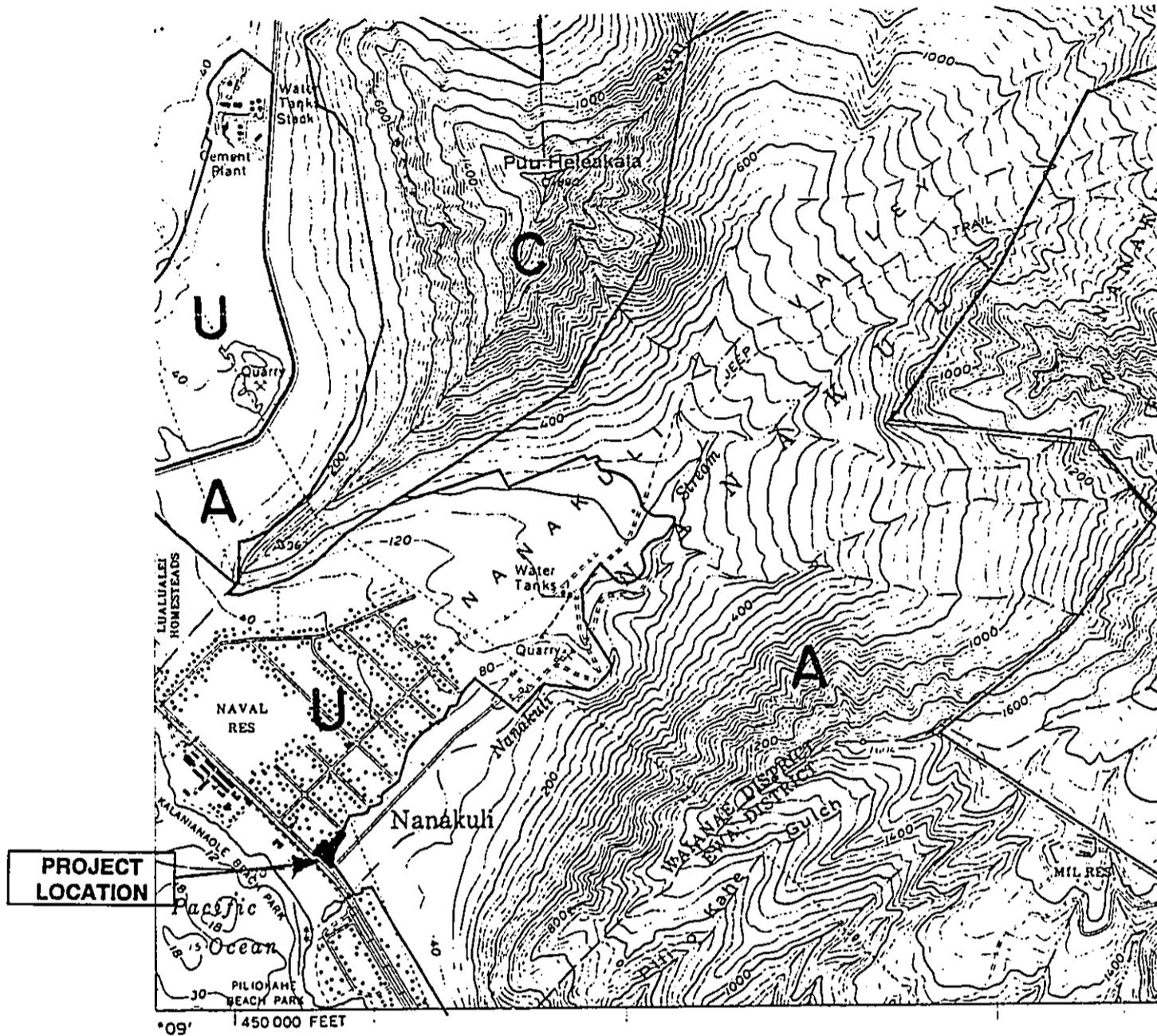
**FIGURE 6**



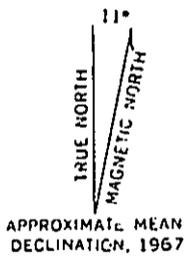
**STATE LAND USE MAP**  
**ST. RITA CATHOLIC CHURCH**

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**FIGURE 7**



Mapped, edited, and published by the Geological Survey  
 Control by USGS, USC&GS, USCE, and Hawaii State Survey  
 Topography by photogrammetric methods from aerial photographs  
 taken 1952 and planetable surveys 1927-1930  
 Field checked 1953. Revised 1967  
 Selected hydrographic data compiled from USC&GS Chart 4110 (1960)  
 and hydrographic surveys (1924)  
 This information is not intended for navigational purposes  
 Polyconic projection Old Hawaiian datum  
 10,000-foot grid based on Hawaii coordinate system, zone 3  
 1000-meter Universal Transverse Mercator grid ticks, zone 4,  
 shown in blue  
 Red tint indicates areas in which only landmark buildings are shown



R-5

CITY & COUNTY LEO MAP  
ST. RITA CATHOLIC CHURCH  
SCALE: 1" = 400 FT.  
FIGURE 8

COUNTRY

R-5

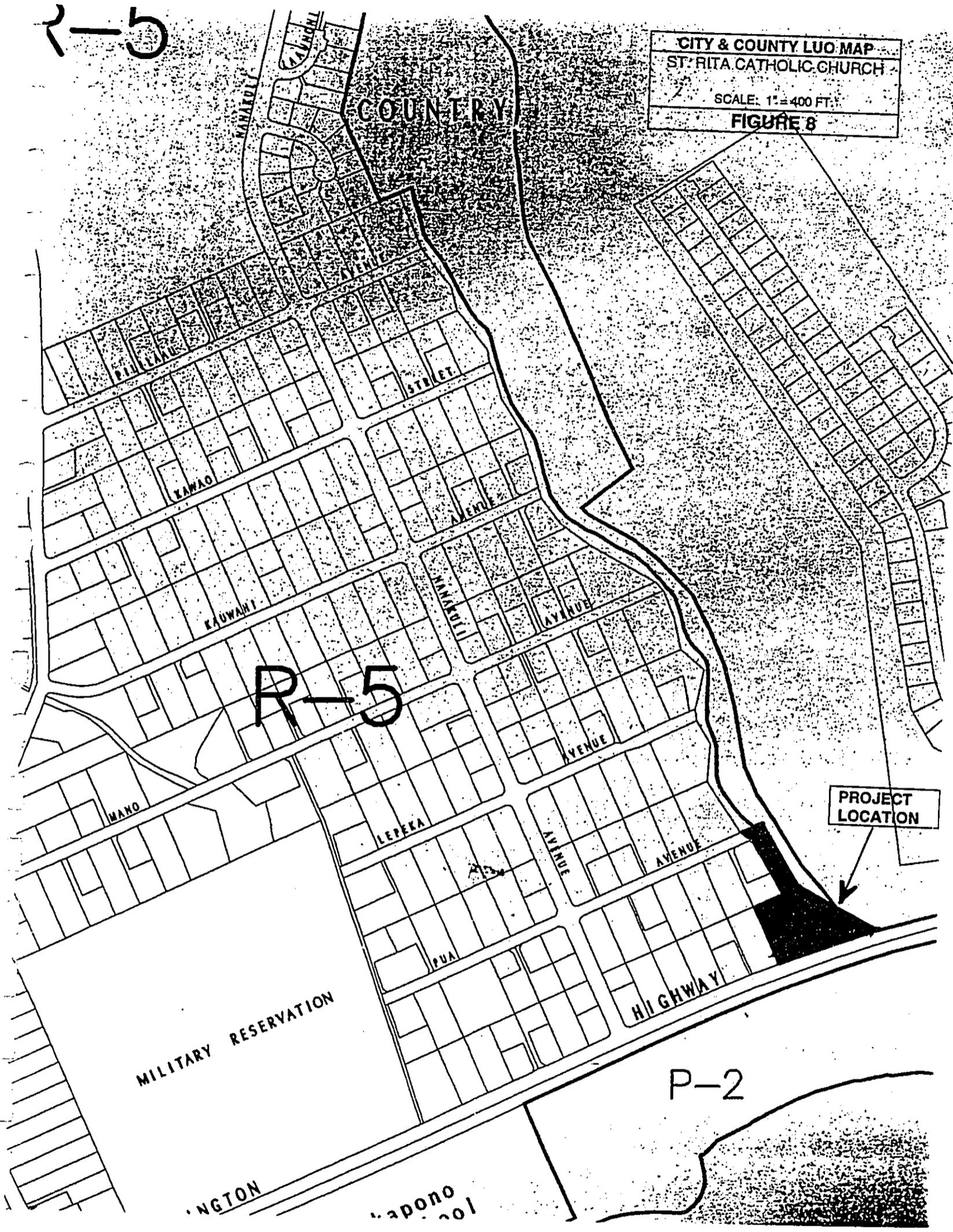
PROJECT LOCATION

MILITARY RESERVATION

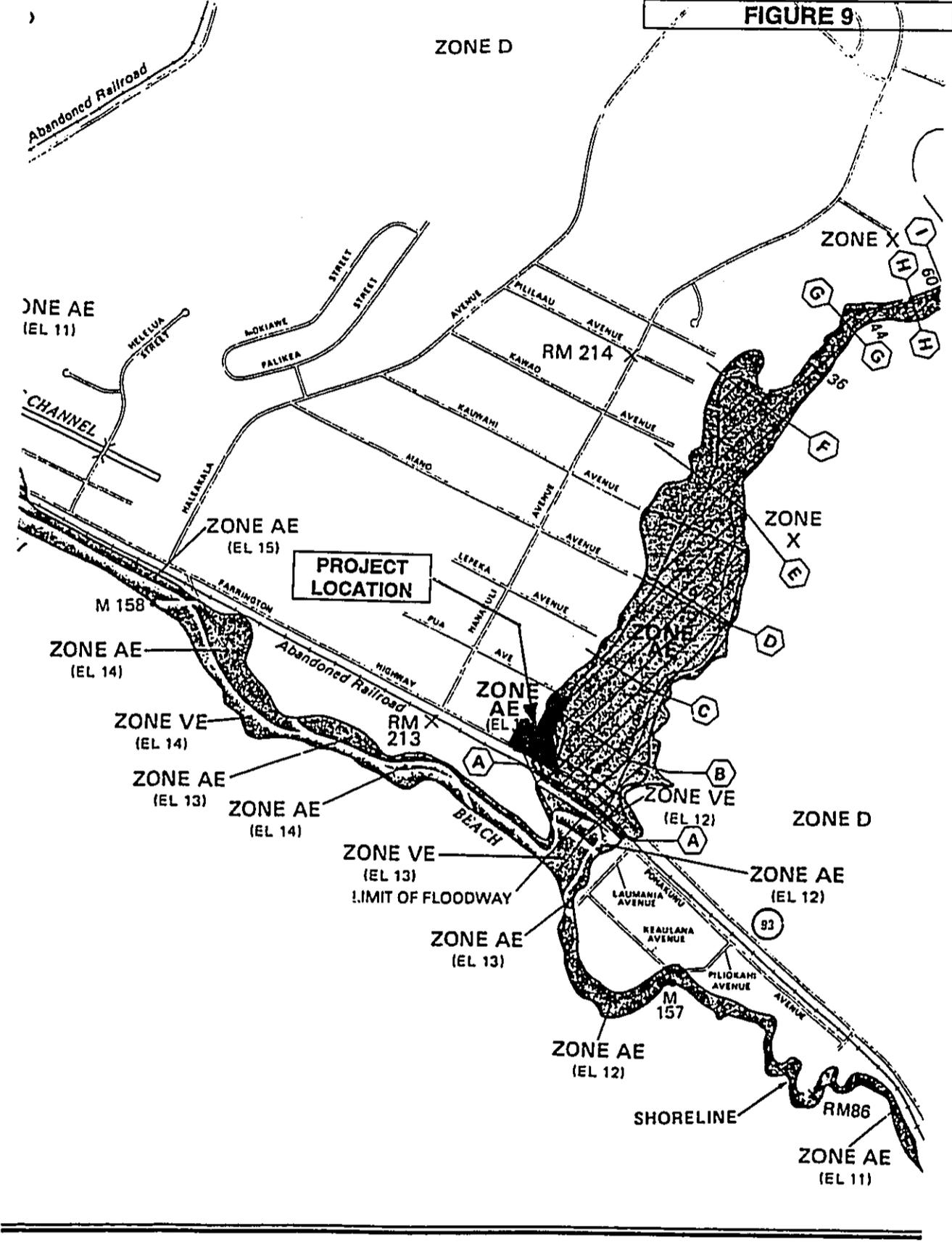
P-2

INGTON

MAPONO

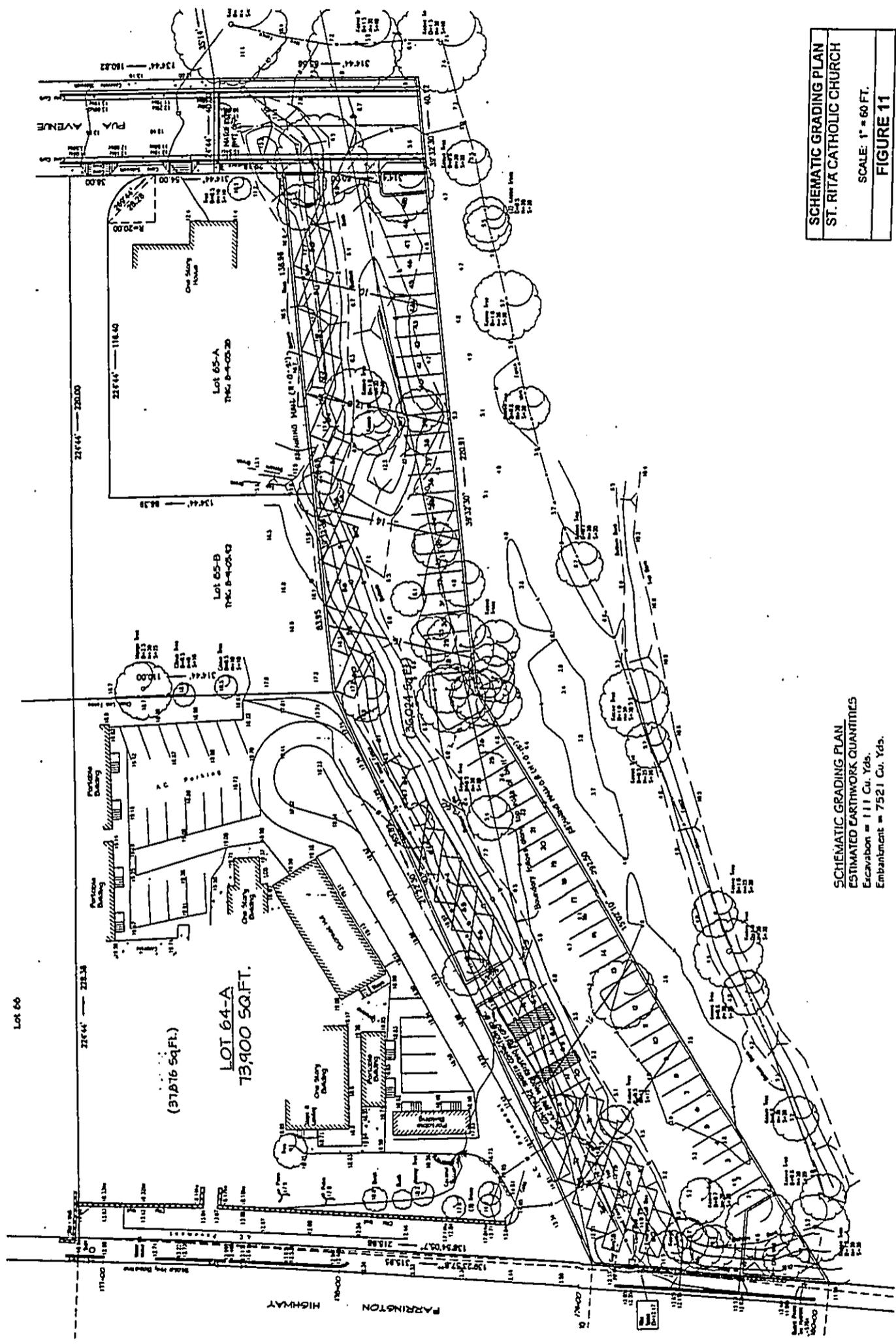


**FLOOD INSURANCE MAP**  
**ST. RITA CATHOLIC CHURCH**  
**FIGURE 9**



**Flood Insurance Rate Map Designations**

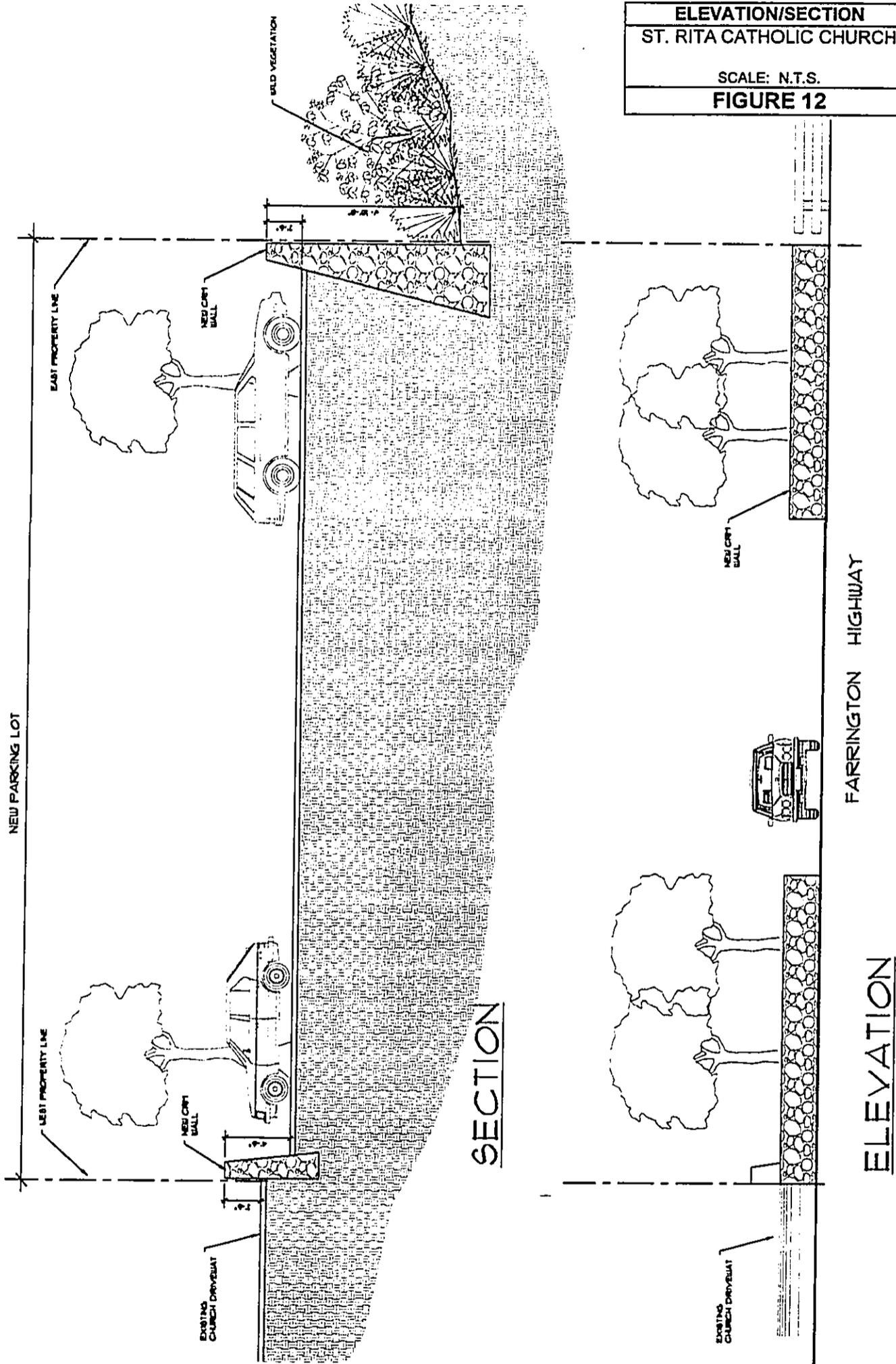




SCHEMATIC GRADING PLAN  
 ST. RITA CATHOLIC CHURCH  
 SCALE: 1" = 60 FT.  
 FIGURE 11

SCHEMATIC GRADING PLAN  
 ESTIMATED EARTHWORK QUANTITIES  
 Excavation = 111 Cu. Yds.  
 Embankment = 7521 Cu. Yds.

<b>ELEVATION/SECTION</b>
<b>ST. RITA CATHOLIC CHURCH</b>
SCALE: N.T.S.
<b>FIGURE 12</b>



**SECTION**

**ELEVATION**

FARRINGTON HIGHWAY

NEW PARKING LOT

WEST PROPERTY LINE

EAST PROPERTY LINE

EXISTING CHURCH DRIVEWAY

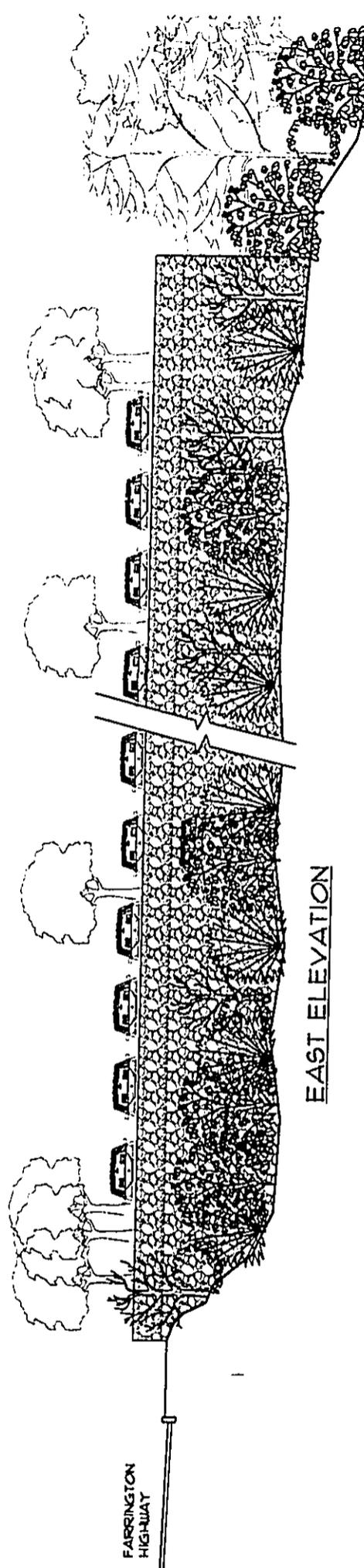
NEW CRT WALL

NEW CRT WALL

OLD VEGETATION

EXISTING CHURCH DRIVEWAY

NEW CRT WALL



<b>EAST ELEVATION</b>
<b>ST. RITA CATHOLIC CHURCH</b>
SCALE: N.T.S.
<b>FIGURE 13</b>

**EAST ELEVATION**

**FARRINGTON  
HIGHWAY**

**AGENCY RESPONSE LETTER TO DEA /  
LETTER OF RESPONSE TO AGENCIES**



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96858-5440

May 6, 1999

1999/0506-314  
99 MAY 11 PM 2:13

Regulatory Branch

Ms. Jan Naoe Sullivan  
Director of Planning and Permitting  
City and County of Honolulu  
650 South Stret  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

This letter responds to your request dated April 30, 1999, for our review of the Environmental Assessment for the parking lot addition at St. Rita Catholic Church. Unfortunately not enough information was provided to determine if a Department of the Army permit is required for this project. The applicant or agent should be advised to contact us for our specific information needs.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-9258, extension 13, and reference File No. 990000311.

Sincerely,

George P. Young, P.E.  
Chief, Regulatory Branch

**Francisco Architect**  
Architecture • Planning • Interior Architecture  
2379 Uloa Rise • Honolulu, Hawaii 96822  
Phone (808) 943-1845 Fax (808) 943-1845  
E-mail ffarch@aloha.net

**FAX TRANSMITTAL**

<b>TO: Army Corp of Engineers</b> <b>Fort Shafter</b>	<b>DATE: 5/17/99</b> <b>TIME: 9:00 Am</b> <b>No. of Pages: pages (Including cover)</b>
<b>Fax No.:</b>	<b>ATTENTION: William Lennon</b>
<b>FROM:</b> <b>Fidel Francisco</b>	<b>RE: St. Rita Catholic church DEA</b>
<b>Fax No.:</b>	

**REMARKS:**

William,

As per our telephone conversation, these are the previous determination from your department.

Thanks, Fidel

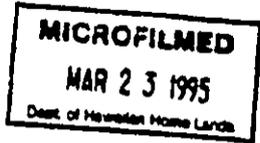
**COPY TO:**

---



DEPARTMENT OF THE ARMY  
U S ARMY ENGINEER DISTRICT, HONOLULU  
FT SHAFTER, HAWAII 96858-5440

May 27, 1988



REPLY TO  
ATTENTION OF  
Operations Branch

Mr. Patrick Gomes  
89-025 Laumania Avenue  
Nanakuli, Hawaii 96792

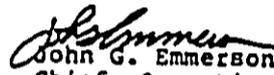
Dear Mr. Gomes:

This is in regards to your proposed fill at  
St. Rita's Parish in Nanakuli, Oahu, Hawaii, File  
No. NP88-058.

We have reviewed your undated drawing entitled  
"St. Rita's Parish Site - Plot Plan and Lease Extension  
Plan" and have visited the site. The area is above the  
influence of the tide, and is neither a wetland nor a  
headwater stream. Based on this information, a  
Department of the Army permit is not required. You  
should, however, contact the City and County of  
Honolulu for possible Special Management Area and  
Grading permit requirements.

Should you have any questions, please contact the  
Operations Branch at 438-9258.

Sincerely,

  
John G. Emmerison  
Chief, Operations Branch  
Construction-Operations Division

-2-

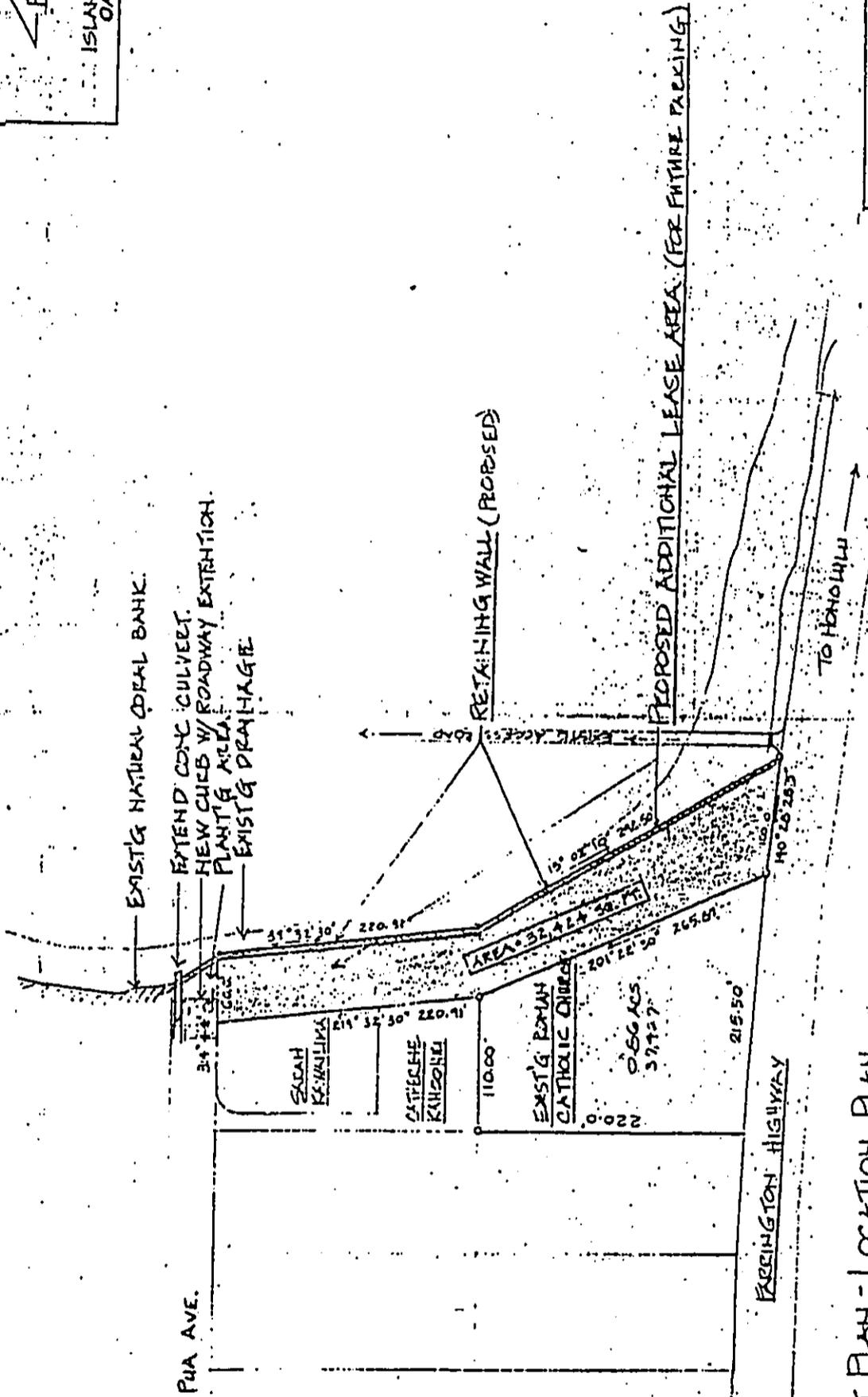
ITEM NO. C-3

ITEM NO. D-1

EXHIBIT "B"

EXHIBIT "A"

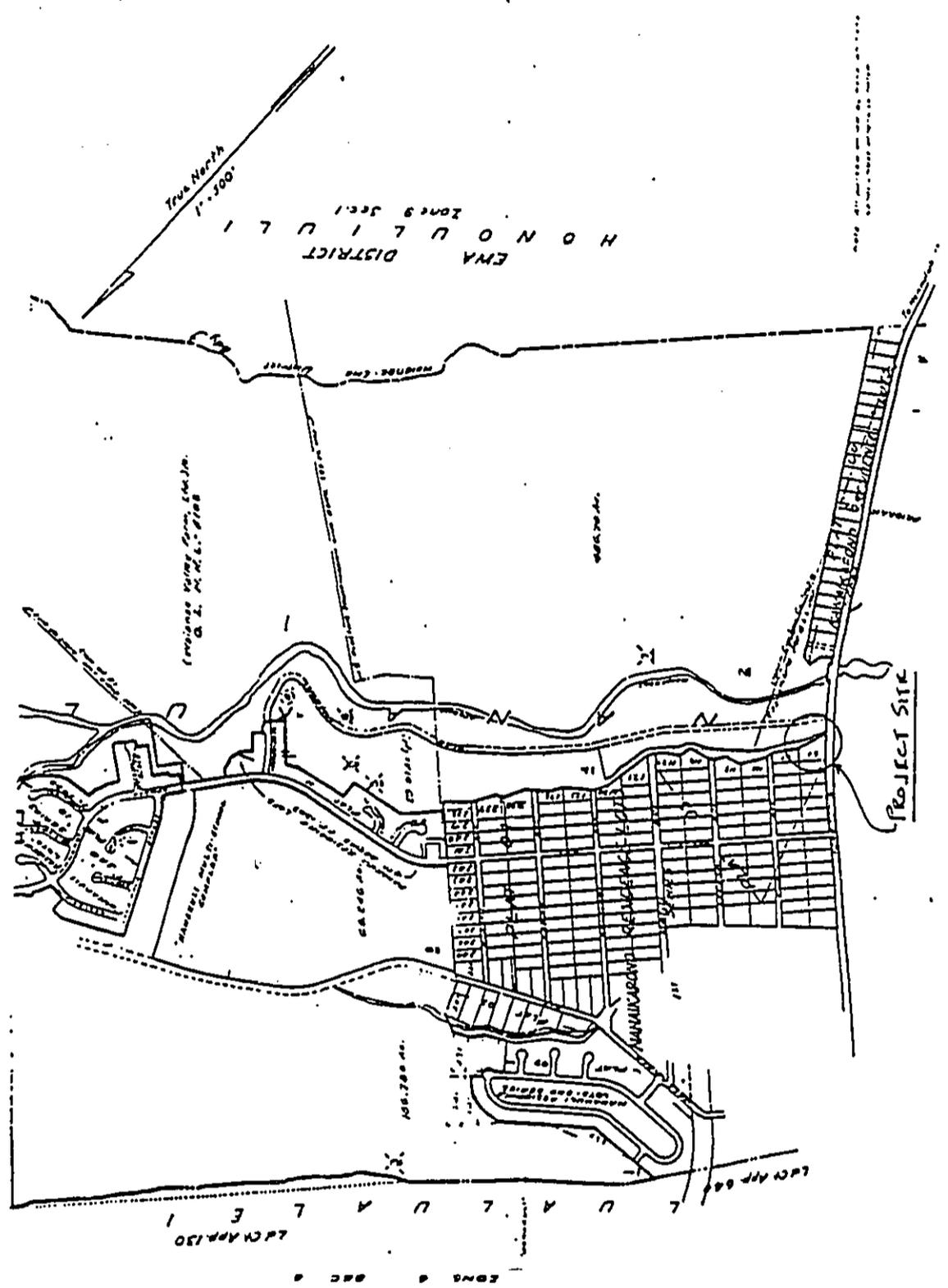
PROJECT SITE  
ISLAND OF OAHU



ITEM NO. D-1  
EXHIBIT "B"

ITEM NO. C-3  
EXHIBIT "B"

Plot Plan - Location Plan



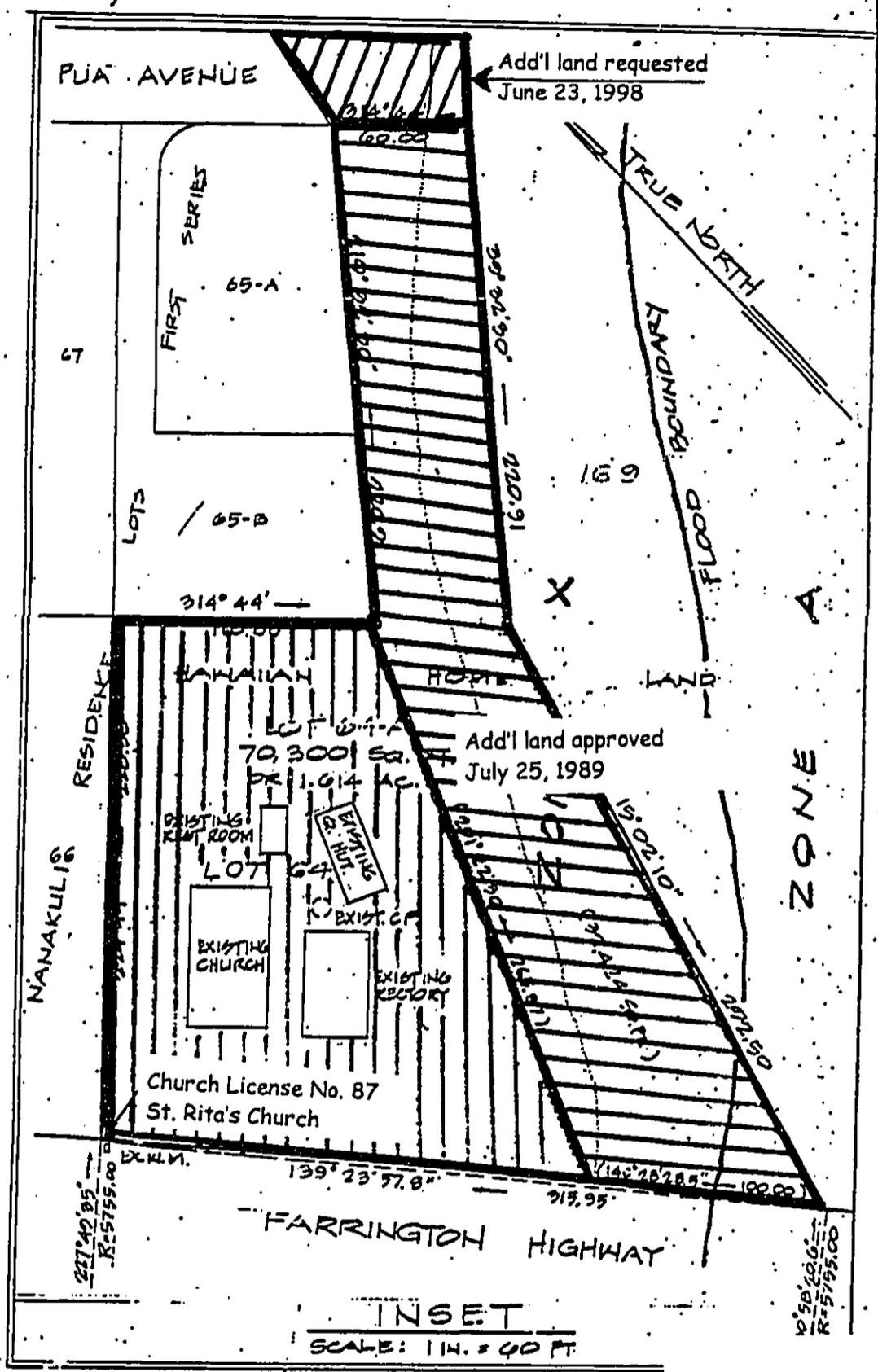
ITEM NO. C-3

ITEM NO. D-1  
EXHIBIT "B"

EXHIBIT "B-1"

CARU





ITEM NO. D-1  
 EXHIBIT "C"



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96858-5440

REPLY TO  
ATTENTION OF

October 29, 1999

Regulatory Branch

Mr. Fidel A Francisco  
Francisco Architect  
2379 Liloa Rise  
Honolulu, Hawaii 96822

Dear Mr. Francisco:

This letter responds to your letter dated October 10, 1999, concerning the Corps' jurisdiction in the proposed addition to the St. Rita Catholic Church parking lot. Based on the additional information you provided and a site visit by a member of my staff, I have determined that a Department of the Army permit will not be required for this project.

If you have any questions concerning this determination, please contact William Lennan of my staff at 438-6986, and reference File No. 990000311.

Sincerely,

A handwritten signature in cursive script, reading "George P. Young".

George P. Young, P.E.  
Chief, Regulatory Branch



2379 Liloa Rise  
Honolulu, Hawaii  
96822

Bus: (808) 943-1845  
FAX: (808) 943-1845

Email:  
ffarch@aloha.net

Architecture

Planning

Interiors

October 10, 1999

Mr. George P. Young, P.E.  
Chief, Regulatory Branch  
U.S. Army Engineer District, Honolulu  
Ft. Shafter, Hawaii 96858-5440

Dear Chief Young:

Subject: Environmental Assessment (EA) for St. Rita Catholic Church  
New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA that was transmitted by the City and County of Honolulu Department of Planning and Permitting. We apologize for the delay in responding to your letter addressed to Ms. Jan Sullivan dated May 6, 1999.

I have contacted Mr. William Lennan to inform him that the proposed site have been visited and investigated by your department back in May 1988. It was determined then that the area is above the influence of the tide and is neither a wetland of a headwater stream, and concluded that a Department of the Army permit is not required. I faxed over the letter dated May 27, 1988 that was addressed to Mr. Patrick Gomes from then Chief John G. Emmerson. After further review of the letter, Mr. William Lennan indicated that he will inform his Superior that a Department of the Army permit is not required for this project.

Thank you again for offering your comments.

Respectfully yours,

Fidel A. Francisco  
Architect for St. Rita Catholic Church



United States  
Department of  
Agriculture

Natural  
Resources  
Conservation  
Service

99-193 Alea Hgts  
Dr., #207  
Alea, HI  
96701

99 JUL 19 AM 8:51

*Our People... Our Islands... In Harmony*

DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

Steve Tagawa  
Department of Planning and Permitting  
Honolulu City and County  
650 S. King Street  
Honolulu, HI 96813

Dear Mr. Tagawa:

Subject: St. Rita Catholic Church - Environmental Assessment

At the request of Cynthia Rezendes, West Oahu Soil and Water Conservation District (WOSWCD), Associate Director, we reviewed the above mentioned EA on-site and have the following questions/comments about the Phase I portion of the project:

- 1) The description of the area's "Physical Characteristics" (p.5) does not include a description of the portion of the lot in the well-established drainage way. Currently both sides of the drainage way are grassed channels. This project proposes to change one wall of the drainage way by installing a CRM wall. What will be the impact of changing the surface of this drainage area channel from earth to CRM? Won't the change of surface also change velocity and flow patterns in the drainage way? Would this increase erosion along the non-CRM drainage bank? Have the owners of the property along the east drainage way bank (non St. Rita's side) been informed of this proposed change?
- 2) What will be the effect of placing "engineered fill" in what appears to be part of the drainage way for additional parking (p.8)? This will reduce the capacity of the drainage way and could possibly increase runoff water velocity, which could impact the drainage way outlet makai of Farrington Highway in Nanakuli Beach Park. Soil appearance and vegetation in the drainage way mauka and makai of the Highway may indicate wetland conditions. A wetland determination is needed.  
  
David Hige, at DLNR Water Commission (Phone - 587-0249) could clarify stream channel queries. Alan Everson, at the Army Corps of Engineers (Phone 438-9258) could address wetland issues. The Nature Conservancy's "Heritage Database" would be useful tool to refer to regarding native plants and animals present in the region (p.12).
- 3) It is unclear how "The new asphalt paving...designed to keep all rainwater within the site by having a water retention drainage system" will work (p.9)? Our soil survey information regarding the predominant soil (PsA - Pulehu series) warns of "Severe Piping" for embankments, dikes and levees. There is moderate risk of seepage when ponds or reservoirs are planned.
- 4) The drainage way appears to be part of the Nanakuli Stream mouth and we wonder if this proposed could change "disturb or alter the natural flow of the stream", especially during peak flow periods (p.12). Is the culvert that outlets the drainage way to the beach adequately sized to handle large, intermittent storms that characterize this environment? How would this project impact the proposed upper watershed DHHL homeland housing project? Would reducing the channel capacity limit the number of home sites?

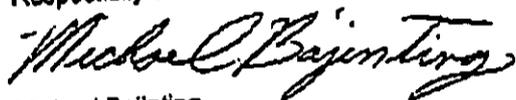
The Natural Resources Conservation Service works hand-in-hand with the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER

- 5) The soil erosion and water runoff into the stream measures (p.12) appear to address erosion during construction. Is there a plan for sustained and maintained erosion control mechanisms?
- 6) What will be the visual impact of the GRM wall that will bound the west side of the drainage way (p.12)?

We hope that these questions are helpful in the review process.

Respectfully submitted,



Michael Bajinting  
District Conservationist

Cc: WOSWCD



2379 Liloa Rise  
Honolulu, Hawaii  
96822  
Bus: (808) 943-1845  
FAX: (808) 943-1845  
Email:  
ffarch@aloha.net

October 30, 1999

Mr. Michael Bajinting  
District conservationist  
U.S. Department of Agriculture  
99-193 Aiea Heights  
Aiea, Hawaii 96701

Dear Mr. Bajinting:

Subject: Environmental Assessment (EA) for St. Rita Catholic Church  
New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA that was transmitted by the City and County of Honolulu Department of Planning and Permitting. We apologize for the delay in responding to your letter addressed to Mr. Steve Tagawa dated July 19, 1999.

1. The area addressed in your letter as well established drainage way is not designated as a drainage way. Although the portion is in a flood zone AE (el 12) as designated in the Flood Insurance Rate Map, it is not designated as a drainage way. Since the site is basically lower in the middle portion, storm water collect during a heavy rainstorm. It was mention to us by a longtime rancher and Boardmember in the area, Mr. Al Silva during our presentation to the Neighborhood Board that the reason why the east side of the property is higher creating a channel is because in 1942 during the war, the military bermed up the area between our site and Nanakuli Stream to create an access road so that the military could gather large rocks or boulders upstream. These boulders were used to create barriers along the beach in case of an enemy invasion. We do not anticipate the new CRM wall to increase velocity, flow pattern or create water displacement because it was never a drainage way. There are two five(5) feet diameter concrete outlets that runs under Farrington Highway adjacent East of our project site that supposedly carry storm water into the ocean, however, these outlets often are plugged by sand from the ocean during hightide. Proper inspection and maintenance will greatly reduce the chances of flooding in the area. We will try to minimize erosion by using all means required by the State of Hawaii Department of Health and other agencies during construction. Once the vegetation along the non-CRM wall mature we feel that erosion will be minimal or normal. The owner of the East side of the

Architecture

Planning

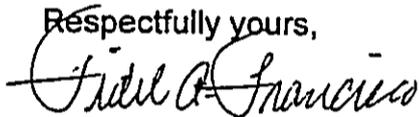
Interiors

project site is the Department of Hawaiian Home Lands and are aware and informed of the proposed project.

2. As indicated above, the site is not designated a drainage way. The Army Corps of Engineers have determined that the project site is not a wetland nor a headwater stream.
3. The Civil Engineering Firm Imata and Associates have indicated that based on their investigation a retention system can be utilized at this site.
4. The site is not part of Nanakuli Stream and should not affect the stream flow in any way. We believe that the culverts that outlets to the beach should be adequately sized since our site has no bearing on the design of the culverts; therefore, cannot assess any impact to the proposed DHHL housing project.
5. After construction, the proposed parking lot will incorporate new vegetation and landscaping such as shade trees and grass. Since the parking lot will retain all water through a retention system, all soil erosion is kept within the site.
6. Once the new vegetation along the new CRM wall matures, the visual impact will be minimal or even create a more aesthetically pleasing appearance.

Thank you again for offering your assistance and comments.

Respectfully yours,



Fidel A. Francisco  
*Architect for St. Rita Catholic Church*

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



RAYNARD C. SOON  
INTERIM CHAIRMAN  
HAWAIIAN HOMES COMMISSION

99 APR -1 PM 2:57

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

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

CITY & COUNTY OF HONOLULU

March 31, 1999

The Honorable Jan Sullivan, Director  
Department of Planning & Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

SUBJECT: Exemption from Zoning and Subdivision Requirements,  
St. Rita's Catholic Church, Consolidation and  
Subdivision of Additional Property, Nanakuli, Oahu  
TMK Nos.: (1)8-9-05:01; (1)8-9-07:02 (por.), & 04 (por.)

St. Rita's Catholic Church (St. Rita's) is currently under DHHL Church License Agreement No. 087 on property identified as TMK No.: (1)8-9-05:01. The Hawaiian Homes Commission approved incorporating additional DHHL property, identified as portions of TMK Nos.: (1)8-9-07:02 and 04, under a new License Agreement to be issued to St. Rita's (see Exhibit "A").

The Department of Hawaiian Home Lands is exempting St. Rita's from the Land Use Ordinance pertaining to lot size:

1. The current land use zoning on TMK No.: (1)8-9-07:02 is AG-2, which does not allow subdivided lots of less than 2 acres. The portion that St. Rita's plans to subdivide from this parcel is much less than the 2-acre requirement.
2. The current land use zoning on TMK No.: (1)8-9-07:04 is Country, which does not allow subdivided lots of less than 1 acre. The portion that St. Rita's plans to subdivide from this parcel does not meet the 1-acre requirement.

The exemption is required for St. Rita's to proceed with its plans to consolidate the new lands with its existing lot. St. Rita's applications for subdivision and consolidation into one

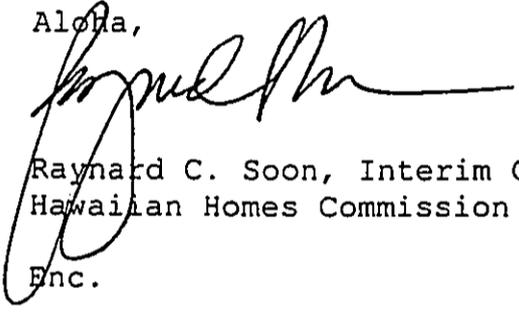
The Honorable Jan Sullivan, Director  
March 31, 1999  
Page 2

parcel totaling approximately 1.687 acres should be reviewed and permitted under R-5 zoning.

Once St. Rita's subdivision and consolidation applications are approved, it will be able to proceed with plans to construct a new parking area with access to Pua Avenue, which will help reduce traffic congestion along Farrington Highway and provide its congregation with a safer route to and from church functions.

Should you or your staff have any questions, please contact Noel Akamu, Land Agent, Land Management Division, at 587-6429.

Aloha,



Raynard C. Soon, Interim Chairman  
Hawaiian Homes Commission

Enc.

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



RAYNARD C. SOON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

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

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

January 13, 2000

The Honorable Randall K. Fujiki, Director  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Attn: Mr. Steve Tagawa

Dear Mr. Fujiki:

Subject: Exemption from State Special Use Permit (SUP) for  
Development of a Parking Lot at St. Rita's Catholic  
Church - TMK:8-9-5:01; 8-9-7:portions of 02 and 04

St. Rita's Catholic Church (SRCC) is in the process of developing an additional parking area to accommodate its members and, more importantly, a second entry/exit driveway to help alleviate some of the congestion and dangerous traffic conditions that exist along Farrington Highway during church events.

The church's development is planned on Hawaiian home lands located within a State Agricultural District where the proposed use is not generally permitted. However, pursuant to §206 of the Hawaiian Homes Commission Act, 1920, as amended, the powers and duties of the governor and the board of land and natural resources, in respect to lands of the State, do not extend to lands having the status of Hawaiian home lands. It is established that state land use laws do not apply to lands having the status of Hawaiian home lands. Based on the merits of the development project, the Department of Hawaiian Home Lands has determined that a State Special Use Permit (SUP) is therefore not required for the SRCC's development.

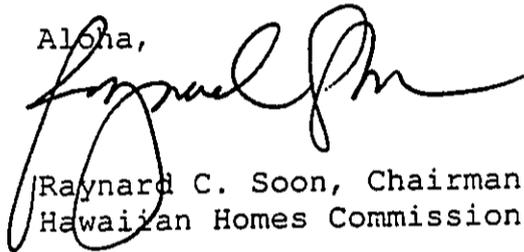
It is our understanding that SRCC is complying with your requirement for a Major Special Management Area Use Permit and

Mr. Randall Fujiki  
January 13, 2000  
Page 2

will be submitting its final Environmental Assessment for processing within the next week or two. The church's representative has also assured me that it is taking action to correct the items cited in the Notice of Violation dated December 12, 1999. Your department's assistance in issuing a stockpiling permit, as referred to in item number 6 of your letter to me dated October 19, 1999, will help and the church is pursuing removal of the unsuitable fill material that was dumped on the property by unauthorized persons.

Please inform your staff of the contents of this letter. Should you have questions, please call Noel Akamu, Land Agent in our Land Management Division, at 587-6429.

Aloha,



Raynard C. Soon, Chairman  
Hawaiian Homes Commission

c: St. Rita's Catholic Church  
Fidel Francisco, AIA

BENJAMIN J. CAYETANO  
GOVERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

99 MAY 14 AM 8:13

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

P.O. Box 2359  
Honolulu, HI 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

May 12, 1999

Ms. Jan Naoe Sullivan, Director  
Department of Planning and  
Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Environmental Assessment (EA) for St. Rita  
Catholic Church, Consolidation and Subdivision,  
New Parking Lot-Phase I, New Church Building-Phase  
II (Future), Nanakuli, Oahu, TMKs 8-9-05: 1 and  
8-9-07: portions of 2 and 4

We have reviewed the subject EA transmitted by your letter dated April 30, 1999, and confirm that TMK 8-9-05: 1 is designated within the State Land Use Urban District, and that TMK 8-9-05: portions of 2 and 4 are designated within the State Land Use Agricultural District.

According to the EA, an 80-car, on-grade parking lot and CRM retaining wall to be used in connection with the new church are proposed for the area within the Agricultural District. Clarification should be provided as to whether a special permit application or boundary amendment petition will be submitted for these uses.

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA  
Executive Officer

EU:th



2379 Liloa Rise  
Honolulu, Hawaii  
96822

Bus: (808) 943-1845  
FAX: (808) 943-1845

Email:  
ffarch@aloha.net

September 29, 1999

Ms. Ester Ueda, Executive Officer  
State of Hawaii Land Use Commission  
Department of Business, Economic Development and Tourism  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

Dear Ms. Ueda:

Subject: Environmental Assessment (EA) for St. Rita Catholic Church  
New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA that was transmitted by the City and County of Honolulu Department of Planning and Permitting. We apologize for the delay in responding to your letter addressed to Ms. Jan Sullivan dated May 12, 1999.

Portions of the new parking lot are within the Agricultural District . The final environmental assessment report will address all required special permit application.

Thank you again for offering your comments.

Respectfully yours,

Fidel A. Francisco  
Architect for St. Rita Catholic Church

Architecture

Planning

Interiors

CEB



99 JUN -3 AM 8:39

DEPT OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU

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

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

JUN 2 1999

Ref:PS:EH

Ms. Jan Naoe Sullivan, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (DEA)  
for St. Rita Catholic Church  
TMKs: 8-9-05:01 and 8-9-07:02 & 04

We have reviewed the subject DEA document and offer the following  
comments for your consideration.

Engineering Branch:

Please refer to attached comments.

Thank you for the opportunity to review the subject project.

Should you have any questions or require further assistance,  
please contact staff planner Ed Henry at 587-0380.

Very truly yours,

Handwritten signature of Timothy E. Johns in cursive script.  
TIMOTHY E. JOHNS,  
Chairperson

Attachment  
c.c. Engineering Branch

ENGINEERING BRANCH

COMMENTS

The proposed parking lot should be constructed according to Section 7.10-4 Development Standards, Article 7. Special District Regulations of the City and County of Honolulu Land Use Ordinance, latest edition.

We confirm that Phase I of the proposed project site is located in the floodway area of Zone AE 12. Zone AE 12 is an area located within the 100-year flood plain with a base flood elevation of 12 feet. Approximately 50% of the site is considered to be in the flood zone, and 5% (along Farrington Highway) in the floodway.

We also confirm that Phase II of the proposed project site is located in Zone X. This is an area determined to be outside the 500-year flood plain.



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Email:  
farch@aloha.net

September 29, 1999

Mr. Timothy E. Johns, Chairperson  
State of Hawaii Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Johns:

Subject: Environmental Assessment (EA) for St. Rita Catholic Church  
New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA that was transmitted by the City and County of Honolulu Department of Planning and Permitting. We apologize for the delay in responding to your letter addressed to Ms. Jan Sullivan dated June 2, 1999.

The proposed parking lot shall be constructed according to Section 7.10-4 Department Standards, Article 7 Special District Regulations of the City and County of Honolulu Land Use Ordinance, latest edition.

Thank you again for offering your comments.

Respectfully yours,

Fidel A. Francisco  
*Architect for St. Rita Catholic Church*

Architecture

Planning

Interiors

BENJAMIN J. CAYETANO  
GOVERNOR



CLB  
KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
BRIAN K. MINAII  
GLENN M. OKIMOTO

99 JUN -3 AM 8:31

DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

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

IN REPLY REFER TO:

STP 8.9097

May 28, 1999

Ms. Jan Naoe Sullivan  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: St. Rita Catholic Church 80-car parking lot addition  
Draft Environmental Assessment (DEA)  
TMK: 8-9-5: 1; 8-9-7: portions of 2 and 4

Thank you for your transmittal requesting our comments on the subject report.

The applicant will need to submit a traffic assessment to our Highway Division for their review and approval. It should address the impact of the project on Farrington Highway and identify required mitigation measures.

We appreciate the opportunity to provide comments.

Very truly yours,

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

KAZU HAYASHIDA  
Director of Transportation



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ffarch@aloha.net

October 7, 1999

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

Dear Mr. Hayashida:

Subject: Environmental Assessment (EA) for St. Rita Catholic Church  
New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA that was transmitted by the City and County of Honolulu Department of Planning and Permitting. We apologize for the delay in responding to your letter addressed to Ms. Jan Sullivan dated May 28, 1999.

The Draft Environmental Assessment that was recently submitted included a traffic analysis conducted by The Traffic Management Consultant in September 1993 and addressed prior comments made by your Department from an initial submittal in 1994. We have resolved one of the major concerns by your department, which indicated that the proposed parking lot would create a traffic problem if there were only one entry and exit driveway via Farrington Highway. The church have acquired additional land from the Department of Hawaiian Home Lands to connect a right of way passage to Pua Avenue which is located on the opposite end of the parking lot. This new rear outlet will enable patrons of the church to enter the parking lot without utilizing Farrington Highway; therefore, minimizing the amount of vehicles turning left against on-coming traffic to the parking proposed parking lot.

In addition, patrons of the church wanting to exit the parking lot turning left to head east into Farrington Highway will be prohibited. Patrons heading East to Honolulu will be advised to use the Pua Avenue exit, which connects, to Nanakuli Avenue where a traffic light is present at the intersection of Farrington Highway and Nanakuli Avenue making it a safer route.

Architecture

Planning

Interiors

The Final Environmental Assessment will further elaborate these concerns.

Thank you again for offering your comments.

Respectfully yours,

*Fidel A. Francisco*

Fidel A. Francisco

Architect for St. Rita Catholic Church

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4185  
FACSIMILE (808) 586-4186

May 13, 1999

Ms. Jan Naoe Sullivan, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment for Saint Rita Catholic  
Church, Oahu

This is in response to the review of the subject document. We have  
the following questions and comments.

1. We recommend that the new church buildings be located as far mauka as feasible. The mauka locations will enable any future widening of Farrington Highway to avoid encroaching into the shoreline area.
2. Please describe the status of the large banyan tree on the southwest side of the church parcel and the efforts that will be taken to protect the tree.
3. Please describe the details of the Best Management Practices to control soil erosion. Please refer to the City's latest (April 1999) rules and guidelines relating to soil erosion standards and guidelines.
4. Please describe the findings and reasons for the determination that the project will not cause a rise in flood elevation.
5. Please discuss the findings and reasons for supporting the FONSI determination based on all 13 significant criteria listed in §11-200-12 of the EIS rules. Please see the enclosed example.
6. Please consult with nearby groups and individuals who may be affected by the proposed project.

Ms. Sullivan  
Page 2

7. Please provide a list of all permits and approvals that would required for this project.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

*Genevieve Salmonson*  
Genevieve Salmonson  
Director

c: DHHL  
Francisco Architect

Enclosure

## 8.0 DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING DETERMINATION

### 8.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- (1) **Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

The proposed project will not impact scenic views of the ocean or any ridge lines in the area. The visual character of the area will change from the current agricultural land to an improved 4-lane highway which is compatible with the surrounding land use plans and programs being implemented for the region. The highway corridor is comprised of "Prime" agricultural land which is an important resource. Development of drainage systems will follow established design standards to ensure the safe conveyance and discharge of storm runoff. In addition, the subject property is located outside of the Count's Special Management Area (SMA).

As previously noted, no significant archaeological or historical sites are known to exist within the corridor. Should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phases of development, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

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

Although the subject property is suitable for agricultural uses, the land area adjoining the Mokulele Highway is naturally suited for transportation purposes due to its location proximate to an existing highway system. To return the site to a natural environmental condition is not practical from both an environmental and economic perspective.

- (3) **Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

**(4) Substantially affects the economic or social welfare of the community or state;**

The proposed project will provide a significant contribution to Maui's future population by providing residents with the opportunity to "live and work in harmony" in a high quality living environment. The proposed project is designed to support surrounding land use patterns, will not negatively or significantly alter existing residential areas, nor will unplanned population growth or its distribution be stimulated. The project's development is responding to projected population growth rather than contributing to new population growth by stimulating in-migration.

**(5) Substantially affects public health**

Impacts to public health may be affected by air, noise, and water quality impacts, however, these will be insignificant or not detectable, especially when weighed against the positive economic, social, and quality of life implications associated with the project. Overall, air, noise, and traffic impacts will be significantly positive in terms of public health as compared to the "no action" alternative.

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

Existing and planned large-scale housing development projects within Wailuku-Kahului and Kihei will contribute to a future population growth rate that will require expansion of public and private facilities and services. These improvements will become necessary as the overall population of Maui grows and settlement patterns shift. However, the proposed project will not in itself generate new population growth, but provide needed infrastructure the area's present and future population.

In addition, new employment opportunities will generate new sources of direct and indirect revenue for individuals and the County of Maui by providing both temporary and long-term employment opportunities during the construction period. Indirect employment in a wide range of service related industries will also be created from construction during project development.

**(7) Involves a substantial degradation of environmental quality;**

The proposed development will utilize existing vacant agricultural land. With development of the proposed project, the addition of urban landscaping will significantly mitigate the visual impact of the development as viewed from outside the site while the overall design will complement background vistas.

Makai views from the subject property are available, however, they are not significant nor generally available to the public in the property's present restricted condition.

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

By planning now to address the future needs of the community and the State, improvement of the transportation system is consistent with the long term plans for Maui. No views will be obstructed or be visually incompatible with the surrounding area.

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

No endangered plant or animal species are located within the highway corridor.

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

Any possible impact to near-shore ecosystems resulting from surface runoff, will be mitigated by the establishment of on-site retention basins during the construction phases of development. After development, retention areas within the highway right-of-way will serve the same function to encourage recharge of the groundwater.

- (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, freshwater, or coastal waters.**

Development of the property is compatible with the above criteria since there are not environmentally sensitive areas associated with the project and the physical character of the corridor has been previously disturbed by agricultural uses. As such, the property no longer reflects a "natural environment". Shoreline, valleys, or ridges will not be impacted by the development.

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

Due to topographical characteristics of the property, views of the area to be developed are generally not significant although they are visible. The majority of the proposed project will not be visible, except from higher elevations by the general public or from persons traveling along the highway.

- (13) **Requires substantial energy consumption.**

The location of the proposed project is between Maui's major growth areas. This relationship will reduce travel times and energy consumption after project build out through efficiencies gained by the increased capacity of the highway. Construction of the proposed project will not require substantial energy consumption relative to other similar projects.



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ffarch@aloha.net

March 24, 2000

Ms. Genevieve Salmonson, Director  
State of Hawaii  
Office of Environmental and Quality Control  
235 South Beretania Street Suite 702  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Environmental Assessment (EA) for St. Rita Catholic Church  
New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA that was transmitted by the City and County of Honolulu Department of Planning and Permitting. We apologize for the delay in responding to your letter addressed to Ms. Jan Naoe Sullivan, City and County Director of Planning and Permitting dated May 13, 1999.

1. The project does not involve any renovations or alterations to the existing Church structures; therefore, the environmental assessment does not address the existing church.
2. The existing banyan tree is not part of the proposed project; therefore the tree will not be affected in any way.
3. Prior to construction, site planning must be considered to identify locations of potential sources of sediment and soil erosion. It is also good practice to preserve existing vegetation whenever possible. Disturbed areas should be minimized and stabilized. All slopes and channels should be protected, and internal and site perimeters should be controlled. During construction dust control measures must be provided to stabilize soil from wind erosion. These measures include using vegetation, mulching, spray-on adhesives, sprinkling, and stone/gravel layering.

Soil erosion may be controlled by a silt-fence. A silt fence controls soil erosion at site perimeters and internal areas where sheet flow occurs. Since silt-fences are temporary sediment barriers; therefore, sediment traps and basins are more effective in controlling soil erosion. There basically a pond created by excavation or by constructing an embankment designed to retain or detain runoffs. Sediment basins act as a controlled storm water

Architecture

Planning

Interiors

release structure formed by excavation of compacted soil across a drainageway. Its purpose is to collect and store sediment from cleared or graded construction sites.

4. Based on site investigations, topographical surveys prepared, and existing data gathered, we do not anticipate a rise in flood elevation since only about five(5%) of the area in a flood way. We intend to use an accepted method by ensuring that the same volume of fill in the floodway will be excavated and removed somewhere within the proposed site. Prior to the actual design of the proposed project, a floodway study and a "no rise" certification will be prepared.
5. We feel that the project or action do not significantly impact the environment using the rules based on the "Significance Criteria" as listed below:
  1. The proposed project will not involve the loss or destruction to any natural or cultural resources. It will not impact any scenic views of the ocean or mountain ridgelines. No rare, endangered or threatened species of flora or fauna is known to inhabit the area. No significant archeological or historical sites are known to exist in the proposed site.
  2. Although the proposed project site is zoned agricultural, it is vacant and idle with wild overgrown vegetation and trash debris. Since it adjacent to areas zoned urban land use plans, it is more compatible and beneficial to the environment for the site to be a parking lot. Since the existing church is utilized for many activities supporting the community, it will more beneficial to the community. In addition, the proposed site is situated along Farrington Highway; therefore, it is more practical in an economic perspective. The parking lot will be maintained and landscaped as opposed to a dumping ground if the site remains vacant.
  3. The proposed project is consistent with the Environmental Policies established in Chapter 344 HRS, and the National Environmental Policy Act.

4. The proposed project will significantly improve and contribute to the economic and social welfare of the community. The existing church is used for a variety of social functions for the Waianae community. The new parking lot will provide a safer environment for the users of the church facilities. Currently, the users of the church facilities park or walk along side Farrington Highway, which is dangerous because of speeding motorist. The parking lot will allow people to drive and park safely in a timely manner instead of rushing and circling around to find parking.
5. Public health will significantly improve in terms of safety to the users of the church facilities. The project will not significantly affect air, noise, and water quality. The air quality will be better since most vehicles will park directly in the new parking lot instead of circling around looking for parking creating more carbon monoxide in the environment. The noise generated by the new parking lot will be the same since the amount of people attending the facilities will be same. Traffic impacts will be positive since there will be a designated parking area, instead of parking along a busy highway. In addition, the new parking lot will allow vehicles to enter and exit to a back street minimizing traffic on Farrington Highway.
6. The proposed project will not involve substantial secondary impacts. The project will not generate any population growth to the area. The project is necessary as a result of the growth church patrons and users to the facilities. The project will contribute greatly to accommodate for future increase of patrons of the church as population grows in the community.
7. The proposed project site is vacant and currently composed of wild vegetation and trash debris. Developing the site into a parking lot will significantly improve the aesthetic appearance of the area since the parking lot will be landscaped and regularly maintained.
8. The proposed parking lot will provide a much-needed support for the existing church. The proposed parking lot may not seem to have a great impact as an individual project; however, when its importance is considered along with the existing church, the parking lot becomes a valuable asset to the whole community. The parking will not only provide parking in an orderly manner, but also alleviate parking congestion along Farrington Highway, and provide a safer environment for users of the church facilities.

9. Based on report prepared by Wilson Okimoto and Associates for the State of Hawaii Department of Hawaiian Home Land, no rare or endangered plant or animal species are known to exist in the proposed project site.
10. The proposed project is not expected to significantly affect air, water, or ambient noise levels. The project will generate the same amount of vehicles as the present; therefore, the same amount of noise level and air quality will remain. Runoffs from the parking lot will be mitigated by the use of retention basins to allow water collect within the site to percolate within the site instead of flowing to nearby properties. During construction, proper measures such as using mufflers on construction equipment to minimize the noise level generated. Dust control will be provided to ensure that air quality will not be degraded. Silt-fences and sediment basins will be constructed to prevent soil erosion.
11. Although the project site is located in a flood zone, the design and construction of the parking lot will follow all guidelines and requirements necessary to build on a flood hazard area.
12. The proposed project will not affect any scenic vistas or view planes in the area. Although the project site will require fill, the final elevation will be level with the adjacent properties. Currently, the site is vacant and full of wild vegetation and trash debris. The new parking lot will be landscaped to provide an aesthetic environment.
13. The proposed project will reduce travel time since there will be a designated parking area. Users of the church facilities will not be spending or allowing extra time searching for parking space. This reduction in time will lead to energy consumption.

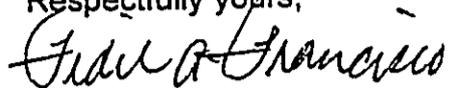
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less

6. All nearby groups and individuals have been contacted and informed of the proposed project. The Waianae Neighborhood Board District #24 has approved the proposed parking lot.
7. The following is a list of all required permits and approvals required for the proposed project:

Special Management Area Use Permit – Major  
Conditional Use Permit – Minor  
State Special Use Permit

Thank you again for offering your assistance and comments.

Respectfully yours,

A handwritten signature in cursive script that reads "Fidel A. Francisco".

Fidel A. Francisco  
*Architect for St. Rita Catholic Church*

33 JUN 1 AM 8:09

DEPT. OF PLANNING  
& PERMITTING  
C & C OF HONOLULU

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

May 27, 1999

EIS#306

Jan Naoe Sullivan  
City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street  
Honolulu, Hawaii 96813

Re: Draft Environmental Assessment, St. Rita Catholic Church, Nanakuli, O'ahu, TMK:  
8-9-5: 1 and 8-9-7: por 2 and 4

Dear Ms. Sullivan:

Thank you for the opportunity to review the Draft Environmental Assessment for a parking lot addition to St. Rita Catholic Church in Nanakuli, O'ahu. The church is sited on Department on Hawaiian Homes property and has the approval of the Hawaiian Home Lands Commission.

At this time, the Office of Hawaiian Affairs (OHA) has no concerns with this project. If you have any questions, please contact Lynn Lee, EIS Planner at 594-1936.

Sincerely

A handwritten signature in black ink, appearing to read "C. Sebastian Aloot".

C. Sebastian Aloot  
Land and Natural Resources Division Officer

cc: Board of Trustees

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
<http://www.honolulu.gov>

RECEIVED  
MAY 24 PM 1:56

JEREMY HARRIS  
MAYOR



DEPT. OF PLANNING  
& PERMITTING  
C & C OF HONOLULU

LEE D. DONOHUE  
CHIEF  
WILLIAM B. CLARK  
MICHAEL CARVALHO  
DEPUTY CHIEFS

OUR REFERENCE CS-DL

May 21, 1998

TO: JAN NAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: LEE D. DONOHUE, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT  
ST. RITA CATHOLIC CHURCH  
TMK: 8-9-5: 1; 8-9-7: PORTIONS OF 2 AND 4

Thank you for the opportunity to review and comment on the subject document.

During the construction phase of this project, calls for police service in the area will inevitably increase because of construction noise, dust, and traffic. However, once the project is completed, we do not anticipate any significant impact on police services.

If there are any questions, please call Major Paul Putzulu of District 8 at 674-8802.

LEE D. DONOHUE  
Chief of Police

By *Eugene Uemura*  
EUGENE UEMURA  
Assistant Chief  
Support Services Bureau



2379 Uloa Rise  
Honolulu, Hawaii  
96822

Phone: (808) 943-1845  
FAX: (808) 943-1845

Email:  
farch@aloha.net

October 10, 1999

Mr. Eugene Uemura  
Assistant Chief  
City and County of Honolulu Police Department  
Honolulu, Hawaii 96813

Dear Assistant Chief Uemura:

Subject: Environmental Assessment (EA) for St. Rita Catholic Church  
New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA that was transmitted by the City and County of Honolulu Department of Planning and Permitting. We apologize for the delay in responding to your letter addressed to Ms. Jan Sullivan dated May 21, 1999.

During the construction of the proposed project, St. Rita Catholic Church will use extreme caution to minimize disruption of the neighboring areas and motorists travelling in the vicinity. We will abide by all guidelines of the State of Hawaii Department of Health and Safety rules and regulations of the Honolulu Police Department. The use of mufflers of heavy equipment to minimize noise, silt barriers and watering of dirt to prevent air borne dust, and if necessary hiring a Police Officer to direct traffic are just some of the precaution method that will be provided during construction.

Thank you again for offering your comments.

Respectfully yours,

Fidel A. Francisco  
Architect for St. Rita Catholic Church

rchitecture

Planning

interiors

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743

**FILE COPY**

Mailed 7/7/99

JEREMY HARRIS  
MAYOR



JAN NADE SULLIVAN  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR  
1999/ED-3 (ST)

July 7, 1999

Mr. Fidel A. Francisco, AIA  
2379 Liloa Rise  
Honolulu, Hawaii 96822

Dear Mr. Francisco:

Draft Environmental Assessment (EA):  
St. Rita Catholic Church Parking Lot  
at 89-319 Farrington Highway, Nanakuli  
Tax Map Keys: 8-9-05: por. 1; 8-9-07: pars. 2 & 4

We have reviewed the Draft EA for the above-referenced project and our comments are as follows:

**Section I, General Information**

This section should be expanded to disclosed the agencies which were consulted in the preparation of this document (incl. Federal, State or County agencies, as well as community groups).

**Section II, Description of Proposed Action**

A new subsection A. General Description, should be added ahead of the existing subsection A. TECHNICAL CHARACTERISTICS. This subsection should contain a brief narrative of the proposed project and should include figures 1 through 4. In addition, another figure should be provided which illustrate the actual Tax Map Key boundaries relative to the existing and proposed facility boundaries.

This new subsection should also disclose all land use permits and approvals which are required for the proposed action. As previously indicated by our letter dated April 30, 1999, a Conditional Use Permit (fka Site Plan Review or "SPR"), State Special Use Permit (SUP) and Major Special Management Area (SMA) Use Permit will be required for the development of the new parking lot. The new permit requirements for minor Conditional Use Permit (Cm) applications are detailed in the revised Land Use Ordinance (LUO) No. 99-12, adopted on May 10, 1999.

Mr. Fidel A. Francisco, AIA  
Page 2  
July 7, 1999

A.1 Use Characteristics - This description should be reorganized to provide a brief historical background of the existing property at the out set in order to put some context to the proposed improvements. This description should clarify the existing size of the congregation, general schedule and popularity (ie., number of participants) of various programs and identify in which facilities they occur. Additional details should also be provided on the actual structures (ie., floor area, seating capacity, etc.).

A.3. Construction Characteristics - This section of the Final EA should be revised to included an expanded description of the amount of estimated fill that will be required for the creation of the parking lot, as well as any phasing of the proposed construction which may be required. An estimate of the value of the project (vs. allotted budget) should be disclosed. Furthermore, a more definitive time-frame for all phases of the project should be provided.

C.3. SMA, Federal FIRM Zone, LUO Flood Hazard District

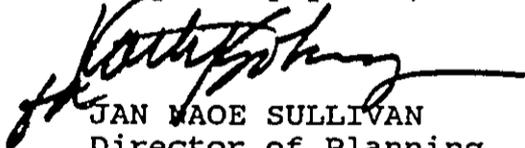
This portion of the final EA should be revised to separately discuss compliance with each of these permit requirements.

Relative to flood hazards, we confirm that phase 1 (parking lot) is located within the floodway area of Zone AE 12 and will have to be constructed in compliance with Section 9.10-4 Development Standards, Article 9. Special District Regulations of the Land Use Ordinance (LUO).

An expanded discussion should be created which describes the SMA policies and objectives pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH) and discusses how the proposed improvements will be in compliance with these requirements.

Should you have any questions, please contact Steve Tagawa of our Coastal Lands Branch at 523-4817.

Very truly yours,



JAN MAOE SULLIVAN  
Director of Planning  
and Permitting

JNS:am

cc: Office of Environmental Quality Control  
Dept. of Hawaiian Homelands

POSSE:5600



2379 Liloa Rise  
Honolulu, Hawaii  
96822

Bus: (808) 943-1845  
FAX: (808) 943-1845

Email:  
ffarch@aloha.net

October 30, 1999

Ms. Jan Naoe Sullivan  
Director of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (EA)  
St. Rita Catholic Church New Parking Lot-Phase I  
Tax Map Keys: 8-9-5: 1 and 8-9-7: portions 2 and 4

Thank you for reviewing and offering your comments pertaining to the EA. We apologize for the delay in responding to your letter dated July 7, 1999.

#### Section I, General Information

This section will be revised to include all agencies, community groups, and parties consulted in preparation of this document.

#### Section II, Description of Proposed Action

A new subsection will be added to incorporate a General Description of the proposed project. A narrative of the project along with the necessary figures and an actual Tax Map will be incorporated. The new subsection in the report will also mention all necessary land use permits. These permits are a Minor Conditional Use Permit, State Special Use Permit, Major Special Management Use Permit.

##### A.1 Use Characteristics

This section will be reorganized to include a historical background of the existing property and its uses. It will discuss existing size and capacity of the existing structures.

##### A.3 Construction Characteristics

This section will address grading requirements including the amount of estimated fill. An accurate construction estimate will be provided now that more information concerning design has been completed.

Architecture

Planning

Interiors

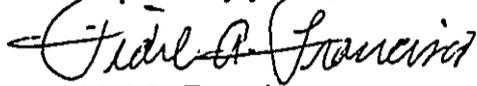
A definitive time frame will be mentioned in the final report although it will depend on obtaining all the required permits.

C.3 SMA, Federal Firm Zone, LUO Flood Hazard District

This portion of the report will discuss the requirements in greater detail. It will include best practices in dealing with all regulations. The SMA portion will address all the policies and objectives pursuant to Chapter 25, Revised Ordinances of Honolulu.

Thank you again for offering your assistance and comments.

Respectfully yours,



Fidel A. Francisco

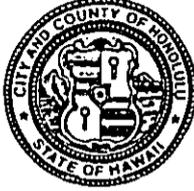
Architect for St. Rita Catholic Church

NEIGHBORHOOD COMMISSION  
**CITY AND COUNTY OF HONOLULU**

530 SOUTH KING STREET, ROOM 400 • HONOLULU, HAWAII 96813  
PHONE: (808) 527-5749 • FAX: (808) 527-5760

99 MAY 10 AM 9:42

JEREMY HARRIS  
MAYOR



BENJAMIN KAMA, JR.  
EXECUTIVE SECRETARY

May 6, 1999

Ms. Jan Sullivan, Director  
Planning & Permitting  
City & County of Honolulu  
650 South King Street 8<sup>th</sup> floor  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

The Wai'anae Neighborhood Board No. 24 would like to ask for an extension to respond on the Draft Environmental Assessment - St. Rita Catholic Church, 89-318 Farrington Hwy., Nanakuli, Oahu, Tax Map Key: 8-9-5; 8-9-7. Chair, Cynthia Rezentez did not receive the notice from your department until the night of the regular meeting on May 4, 1999. The Wai'anae Neighborhood Board No. 24 was not able to have this item on the agenda for the month of May.

We are requesting an extension so that we may be able to place this on the June's regular meeting agenda, and given the opportunity for the full Board to review.

Should you have any further questions on this matter, please call me at 527-5749.

Sincerely,

A handwritten signature in black ink, appearing to read "Patty A. Teruya", is written over the typed name and title.

PATTY A. TERUYA  
Wai'anae NB #24, Planning & Zoning Chair  
Wai'anae Vision Team

cc: Councilmember, John DeSoto  
Cynthia Rezentez, Chair



2379 Liloa Rise  
Honolulu, Hawaii  
96822

Bus: (808) 943-1845  
FAX: (808) 943-1845

Email:  
ffarch@aloha.net

Ms. Jan Sullivan, Director  
Planning and Permitting  
City and County of Honolulu  
650 South King Street 8th Floor  
Honolulu, Hawaii 96813

RE: St. Rita Catholic Church  
Draft Environmental Assessment

Dear Ms. Sullivan:

This letter is in response to the Waianae Neighborhood Board # 24 letter dated May 6, 1999 requesting an extension to review the Draft Environmental Assessment for St. Rita Catholic Church located on 89-318 Farrington Highway. As a authorized agent for St. Rita Catholic Church, I am granting the extension requested by the Waianae Neighborhood Board #24 to place the agenda in their June regular meeting.

Should you have any questions or need additional information, please do not hesitate to call our office.

Sincerely,

  
Fidel A. Francisco, AIA

Architecture

Planning

Interiors

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743



JEREMY HARRIS  
MAYOR

JAN NAOE SULLIVAN  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

May 27, 1999

1999/CLOG-3313 (ST)  
1999/ED-3

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Extension of the Public Comment Period for  
Draft Environmental Assessment (EA)  
St. Rita Catholic Church Parking Lot, Nanakuli, Oahu  
Tax Map Keys: 8-9-5: 1; 8-9-7: portions of 2 and 4

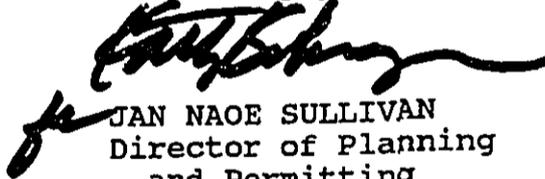
Pursuant to a request by the Waianae Neighborhood Board No. 24, the applicant has granted an extension of the public comment period to allow the Neighborhood Board to place this matter on their June meeting agenda (letter dated May 18, 1999, attached).

The Draft EA was published in your May 8, 1999 edition of The Environmental Notice, with a 30-day public comment period deadline of June 7, 1999.

Please publish the one-month extension of the public comment period in the next available The Environmental Notice.

Should you have any questions, please contact Steve Tagawa of our Coastal Lands Branch at 523-4817.

Very truly yours,

  
JAN NAOE SULLIVAN  
Director of Planning  
and Permitting

JNS:am  
attach.

✓cc: Fidel A. Francisco, AIA

POSSE: 4688



WAIANAE COAST NEIGHBORHOOD BOARD NO. 24

c/o NEIGHBORHOOD COMMISSION • CITY HALL, ROOM 400 • HONOLULU, HAWAII 96813

June 8, 1999

St. Rita Catholic Church  
89-318 Farrington Highway  
Wai'anae, HI 96792

Dear Sir/Madam:

Re: St. Rita Catholic Church

The Wai'anae Coast Neighborhood Board No. 24 (WCNB#24) heard a proposal regarding the proposed master plan for St. Rita Catholic Church in Nanakuli at our regular board meeting scheduled June 1<sup>st</sup>. At that time the board approved a motion to support the Phase I parking lot expansion only of the project as proposed by the architect, Fidel A. Francisco, the reverend and members of the church. The vote taken was 14-2-4 (Ayes-Nays-Abstentions).

Support for the project was given on the basis of the need for expansion for the church for parking, safety in traffic control and future requirements to replace some of the current buildings on the site.

Some concerns raised included: 1) traffic control on Pua Avenue (with the proposed plan), 2) traffic control in the parking lot and ingress/egress during the week (outside of normal church service times), and 3) infringing upon areas traditionally within a flood plain.

If you have any questions regarding this subject, please do not hesitate to contact me at 696-0131.

Sincerely,

Cynthia K.L. Rezentes, Chair  
Wai'anae Coast Neighborhood Board No. 24

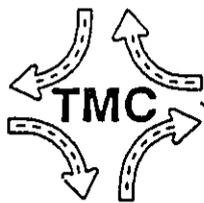
cc: Neighborhood Commission  
Senator Colleen Hanabusa  
Representative Emily Auwae  
Representative Mike Kahikina  
Councilmember John DeSoto  
City and County of Honolulu, Department of Planning and Permitting, Attn: Steve Tagawa  
Francisco Architect, Attn: Fidel A. Francisco

WCNB24CH.99A03



Oahu's Neighborhood Board System - Established 1973

## Related Information



## THE TRAFFIC MANAGEMENT CONSULTANT

Randall S. Okaneku, P. E., Principal • 1188 Bishop Street • Suite 1907 • Honolulu, Hawaii 96813  
Telephone: (808) 536-0223 • Facsimile: (808) 537-2985

September 21, 1993  
Job. No. 9323

Parametrix, Inc.  
1164 Bishop Street, Suite 1600  
Honolulu, Hawaii 96813  
Attention: Mr. Fred Rodriguez

Gentlemen:

**Subject: Proposed St. Rita Catholic Church Subdivision,**  
**TMK: 8-9-05:1 and TMK: 8-9-07:2 & 4**

The Traffic Management Consultant is pleased to present this traffic assessment for the proposed St. Rita Catholic Church subdivision. The purpose of this assessment is to determine the level significance of any traffic impacts resulting from the proposed project. The scope of this study includes: a description of the proposed project; the development trip generation characteristics for the proposed project; and an assessment of the significance of any traffic impacts identified in the study.

### I. Project Description

The proposed project is located in Nanakuli, Oahu, Hawaii. The site, identified as TMK: 8-9-05:1 and TMK: 8-9-07:2 & 4, is located on mauka side of Farrington Highway, immediately adjacent to and south of the St. Rita Catholic Church. It is understood that the proposed project would consist of a parking lot, containing about 100 parking stalls, to be used by the Church. Access to the proposed parking lot would be via Pua Avenue and at the existing Church driveway on Farrington Highway. No other expansion of Church facilities is planned.

### II. Existing Conditions

#### A. Existing Church Activities

Church services are held on Saturday and Sunday. On Saturday, services are held at 5:00 PM with an attendance of about 100 persons. On Sunday, services are held at 7:00 AM, 9:00 AM, and 6:00 PM, with average attendances of 100 persons, 160 persons, and 125 persons, respectively. The peak hour of traffic occurs between the

morning services. Activities during the week generally occur at noon or during the evening. The weekday peak periods of traffic are not significantly affected by Church activities.

#### **B. Roadways**

Farrington Highway is a four lane, undivided arterial highway providing access between the Leeward coast and the rest of Oahu. Farrington Highway is signalized at Nanakuli Avenue. The posted speed on Farrington Highway in the project vicinity is 35 miles per hour (mph).

Pua Avenue is a cul-de-sac road intersecting Nanakuli Avenue. Pua Avenue is stop-controlled at Nanakuli Avenue. Driveway access is proposed at the end of the south leg of Pua Avenue.

#### **C. Project Environs**

The St. Rita Catholic Church is located within a residential community. Nanakuli Ranch is located immediately to the south of the project site. The proposed subdivision will not utilize the Ranch's existing road easement. Nanakuli Residence Lots, developed by Hawaiian Home Land, are located to the south of project site and is under construction at this writing. Farrington Highway access to the Nanakuli Residence Lots is provided by Piliokahi Avenue. At this writing, the City & County of Honolulu does not have any plans for connecting roadway(s) between Nanakuli Avenue and Piliokahi Avenue.

### **III. Trip Generation**

The trip generation characteristics is developed for the Sunday morning peak hour of generator. The peak hour occurs between after the 7:00 AM services and prior to the 9:00 AM services, with 100 attendees departing the early morning services and 160 attendees arriving for the mid-morning services. An auto occupancy of 2.2 persons vehicles is used to develop the vehicle trips rates.

During the Sunday AM peak hour of generator, it is estimated that the existing Church generates a total of 118 vehicles per hour (vph), 74 vph entering the site and 44 vph exiting the site.

### **IV. Findings**

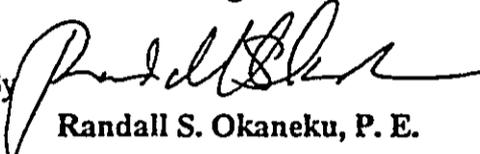
The proposed parking lot is not expected to increase the existing traffic generated by the Church. It is expected to alleviate parking problems on site and along Farrington Highway. Parking occurs along Farrington Highway frontage and stacked parking is provided within the Church grounds. The proposed parking lot would provide additional parking capacity, and improve on site traffic circulation.

The proposed access on Pua Avenue would improve traffic operations on Farrington Highway. Entering traffic on southbound Farrington Highway can opt to turn left at the traffic signal at Nanakuli Avenue, and enter the Church via Pua Avenue, instead of turning left from the Highway to the existing driveway access. Traffic exiting the Church, headed southbound on Farrington Highway, can turn left from the Nanakuli Avenue signal, instead of turning left directly onto Farrington Highway from the existing driveway access. The proposed St. Rita Catholic Church subdivision is not expected to significantly impact traffic on the surrounding streets.

If you require clarification on any of the above material or have any questions, please do not hesitate to call me.

Very Truly Yours,

The Traffic Management Consultant

By   
Randall S. Okaneku, P. E.  
Principal

JOHN WAIHEE  
GOVERNOR  
STATE OF HAWAII



ILIMA A. PIIANAIA  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P. O. BOX 1879  
HONOLULU, HAWAII 96803

August 24, 1989

Mr. Patrick B. Gomes  
89-025 Laumania Avenue  
Waianae, Hawaii 96792

Dear Mr. Gomes:

SUBJECT: Issuance of Church License,  
St. Rita Catholic Church, Nanakuli, Oahu

At its meeting held on July 25, 1989, the Hawaiian Homes Commission approved the following:

1. Revocation of Church License No. 87 to St. Rita Catholic Church, situated on TMK No. 8-9-05:01, Nanakuli, Oahu
2. Withdrawal of approximately 19,224 square feet from General Lease No. 103, issued to Waianae Valley Farm, Ltd., identified by TMK No. 8-9-7:02 (por.), and situated at Nanakuli, Oahu.
3. Issuance of a new church license to St. Rita Catholic Church for a term of 30 years, covering TMK Nos. 8-9-07:02 (por.) and 04 (por.) and 8-9-05:01, containing a total area of 1.604 acres, more or less. Annual rental shall be \$349.26 for the entire area.
4. Authorize the Department of Hawaiian Home Lands to approve the proposed construction plans for the St. Rita Catholic Church, subject to the department's receipt and review.

Upon receipt of the description and maps of the above-mentioned areas, your new church license will be sent to you for execution. It is our understanding that you will be responsible to process the subdivision and consolidation request for the affected areas.

Mr. Patrick B. Gomes  
Page 2  
August 24, 1989

Your remittance of a check in the amount of \$200 is requested for the processing fee of your new church license.

If you have any questions regarding this matter, please call Mr. Rodney Asada, Chief, Property Management Branch at 548-3261.

*506 3822*

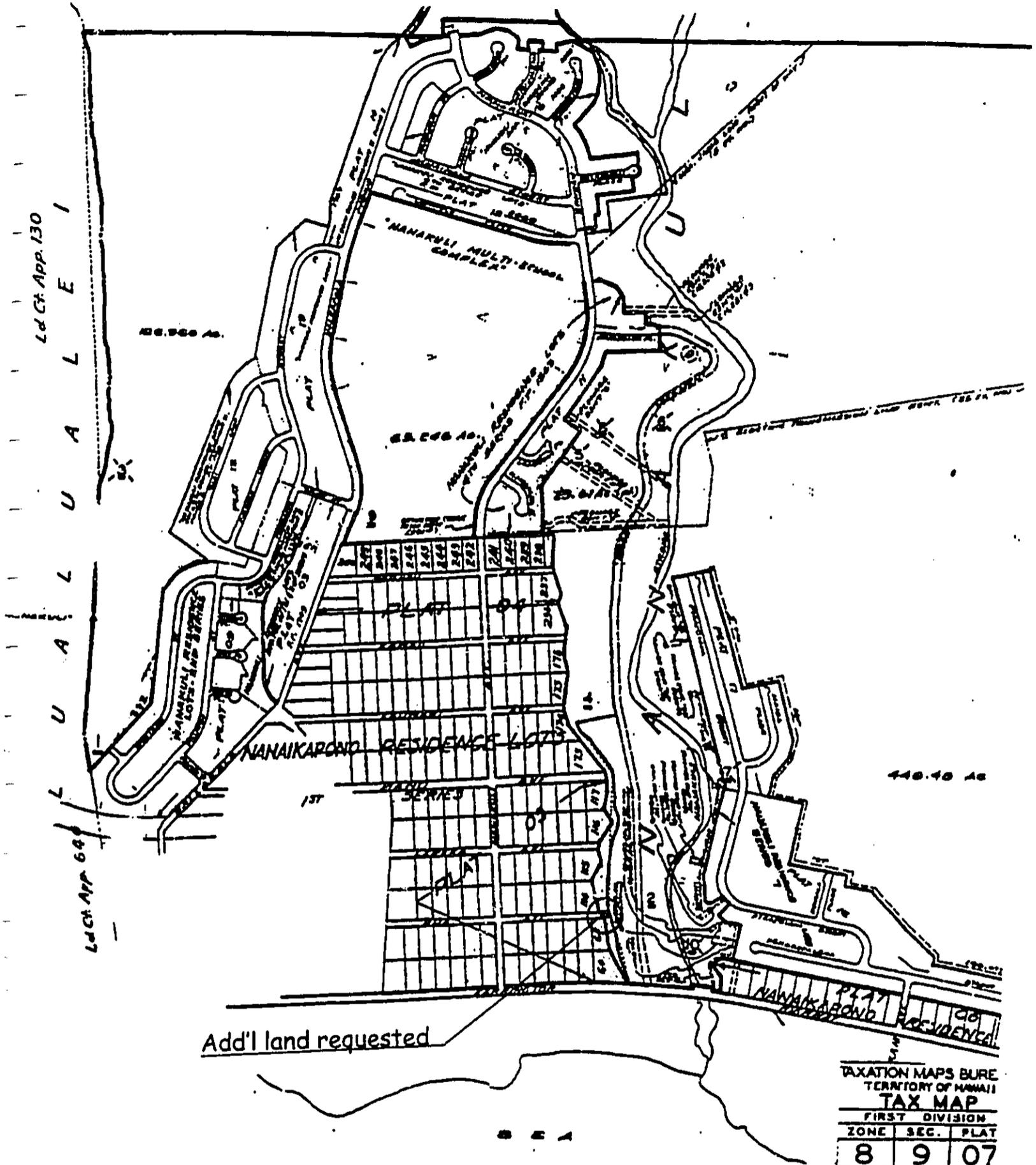
Sincerely,



Ilima A. Fiianaia, Chairman  
Hawaiian Homes Commission

IAP:RA:rsk

bcc: Reading File - ADM/IPD  
Subject File *AL#254*  
Staff  
Oahu District Office  
Henry Raposa



Ld Ct. App. 130

L U A L U A L E I

Ld Ct. App. 64

Add'l land requested

TAXATION MAPS BURE		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
8	9	07
CONTAINING PARCEL		
SCALE: 1" = 800' ±		

ITEM NO. D-1  
EXHIBIT "A"

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

JULY 25, 1989

MICROFILMED

MAR 23 1995

Dept. of Hawaiian Home Lands

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Darrell Yagodich, Administrator  
Income Property Division

SUBJECT: Church License No. 87, St. Rita's Catholic Church,  
Nanakuli, Oahu

*Darrell Yagodich*

RECOMMENDED MOTION/ACTION

That the commission approve the following motions:

1. To revoke Church License No. 87 issued to St. Rita's Catholic Church, situated on 0.86 acres (37,427 square feet) of land and identified by TMK No. 8-9-05:01, Nanakuli, Oahu
2. To withdraw approximately 19,724 square feet or 0.441 acres of pasture land from General Lease No. 103, Waianae Valley Farm, Ltd., identified by TMK No. 8-9-07-02 (por.) and situated at Nanakuli, Oahu, and to adjust the annual rental reopener accordingly, on a pro-rata basis.
3. To issue a new church license to the St. Rita Catholic Church for a term of 30 years, covering TMK Nos. 8-9-07:02 (por.) and 04 (por.), and TMK No. 8-9-05:01, containing a total area of 1.604 acres, more or less, and situated at Nanakuli, Oahu.
4. To authorize the department to approve the proposed construction plans for the St. Rita Catholic Church, subject to the department's receipt and review.

*OK*

DISCUSSION

During September 1987, the St. Rita Catholic Church, situated on Hawaiian home lands, under Church License No. 87, was devastated by a fire that engulfed their parish hall, kitchen, thrift shop, garage and maintenance shed. Damages from this fire were estimated to be \$155,000. The church's plans to rebuild are thwarted since it is unable to meet the City and County's parking requirement to accommodate the planned construction of new improvements (See Exhibit "A"). A master plan to replace all existing buildings is being planned by this church at an estimated cost of at least \$2 million. The planned construction will be completed in two phases. The improvements planned for Phase I will include a hall that will be a complex for classrooms, offices, and multipurpose center. The construction of the new church will be undertaken in Phase II. The planned parking area which (See Exhibit "B" and "B-1") includes portions of the area to be withdrawn from General Lease No. 103 and a vacant unencumbered parcel will be backfilled, graded and paved, from its current depressed state, to about two feet above the frontage

ITEM NO. C-3

ITEM NO. D-1

EXHIBIT "B"

road, Farrington Highway. This area is approximately seven feet below the church's property. During rainfalls, the sheetflow from the surrounding lands runs through this area. Therefore, the church has been in contact with the U.S. Army Corp of Engineers to address the drainage and flooding problems.

Background Information

Church License No.: 87  
 Licensee: St. Rita's Catholic Church  
 Term of License: 7-1-78 to 6-30-99 (21 years)  
 Location: Nanakuli, Oahu  
 TMK No.: 8-9-05:01  
 Area: 0.86 acres or 37,427 square feet  
 Annual Rent: \$187.30  
 Permitted Use: Religious activities

In 1934, a revocable license was issued to St. Rita's Catholic Church. On March 30, 1971, a church license was issued to this church for the purpose of operating a Catholic church for a nominal consideration of \$1.00 per annum for a term of 21 years. However, the Hawaiian Homes Commission approved the revocation of all church licenses in force, as of December 31, 1971, in order to comply with the newly adopted Rules and Regulations (Section 5.08, as amended) which adjusted the fees paid by churches to one-half cent per square foot. Church License No. 87 was then issued at an annual fee of \$187.30. This church is current in its annual fee and insurance coverages.

General Lease No.: 103  
 Lessee: Waianae Valley Farm, Ltd.  
 Term: 2-1-66 to 1-31-92  
 Location: Nanakuli, Oahu  
 TMK No.: 8-9-07:02  
 Area: 504.27 acres (currently adjusted at 438.85 acres)  
 Annual Rent: Initially \$2,000 for first 15 years; currently \$2,009.93 per annum.  
 Reopeners: Upon expiration of fifteenth and twentieth years.  
 Purpose: Pasture

*After withdrawal*  
↓  
438.409  
2006.45

Approximately 17.559 acres were previously withdrawn for roadway and homestead purposes resulting in a remaining area of 486.70 acres, more or less. The first rental reopener for the period of February 1, 1981 through January 31, 1986, was established by appraisal at \$2,226.50 per annum. On February 28, 1986, the commission approved the withdrawal of an additional 47.85 acres along the southwestern boundary of the subject parcel (See Exhibit "B-2") for homestead purposes and the second reopener established the new rent at \$2,009.93 for the remaining land area of 438.85 acres. Mr. Henry M. Raposa, Sr., President of Waianae Valley Farm, Ltd., has acknowledged his acceptance of the surrender that certain area required by St. Rita's Catholic

Church for its proposed parking (See Exhibit "C"). Upon this surrender of 0.441 acres, the adjusted annual lease rent will be \$2,006.45 for the remaining 438.409 acres of land. Signatures of homesteaders that may be affected by the access from Pua Avenue have also been submitted to acknowledge their support of this church's plans to acquire and develop its parking area (See Exhibit "C"). TMK No. 8-9-07:04 (por.) is currently unencumbered, overgrown with vegetation and consists of a narrow strip of land that has very little utility to the department.

The department is authorized under Section 207(c)(1)(a) HHC Act of 1920, as amended, to grant licenses to organizations for public purposes. Section 10-4-26 of the Department of Hawaiian Home Lands Administrative Rules, as amended, authorizes the department to issue licenses to churches at the annual rental charge of one-half cent per square foot or \$200, whichever is greater. This church is exempt from the requirements of submitting a petition from at best 20% of the lessees in the homestead district since it was already established prior to November 14, 1977. Since the department's current rules and regulations do not have any provisions to allow extension of licenses, the existing church license must be revoked and a new license issued to allow a 30 year term for the premises occupied by the church, together with the additional area required for parking purposes. Rental for the entire 1.604 acres or 69,851 square feet (See Exhibit "B") will be \$349.26/annum. According to Mr. Patrick B. Gomes, architectural project coordinator for the St. Rita Catholic Church, he indicated that they will be responsible to process the subdivision request with the C & C of Honolulu and provide DHHL with the new descriptions and maps of the areas to be affected by their request and the remaining encumbered and unencumbered parcels.

#### RECOMMENDATION

Income Property Division respectfully recommends that the commission approve the above motions based on the following reasons:

1. Replacement buildings are required due to the aging structures and those destroyed by the recent fire. The licensee plans to construct new improvements and commit approximately \$2 million for the total development.
2. The licensee is current in its lease rent and insurance requirements.
3. The church will continue to provide its services to our homesteaders in the area.

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



KALI WATSON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

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

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

June 24, 1998

Mr. Patrick Gomes  
89-025 Laumania Avenue  
Nanakuli, Hawaii 96792

Dear Mr. Gomes:

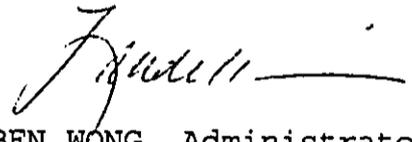
SUBJECT: HHC Agenda Item No. D-1, Church License No. 87,  
Nanakuli, Oahu

I am pleased to inform you that the Hawaiian Homes Commission, at its regular monthly meeting of June 23, 1998, granted approval to the addition of approximately 3,600 square feet of land to St. Rita's Catholic Church for vehicular access purpose only.

A new 30-year church license shall be issued upon your completion of the consolidation, resubdivision, and final survey of the parcel to be encumbered under the new church license.

Should you have any questions, please call Linda Chinn, Acting Branch Manager, at 587-5432.

Aloha,

  
BEN WONG, Administrator  
Land Management Division

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



KALI WATSON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

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

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

MCL A70L

June 15, 1998

Mr. Patrick Gomes  
89-025 Laumania Avenue  
Nanakuli, Hawaii 96792

Dear Mr. Gomes:

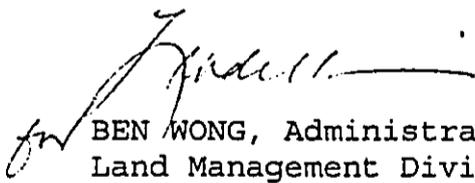
SUBJECT: HHC Agenda Item No. D-1, Church License No. 87,  
Nanakuli, Hawaii

This is to inform you that the department's recommendation, related to the subject license, will be presented to the Hawaiian Homes Commission for its approval at the regular monthly meeting on Tuesday, June 23, 1998. The meeting will begin at 9:00 a.m. at 1099 Alakea Street, 20<sup>th</sup> Floor, Conference Rooms 20C/20D, Honolulu, Hawaii 96813.

You or your representatives are encouraged to attend the meeting to answer any questions that the commission may have on this submittal.

Should you have any questions, please call Linda Chinn, Acting Branch Manager, Land Management Division, at 587-6432.

Aloha,

  
BEN WONG, Administrator  
Land Management Division

Enclosure