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HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

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ROBERT J. HALL
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December 18, 2001

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State Office Tower
235 South Beretania Street, Room 702
Honolulu, Hawaii 95813

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Palolo Valley Homes
Renovation
TMK: 3-04-07:por.007; por.008; 3-4-008:002
Honolulu, Hawaii

The Housing and Community Development Corporation of Hawaii, State of Hawaii, has reviewed the comments received during the 30-day public comment period that began on November 8, 2001. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next edition of the Environmental Notice. ✓

We have enclosed a completed OEQC Publication Form and four copies of the Final EA. Please call Mr. Robert Hall, Executive Assistant, at 587-0558, if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Sharyn L. Miyashiro".

Sharyn L. Miyashiro
Executive Director

Enclosures
c: Robert J. Hall

174

JAN 8 2002

FILE COPY

2002-01-08-0A-~~FEA~~

FINAL ENVIRONMENTAL ASSESSMENT

PALOLO VALLEY HOMES RENOVATION

Honolulu, Oahu, Hawaii

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

Housing and Community Development Corporation of Hawaii
State of Hawaii
677 Queen Street
Suite 300
Honolulu, Hawaii 96813

December 2001

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Department of Health, State of Hawaii

Prepared For

Housing and Community Development Corporation of Hawaii
State of Hawaii
677 Queen Street
Suite 300
Honolulu, Hawaii 96813

Prepared By

Palolo Valley Homes Limited Partnership
33 South King Street
Suite 500
Honolulu, Hawaii 96813

and

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

December 2001

PROJECT PROFILE

Proposed Action: Palolo Valley Homes Renovation

Applicant: Palolo Valley Homes Limited Partnership
Mutual Housing Association of Hawaii
c/o 33 South King Street
Suite 500
Honolulu, Hawaii 96813

Accepting Authority: Housing and Community Development
Corporation of Hawaii

Need for Assessment: Section 343-5 (a)(1), HRS
Propose the use of state lands or funds

Tax Map Key: 3-04-07: por. 07, por. 08
3-04-08: 02

Land Area: 31.9 acres

Land Owner: State of Hawaii

Existing Use: Public housing

State Land Use Designation: Urban

Development Plan Area: Primary Urban Center

Land Use Map: Low Density Apartment

Public Facility Map: No Symbol

Zoning: A-1 Low Density Apartment

Agency Determination: Anticipated Finding of No Significant Impact

Contact Person: Robert Hall
Executive Assistant
Housing and Community Development
Corporation of Hawaii
677 Queen Street
Suite 300
Honolulu, Hawaii 96813

Telephone: 587-0558

Note: Revision to the text of the Draft Environmental Assessment appear in *bold italic* type. Deleted text is shown in [brackets].

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DESCRIPTION OF THE PROPOSED PROJECT

1

Palolo Valley Homes Limited Partnership is proposing to renovate all dwelling units comprising Palolo Valley Homes, a public housing project, located at Palolo Valley, Honolulu, Hawaii. The project area is identified as tax map key: 3-04-07: por. 07, por. 08 and 3-04-08: 02 encompassing a developed area of 31.9 acres. A Location Map and Tax Maps depicting the project area are shown in Figures 1 and 2.

A. Purpose of the Project

The Mutual Housing Association of Hawaii ("MHAH"), a non-profit organization that develops and manages multi-family housing projects, will be the developer of the project and serve as general partner of the Palolo Valley Homes Limited Partnership. Palolo Valley Homes Limited Partnership ("PVHLP") will own and manage the property.

The stated mission of MHAH is "to develop, own and manage multi-housing communities through affordable housing, economic development and supportive services so that residents can build assets, earn income, and improve the quality of family life and the economic vitality of the surrounding community." It is one of the few non-profits in Hawaii that develops and manages multi-family housing with residents as a key partner.

B. Technical Characteristics

PVHLP proposes to renovate the exterior of all residential buildings and the interior of all dwelling units. A preliminary "punch list" of improvements is listed below. All of the listed improvements are dependent on funding availability and therefore may not be included in the final project plans. Some of the exterior improvements are community self-help projects and will be implemented after the building/unit improvements are completed.

Building Exteriors

- Install new metal roofs
- Install rain gutters
- Install new eave soffits (as required)
- Install new front door light fixture
- Install new laundry tray and faucet
- Repair concrete spalling (where occurs)
- Paint exterior

Unit Interiors

- Install new vinyl composition flooring tile
- Paint walls and ceiling
- Upgrade electrical panel to meet code requirements
- Install new light fixtures to meet code requirements
- Install smoke detectors to meet code requirements
- Repair or replace interior doors, door hardware, and shelving
- Repair concrete spalling
- Remove existing laundry tray and faucet and associated partitions, install new laundry tray

Kitchen

Remove existing cabinets and countertops, replace with new cabinets and countertops
Remove existing plumbing fixtures and hardware, replace with new fixtures and hardware
Remove existing appliances and install new refrigerator and range
Replace existing electrical outlets with GFI outlets

For ADAAG units:

Cabinet fabrication and dimensions to satisfy ADAAG requirements

Bathroom

Remove existing plumbing fixtures and hardware, replace with new tub, lavatory and toilet
Remove existing plaster walls and replace with new gypsum board walls

Install new tub surrounds

Install base cabinet beneath lavatory

Install new bath hardware (towel bars, medicine cabinets, robe hooks)

For ADAAG units:

Demolish existing partitions as required to meet turning radius requirements

Provide blocking for future installation of grab bars

Install shower with required threshold requirements

Install ADAAG requirement plumbing fixtures

Install ADAAG compliant electrical fixtures

Install ADAAG compliant bath hardware

Landscaping and Sitework

Construct BBQ/imu pits

Construct concrete pad for outdoor food preparation area

Install new clothesline assemblies

Renovate sidewalks/parking area/curbcuts/ramps for ADAAG compliance

Install picket fences (PVH self-help)

Install trellises (PVH self-help)

Plant trees (PVH self-help)

Install playground equipment (PVH self-help)

2. Circulation and Parking

There are no plans to widen Ahe Street or New Jersey Avenue or to provide additional off-street parking for residents.

3. Infrastructure

Water, sewer, and drainage systems capacity and utility services are adequate and no improvements are proposed as part of this project.

Common area landscaping throughout the project will be improved incrementally using resident labor and in-kind contributions of plant materials, soil, soil amendments, and fertilizer. Ground floor residents will be encouraged and allowed to landscape the grounds around their respective units.

C. Economic Characteristics

1. Cost and Phasing

Construction costs are estimated at \$12.0 million. Palolo Valley Homes Limited Partnership will finance the project through a \$560,000 grant from the Neighborhood Reinvestment Corporation, the syndication of low-income housing tax credits (\$9.366 million), \$4.0 million in interim and permanent financing from the Rental Housing Trust Fund, State of Hawaii, and a \$5.0 million interim construction loan from the Housing and Community Development Corporation ("HCDCH"), State of Hawaii Rental Assistance Revolving Fund.

The project will be built in one construction phase commencing in April 2002 and should be completed by June 2003.

PVHLP in collaboration with MHAH will apply for project based Section 8 vouchers (also known as "housing choice voucher") to subsidize resident rents. MHAH would establish a reasonable fixed rent that would cover operating expenses, social services, debt service, and necessary replacement reserves. Projected rental rates are shown below. Residents will continue to pay for electricity, cable TV, and telephone. MHAH will pay for water and common area maintenance.

<u>Unit Type</u>	<u>Projected Monthly Rent</u>
One BDR	\$ 375
Two BDR	475
Three BDR	600
Four BDR	725
Five BDR	850

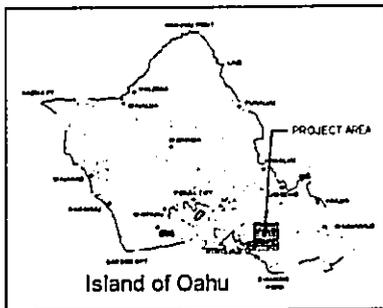
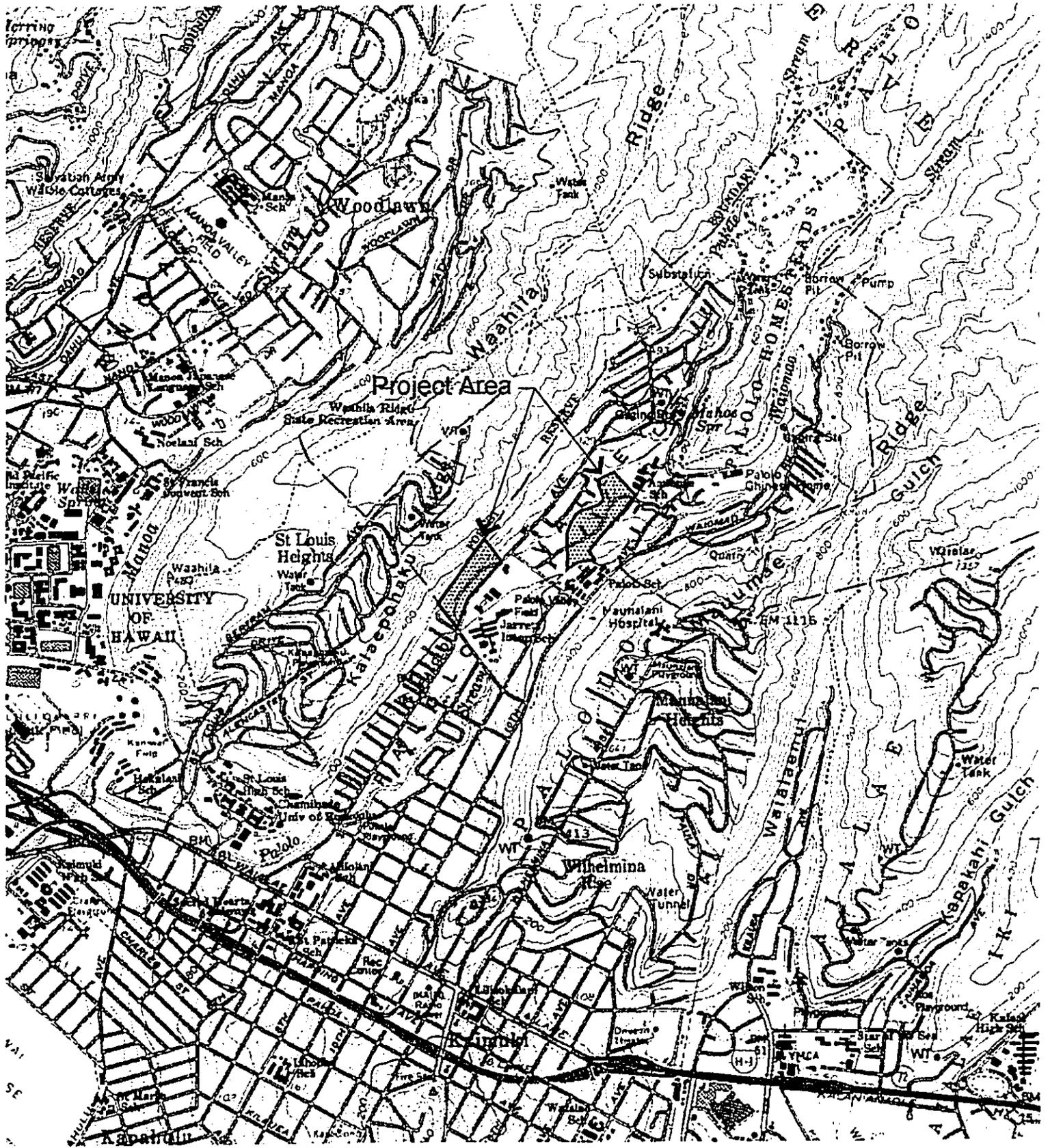
2. Land Owner

The Housing and Community Development Corporation of Hawaii, State of Hawaii, owns the property. HCDCH has leased the state-owned public housing units to MHAH for 55 years at \$1.00 per annum. MHAH will sublease the property to the Palolo Valley Homes Limited Partnership for 30 years at an annual rate of \$250,000 (which will be subordinated to other operating expenses and debt and to be used solely for capital improvement work on the project).

D. Social Characteristics

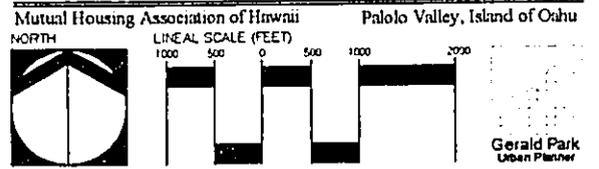
No resident will be permanently displaced as a direct result of the proposed improvements. However, given the need to rehabilitate 65 buildings within one year, all residents will be temporarily displaced for an estimated 4-6 week period to allow their units to be renovated.

Approximately 66 dwelling units are currently vacant. These units will be renovated first and used as temporary housing units for the one-year construction period. PVHLP proposes to renovate eight buildings comprising up to 45 dwelling units at a time. Households residing in the buildings to be renovated will be moved into the temporary housing units. The general contractor will then start renovation work on the vacated units and buildings to include roofing, exterior painting, interior demolition, and rehabilitation. Upon completion of the renovation work, the displaced households would move back into the same unit in the same building they occupied before renovation. This process will be repeated until all dwelling units and buildings have been renovated.

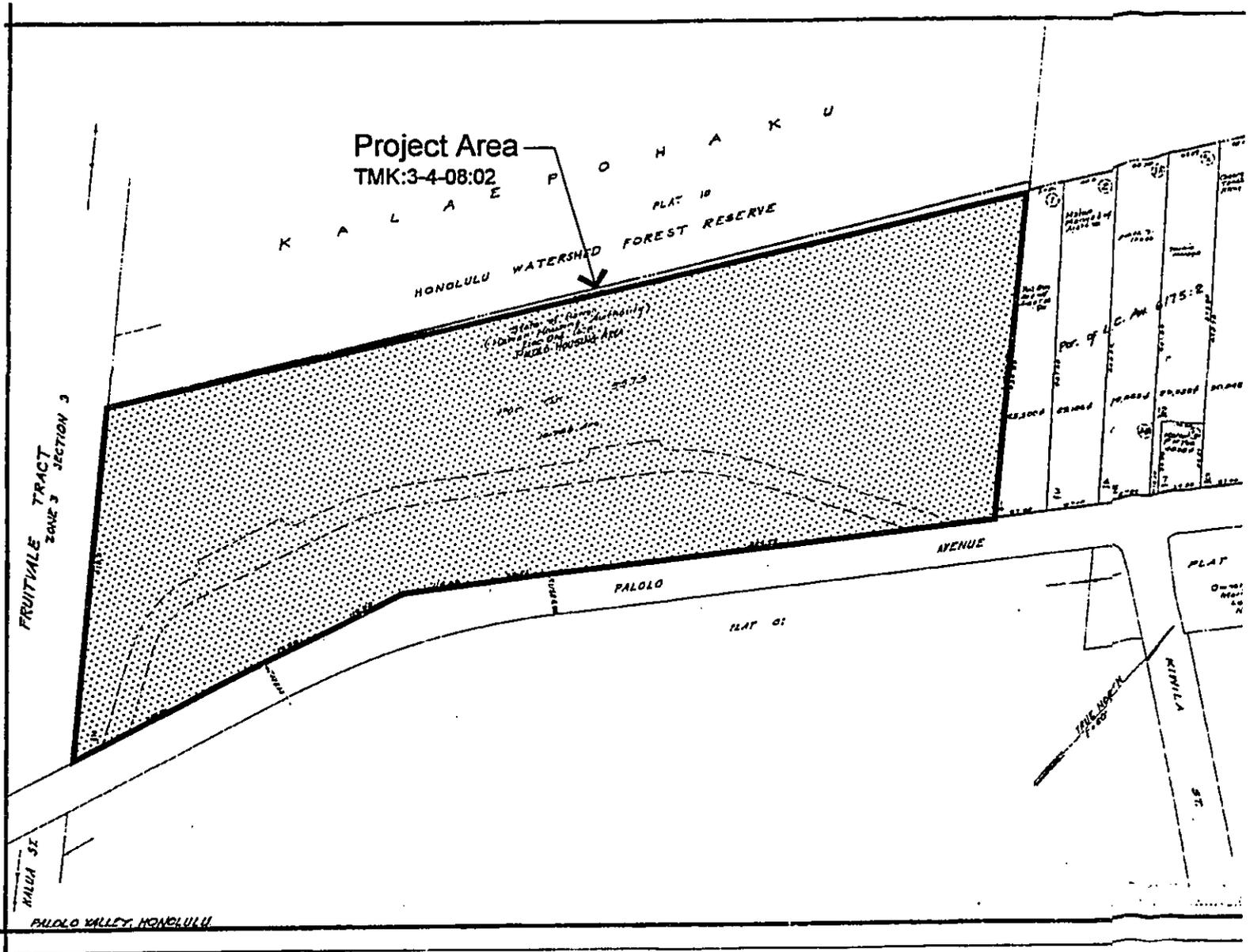


Source: USGS, Honolulu Quadrangle

Figure 1
Location Map
Palolo Valley Homes



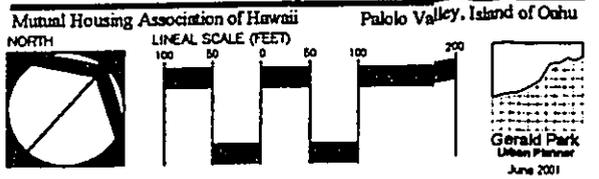
Gerald Park
Urban Planner
June 2001

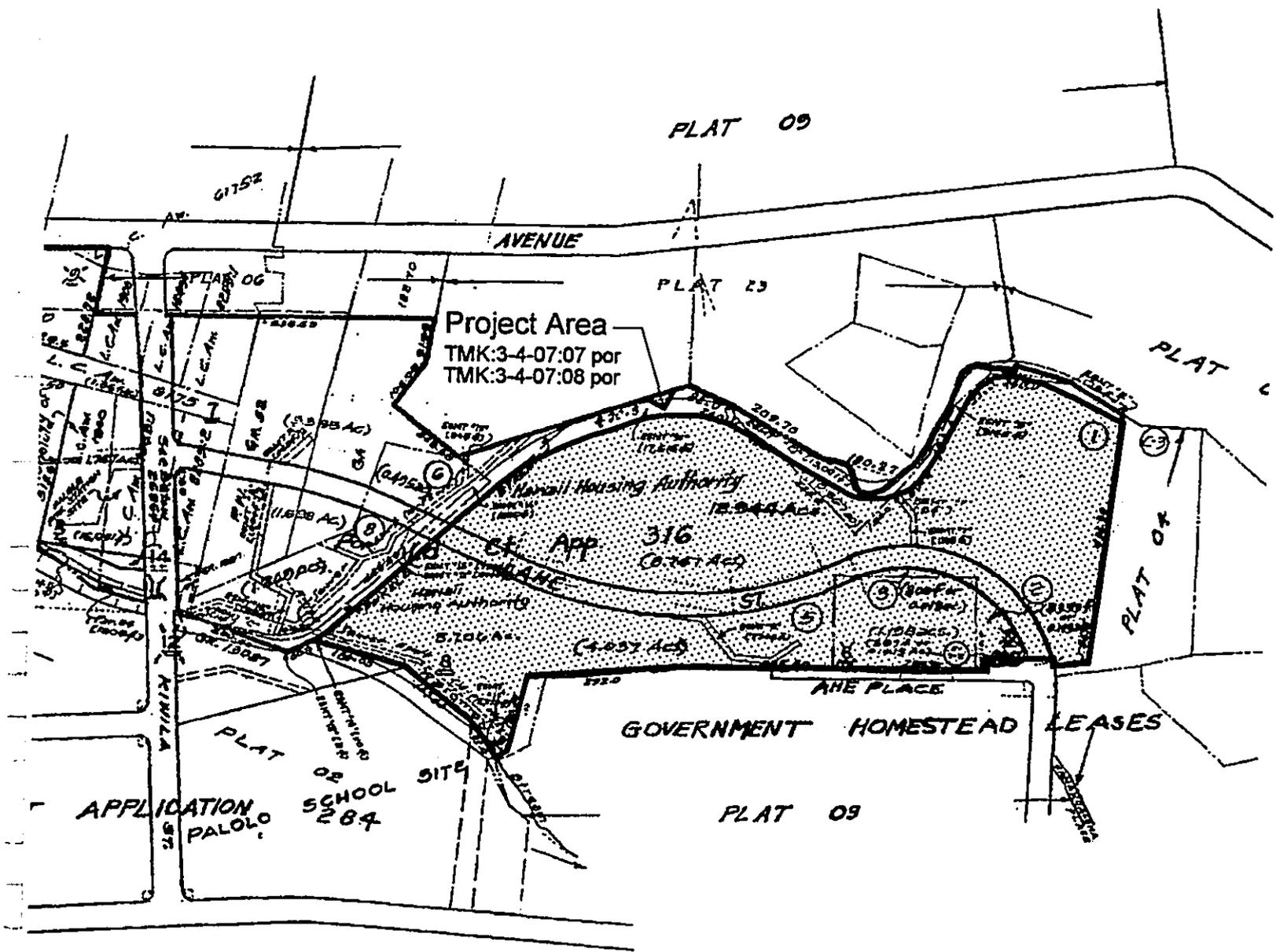


FIRST DIVISION	
ZONE	SEC. PLAT
3	4 08
CONTAINING PARCELS	
SCALE: 1-in.=60 ft	

Source: Department of Taxation, Tax Map Bureau

Figure 2
Tax Map Key
Palolo Valley Homes

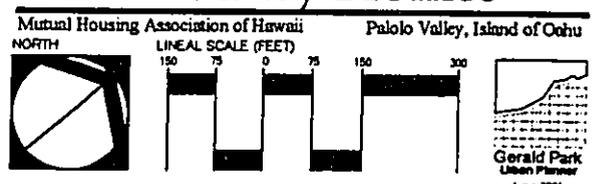




FIRST DIVISION		
ZONE	SEC.	PLAT
3	4	07
CONTAINING PARCELS		
SCALE: 1"=200ft		

Source: Department of Taxation, Tax Map Bureau

Figure 2A
Tax Map Key
Palolo Valley Homes



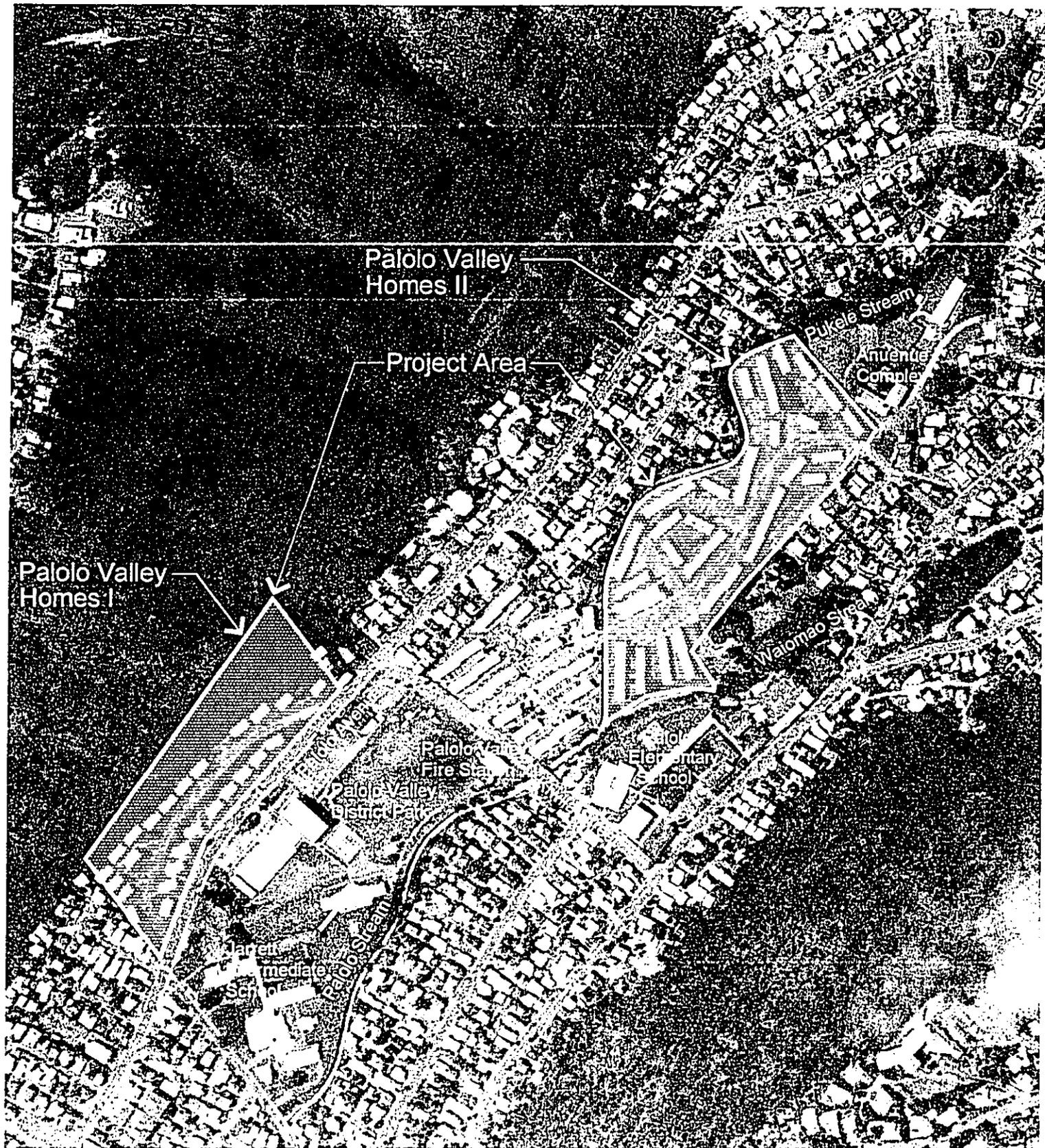
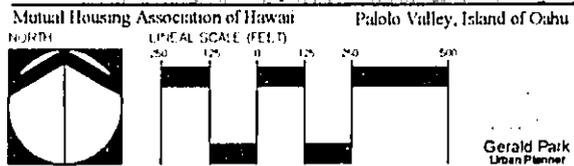


Figure 3
 Site Plan / Public Facilities
 Palolo Valley Homes



A. Building Conditions

Palolo Valley Homes has a reputation as being one of the State of Hawaii's most troubled public housing projects. The property was built in the 1950s and suffers from severe deferred maintenance and resident abuse.

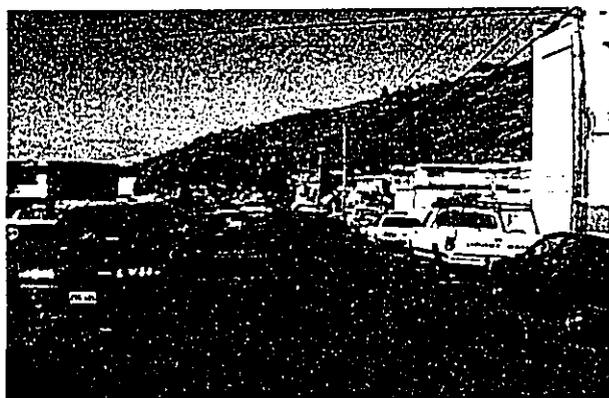
Of the 406 units comprising the project, 306 are designated as State of Hawaii public housing. These units are unique from the traditional federal public housing units in that the State is responsible for managing and operating the units and funding any operating shortfalls. Because the residents of the state public housing are required to pay only 30% of their gross annual income, the State collects only a fraction of the operating expenses in rental income. It is estimated that the State of Hawaii loses approximately \$1 million a year operating the 306 public housing units. With the severe operating losses, the State has deferred critical maintenance and repair projects that should have been undertaken long ago. This deferred maintenance coupled with existing social problems has resulted in the rapid deterioration of PVH.



Image 1. Typical Residential Building and Ground Space.

Palolo Valley Homes is located on two separate lots. Palolo Homes I is located off Palolo Avenue and Palolo Homes II is located off Kiwila Street. A majority of the residential buildings (40) are located in Palolo Homes II and the remainder (25) in Palolo Homes I. The structures are built of steel reinforced concrete and topped with a flat roof. The buildings are no more than 2-floors in height with the number of units in each varying by building type. Unit types and number are as follows:

<u>Number of Bedrooms</u>	<u>Number of Units</u>
One	25
Two	129
Three	84
Four	60
Five	<u>8</u>
	306



- Parking is assigned one stall per unit and off-street parking areas are provided next to the clustered buildings. Residents also park on both sides of New Jersey Avenue (Palolo Homes I) and Ahe Street (Palolo Homes II), which reduces the width of the road for passing vehicles. Both are the only streets through the respective housing areas. The narrow roadway may also impede ready access by emergency vehicles summoned to the area.

Image 2. View of Ahe Street

The project area is fenced but there is no fencing defining yard space for groundfloor units. Some residents have erected "local" style fences using plants or other materials to delineate their "territory." In some areas, residents have planted gardens adjacent to the property fence.

The State of Hawaii is in the process of a remediation program to remove asbestos in existing roofing and replacing exterior doors and windows to address lead based paint concerns.

The "punch list" presented in Section 1 identifies deficiencies and the general extent of deterioration within the dwelling units and the actions proposed to remedy the problems.

All the families in Palolo Valley Homes are receiving some form of public assistance. Annual household income averages \$12,945 and the average rental payment is \$323 per month. A total of 900 people reside in the project.

B. Physical Conditions

The project area has been in use as public housing for almost 50 years. Grubbing, grading, and the construction of structures, roads, drainage improvements, parking areas, modest landscaping, and the trappings of human occupation have shaped an environment with little to no environmental characteristics to report on. All existing improvements are entirely man-made and the structures comprising the housing project are nearing 50 years in age, the threshold age for qualifying buildings, structures, objects, districts, area, or sites for historic property status. Staff of the State Historic Preservation Division commented that cast concrete relief features depicting Hawaiian foliage found on some of the buildings are of architectural interest. Although the concrete relief features are not part of the original structure(s) but were added as embellishments about 25 years ago, PVHLP plans retain these features as part of the building renovation.

1. Drainage

Pukele Stream and Waiomao Stream flow past Palolo Valley Homes on the west and east respectively. Both streams are confined to rectangular concrete channels about 30 wide and 5 feet deep. At their confluence just above Kiwila Street the streams enter a broader concrete channel about 40-feet wide and 8-feet deep and becomes Palolo Stream. From here, Palolo Stream continues south and exits Palolo Valley, flows mauka of and parallel with Waialae Avenue in a westerly direction, then outlets into the Manoa-Palolo Drainage Channel, about 1.8 miles from its confluence. The Manoa-Palolo Drainage Canal drains Manoa and Palolo Valleys and discharges into the Ala Wai Canal.

The Flood Insurance Rate Map (Figure 4) designates the project area Zone X, which is defined as "areas determined to be outside 500-year flood plain (Federal Emergency Management Agency, 2000)".

C. Regulatory Controls

All property comprising the project area is classified Urban by the State Land Use Commission, general planned Primary Urban Center, designated Low Density Apartment (LDA) on the Primary Urban Center Development Plan Land Use Map (Figure 5), and zoned A-1 Low Density Apartment.

D. Public Facilities and Services

Two, 12-inch water mains located in Ahe Street provide domestic water to residents; dwellings adjoining New Jersey Avenue are serviced by a 6-inch line. Distribution lines serving Palolo Valley Homes are owned by the State of Hawaii but water is supplied from the City and County of Honolulu water system.

The wastewater collection system serving Palolo Valley Homes is owned by the State of Hawaii. Collection lines of varying size in Ahe Street cross Kiwila Street and Palolo District Park. An 8-inch line from New Jersey Avenue connects to an 8-inch municipal line in Palolo Avenue.

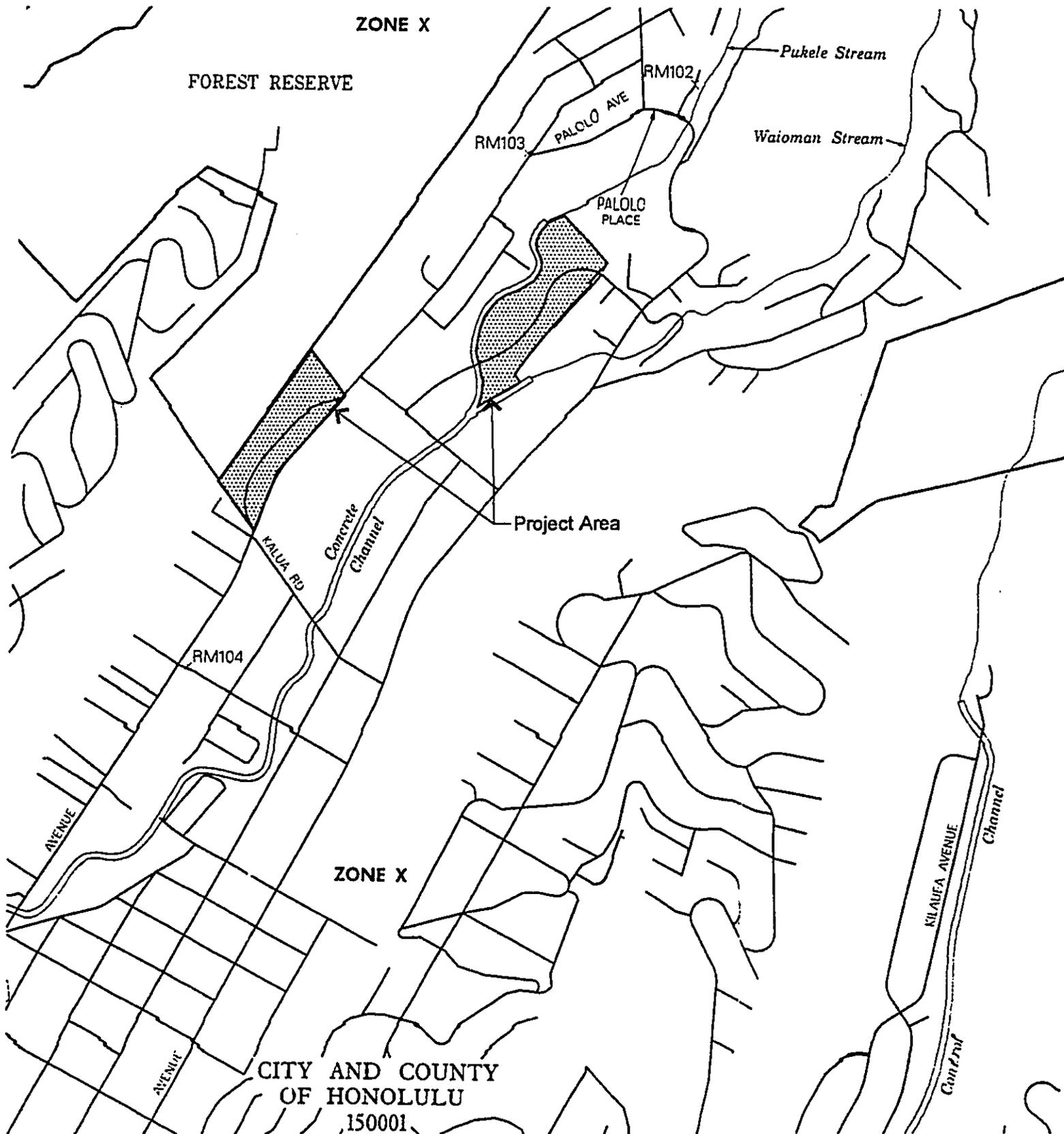
The Honolulu Fire Department's Station 33 is located on Kiwila Street opposite the entry road to Palolo Valley Homes. The station is manned 24 hours day and 5 firefighters are on watch at all times.

Police protection for East Honolulu originates from the Honolulu Police Department's Main Station on Beretania Street. Palolo Valley Homes is part of District 7, which includes the area from Punahou Street to Makapuu. Approximately 160 staff and officers are assigned to the District (DPP, 1999).

The City and County of Honolulu's Palolo District Park is located along Palolo Avenue and Kiwila Street. The 11.39-acre park includes facilities for indoor recreation (gymnasium and recreation building) outdoor recreation (basketball, volleyball, and tennis courts, softball fields, football field), and a 50m swimming pool. Some of the outdoor facilities are lighted for night use.

Palolo Elementary School (K-6) borders the project area on the east at Kiwila Street and 16th Avenue and Jarret Intermediate School borders Palolo District Park on the south. The Department of Education also operates the Anuenue Complex adjacent to Palolo Valley Homes on the north.

Public facilities in the vicinity of Palolo Valley Homes are shown in Figure 3.

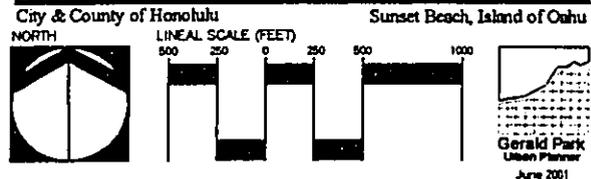


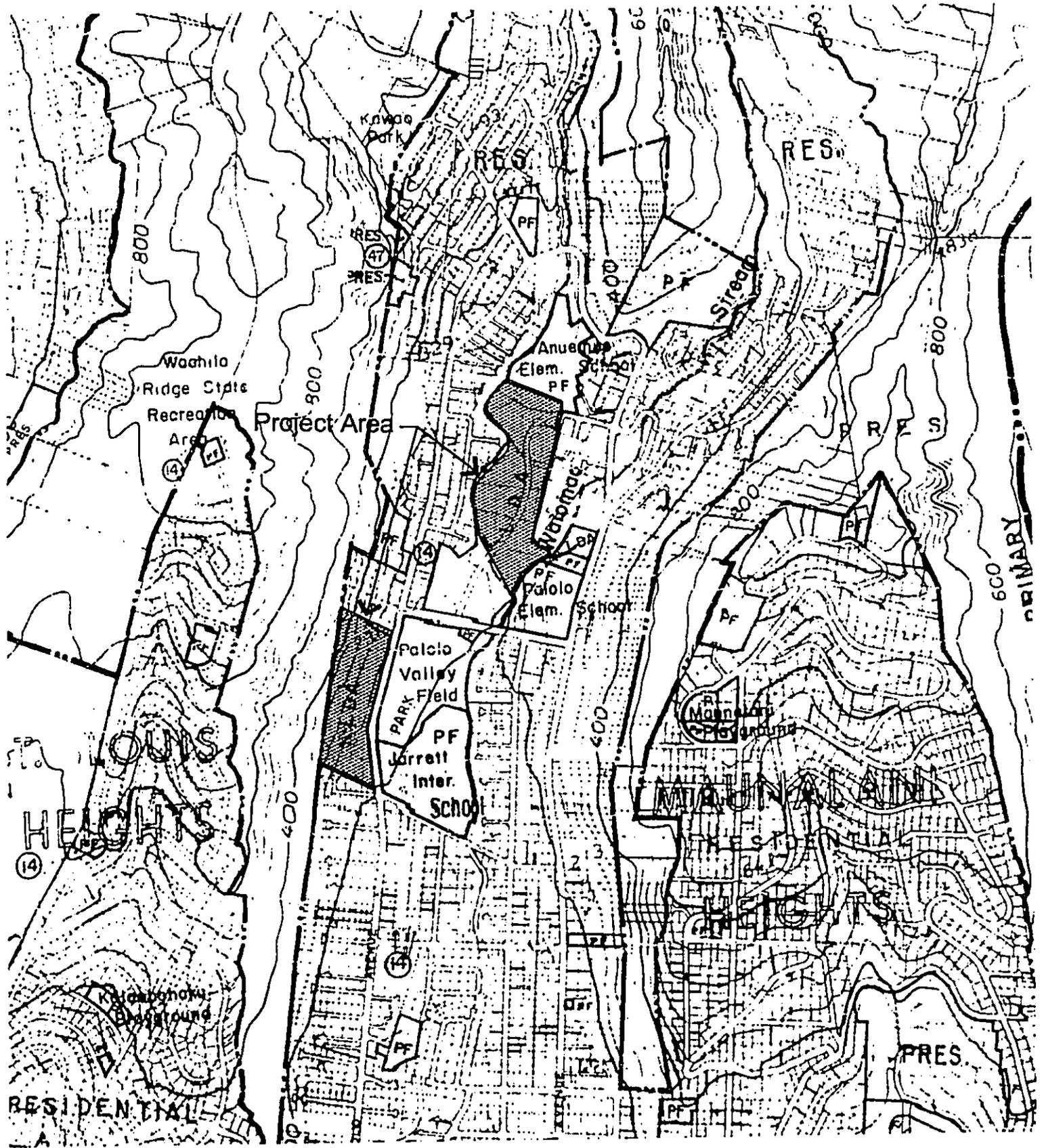
Legend

Zone X Areas Determined to be Outside 500-Year Floodplains.

Source: Federal Emergency Management Agency
 Flood Insurance Rate Map
 Map Number 15003C0370 E
 Date: November 20, 2000.

Figure 4
Flood Insurance Rate Map
Palolo Valley Homes



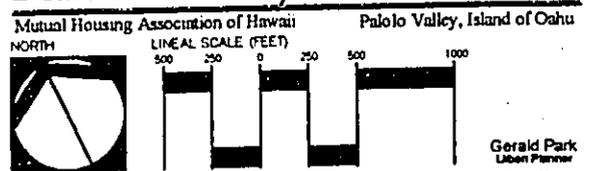


Legend

- LDA Low Density Apartment
- PF Public Facility
- RES Residential

Source: Primary Urban Center, Development Plan Map, Ordinance No. 83.7, Date: May 10, 1983

Figure 5
Development Plan Land Use Map
Palolo Valley Homes



Gerald Park
Libert Planner
June 2001

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

3

A. Assessment Process

The scope of the project was discussed with staff of Mutual Housing Association of Hawaii, the consulting architects and engineers, and others comprising the design team. State and County agencies were consulted for information relative to their jurisdiction, expertise, and areas of concern. Time was spent in the field noting site conditions and conditions in the vicinity of the project area. From the field investigations and discussions, existing conditions and features that could be affected by or affect the project were identified. These influencing conditions are:

- Palolo Valley Homes I opened for occupancy in 1951 and Palolo Valley Homes II in 1953;
- There are no archaeological features on the properties comprising the project area;
- There are no rare, threatened, or endangered flora on the premises;
- The subject properties are not located in a flood hazard area;
- Water, sewer, drainage, and utilities are adequate to service the proposed improvements;
- Palolo Valley Homes are already serviced by public services and facilities located in Palolo Valley; and
- No resident will be permanently displaced as a direct result of the proposed project;

PVHLP is proposing to renovate existing dwelling units and buildings that were built almost 50 years ago. There are no plans to widen the existing streets through the two project areas, increase off-street parking, build additional dwelling units, alter the existing landform by grading, cutting, and filling activities, or to substantially increase the resident population. By limiting the proposed improvements to renovating or rehabilitating the physical condition of existing structures, short-term impacts on the physical environment and long-term need for additional public infrastructure and services in excess of existing service levels are not anticipated.

B. Short-term Impacts

1. Air Quality

No significant earthwork to include grubbing, grading, and excavation are proposed as part of the project. Minor sitework is needed to stake out areas for equipment storage and material staging. The general contractor will employ on and off-site dust control measures to prevent work sites from becoming significant dust generators. Control measures shall comply with Chapter 60.1, Air Pollution Control, Title 11, Hawaii Administrative Rules, Department of Health, State of Hawaii (and revisions thereto).

Most construction equipment and vehicles are diesel powered and emit exhaust emissions typically high in nitrogen dioxide and low in carbon monoxide. The Federal and State nitrogen dioxide standard ---100mg/m³ per annum---which is an annual standard, is not likely to be exceeded during construction. Carbon dioxide emissions should be less than that generated by automobile traffic on adjoining streets. Aldehyde odors from diesel equipment may be detected but should be dispersed by the prevailing winds.

2. Noise

Construction noises emanating from the areas being improved will be audible over the entire development period. All construction activities will comply with Chapter 46 Noise Control for Oahu Title 11, Hawaii Administrative Rules, Department of Health, State of Hawaii.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within various zoning districts. Residential apartment use is placed in the Class A zoning district and the maximum permissible sound level is 55 dBA between the hours of 7:00 am and 10:00 pm (Chapter 46, Community Noise Control, 1996). Construction activities often produce noise in excess of the permissible daytime noise level and a noise permit will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

3. Hazardous Materials

Prior to construction, buildings and units will be tested for hazardous building materials primarily lead based paints and asbestos containing materials. If said materials are detected, qualified specialists will properly remove and dispose of the hazardous materials in accordance with applicable rules and regulations.

4. Erosion

Minimal site work---to include grubbing vegetation and removing home-made fences, gardens, and accessory structures built by residents---may be required to implement building renovations. Some earthwork may be required to site staging areas or storage areas for equipment and materials. All earthwork will comply with grading plans approved by the Department of Planning and Permitting, City and County of Honolulu, the erosion control ordinance of the City and County of Honolulu, and Best Management Practices (BMPs) for erosion and runoff control during construction.

5. Drainage

Existing drainage patterns will not be affected by the proposed improvements.

6. Circulation and Parking

Construction notices will be posted to alert residents of construction in the immediate area. No roadwork is proposed thus circulation along Ahe Street and New Jersey Avenue should not be adversely affected. On-street parking may be temporarily prohibited in the vicinity of buildings being renovated so that a section of the street (and building parking areas) can be used for equipment staging or for stockpiling building materials.

Construction vehicles hauling men and material will contribute to traffic on Ahe Street, New Jersey Avenue, and Palolo Avenue. Material deliveries will be scheduled to minimize impacts on local traffic.

7. Relocation

Residents will be relocated temporarily into renovated units in the project while their unit is being renovated. It is anticipated that stays may last for 4-6 weeks depending on the condition of the

buildings and units undergoing renovation. When construction is completed, residents will be allowed to move back into the unit they occupied.

Up to 8 buildings will be renovated simultaneously. In so doing, the contractor can benefit from economies of scale, demonstrate to residents that progress is being made on a large rather than small scale, and residents of individual buildings will be able to stay together.

C. Long-Term Impacts

The completed project should not result in long-term adverse effects on existing environmental characteristics of the project site. The improvements will not result in long-term adverse effects on air quality, the acoustical environment, water quality of the nearby streams, flora growing on the premises, existing flood hazard designations and drainage patterns, existing land use controls, existing traffic and parking conditions, and adequacy of the existing infrastructure.

Residents will not be evicted from PVH as a result of the completed improvements. MHAH is in the process of procuring housing vouchers for residents to help subsidize the expected increase in monthly rents.

The project will not directly increase the existing resident population. An increase is expected as the units used to temporarily house residents during construction are rented out to new residents. The increase is estimated at 10-12% of the existing resident population or about 90-110 people.

Rehabilitation of individual residential units and architectural improvements to the appearance and exterior characteristics of all buildings should significantly improve the current condition of the units and structures. Aging, dilapidated appliances, bathroom fixtures, flooring, shelving, windows, and doors will be replaced with new items and utility systems will be brought up to code requirements. The proposed improvements will provide a clean, sanitary, neo-modern living environment to help improve the housing environment for families.

Exterior improvements should present a more aesthetic appearance for the structures. The most significant change is the removal and replacement of the flat roofs by pitched roofs. The type of roofing material has not been selected but more than likely a rolled metal roof will be used because it offers savings in construction cost, it is durable, and relatively maintenance free. The pitched roofs would be no different from similarly designed roofs on single-family dwellings throughout Palolo Valley. Pictures and a rendering of "before" and "after" conditions are shown in Images 3 and 4.

In addition to physical improvements, MHAH will implement social programs with the intent of achieving its mission goals. MHAH recognizes that physical improvements alone and management policies that consider only the need to provide shelter cannot overcome the problems associated with public housing. As managers, MHAH's approach is to provide supportive social services to residents at no cost to them. Towards this end, MHAH has developed a Resident Services Plan, the basic elements of which are summarized below:

- Palolo Valley Homes would be managed under MHAH's mutual management concept. The residents of PVH would actively participate in the management of the property through a Resident's Council with elected leaders and various committees comprised of interested residents. All of the resident activities would be coordinated by a full-time on-site resident services coordinator who would also provide crisis intervention assistance, case management for families having multiple social service needs, budget and credit counseling, and leadership development training.

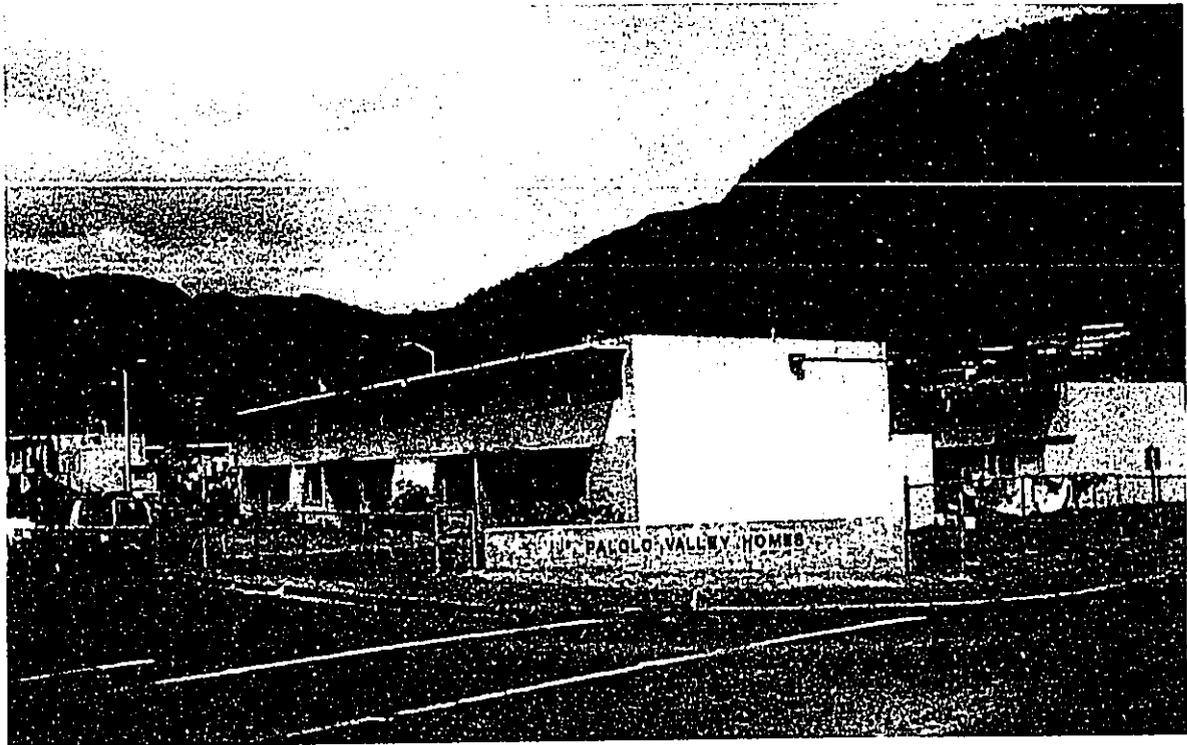


Image 3. Palolo Valley Homes Existing Building (Typical).

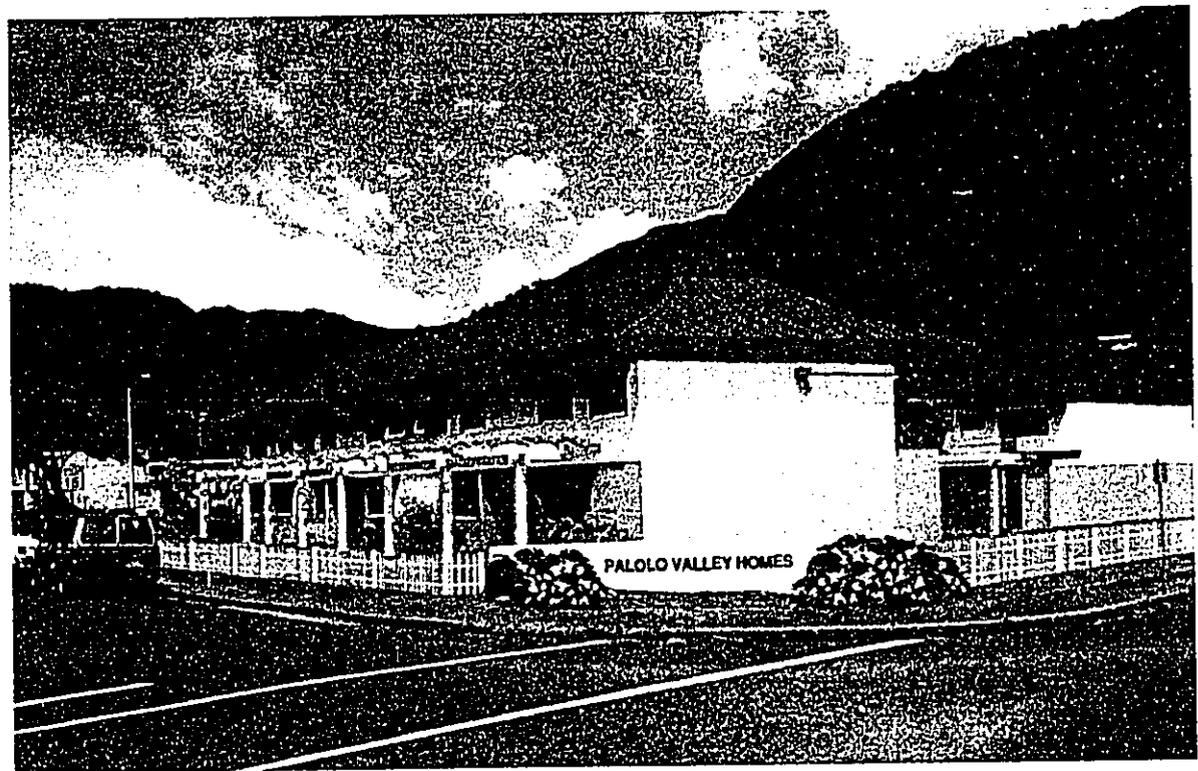


Image 4. Palolo Valley Homes Building After Renovation (Typical).

- The staff of Neighborhood Reinvestment, residents from Lihue Court (a MHAH project in Lihue, Kauai), and the MHAH board of directors will also provide technical assistance. This collaborative effort of residents, staff, board members, and outside parties is the fundamental premise of the mutual housing concept.
- MHAH's resident-centered model works from the bottom up. The Residents Council gathers information and recommendations from various sub-committees that are formed to address such issues as house rules, the occupancy agreement and social programs. The Residents Council then informs the property management staff of resident issues and works with the staff to resolve them. Residents participate in the planning of operating budgets, development of house rules, fund raising, and community service.
- The physical improvements will provide safe, clean, sanitary residential living areas for all residents. The architectural improvements to the exterior of the buildings (particularly the new roof line) will significantly change the staid appearance of the box like buildings. The Resident Services Plan and the physical improvements go hand in hand in helping MHAH fulfill its stated mission: " To develop, own and manage multi-housing communities through affordable housing, economic development and supportive services so that residents can build assets, earn income and improve the quality of family life and the economic vitality of the surrounding community."

MHAH's experience with similar type living conditions, residents, and deteriorating physical facilities provide the physical-social-economic model for improving property and personal conditions. In the long-run, by implementing physical improvements to a deteriorating living environment, MHAH is taking the first step towards improving the life condition of property and people residing in Palolo Valley Homes. The remaining steps need to be taken by those whose life condition stands to be most affected.

A. No Action

A No Action alternative would maintain the status quo of the 60+ buildings and the 306 apartment units. Improvements to individual units may be foregone or will have to wait until such time that the State Legislature appropriates design and construction funds to improve the buildings and units.

AGENCIES AND ORGANIZATIONS TO BE CONSULTED

5

*The Draft Environmental Assessment for the Palolo Valley Homes Renovation was published in the Office of Environmental Quality Environmental Notice of November 8, 2001 and November 23, 2001. Publication initiated a 30-day public review period ending on December 8, 2001. The Draft Environmental Assessment was mailed to agencies and organizations below. An asterisk * identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix A.*

City and County of Honolulu

- *Board of Water Supply
- Department of Environmental Services
- Department of Facility Maintenance
- *Department of Planning and Permitting
- Department of Transportation Services
- *Honolulu Police Department
- *Honolulu Fire Department

State of Hawaii

- Department of Health
 - *Office of Environmental Quality Control
- Department of Land and Natural Resources
 - *State Historic Preservation Division
- Housing and Community Development Corporation of Hawaii

US Government

- *U.S. Army Corps of Engineers
- Department of Housing and Urban Development

Utility Companies

- Hawaiian Electric Company
- *Oceanic Cable
- *Verizon Hawaii, Inc.

Organizations

- Palolo Neighborhood Board No. 6
- Palolo Valley Homes Resident Association
- Kaimuki Public Library (Placement)

LIST OF PERMITS AND APPROVALS

Permits required for the project and responsible authorities are indicated below. Additional permits and approvals may be required pending final construction plans.

<u>PERMIT</u>	<u>AUTHORITY</u>
City and County of Honolulu	
Grubbing, Grading, and Stockpiling Permit Building Permit for Building, Electrical, Plumbing Sidewalk/Driveway and Demolition Work	Department of Planning and Permitting Department of Planning and Permitting
State of Hawaii	
Variance From Pollution Controls	Department of Health

DETERMINATION OF SIGNIFICANCE

7

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

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

There are no natural or cultural resources on the premises.

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

Rental housing use of the property will continue during and after construction.

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

The proposed project does not conflict with long-term environmental policies and goals.

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

In and of itself, the proposed improvements will not substantially affect the economic or social welfare of the State and its residents. It is anticipated, however, that physical improvements to public housing units will help to improve the living condition and environment of Palolo Valley Homes residents. The physical improvements go hand in hand with social and community programs and assistance MHAH makes available to all residents providing opportunities to improve their quality of life.

- 5) **Substantially affects public health;**

Public health will not be adversely affected by the proposed project.

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

Substantial secondary effects on public facilities are not anticipated.

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

The proposed improvements are generally limited to existing buildings and structures. No actions are proposed that would adversely degrade the quality of the existing environment. It is anticipated, however, that the proposed physical improvements coupled with social programs will help to improve the quality of the living environment and condition of residents residing in Palolo Valley Homes.

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

The proposed project does not require a commitment for a larger action or undertaking.

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

There are no rare, threatened or endangered flora or fauna within the project area.

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

Ambient air quality will be affected by fugitive dust and combustion emissions but can be controlled by measures stipulated in this Assessment. Construction noise will be audible during exterior work but should diminish when working inside. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

- 11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.**

The proposed project is not proposed in an environmentally sensitive area.

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

The project will not adversely affect scenic vistas and viewplanes. The modification of the building roofs from a flat roof to a pitched roof is not so different from the roof line of single-family residential structures within Palolo Valley.

- 13) Requires substantial energy consumption.**

Significant increases in energy consumption are not anticipated.

Based on the above criteria, the Palolo Valley Homes Renovation will not result in significant adverse environmental impacts and an Environmental Impact Statement should not be required.

REFERENCES

Department of Parks and Recreation, City and County of Honolulu. 1997. *Index of Oahu Parks and Facilities*.

Planning Department, City and County of Honolulu. 1983. *Primary Urban Center Development Plan Land Use Map and Public Facilities Map*. Ordinance No. 83-10.

_____. 1999. *Land Use Ordinance*. Ordinance No. 99-12.

_____. 1999. *East Honolulu Sustainable Communities Plan*.

Federal Emergency Management Agency. 2000. *Flood Insurance Rate Map, City and County of Honolulu*. Map Number 15003CO370 E.

Park, Gerald. 2001. *Field Observation*.

U.S. Department of Agriculture, Soil Conservation Service. 1972. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai*. In Cooperation with The University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office, Washington D.C.

APPENDIX A

COMMENT LETTERS AND RESPONSES

CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 825-3111
<http://www.honoluluand.org>
www.cc.honoluluhi.us

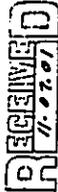
JEREMY HARRIS
MAYOR



LEE D. DONOHUE
CHIEF
MICHAEL CARVALHO
ROBERT AU
DEPUTY CHIEFS

OUR REFERENCE CS-KP

November 5, 2001



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

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Palolo Valley Homes Renovation Project.

Overall, we believe that the proposal will have a minimal impact on the facilities and services provided by the Honolulu Police Department. However, we would like to recommend that the contractor install security measures to safeguard construction equipment and tools. In addition, since parking will be limited and there may be some traffic concerns, we would like to recommend that the contractor contact the District 7 (East Honolulu) office at 529-3362 to help minimize complaints.

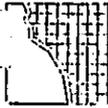
If there are any questions, please call Ms. Carol Sodekani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE
Chief of Police

By
EUGENIE UEMURA
Assistant Chief of Police
Support Services Bureau

Serving and Protecting with Aloha



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021

Telephone:
(808) 942-7184
Facsimile:
(808) 942-7185
e-mail:
geraldpark@aol.com

December 18, 2001

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

Attn: Carol Sodekani

Dear Chief Donohue:

Subject: Palolo Valley Homes Renovation
Honolulu, Hawaii

Thank you for your letter of November 5, 2001 commenting on the Draft Environmental Assessment prepared for the subject project.

We appreciate Honolulu Police Department participation in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAMOHAKU BUILDING, ROOM 543
601 KAMOLEKA BOULEVARD
KAPOLEI, HAWAII 96707

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

DEPUTY
JAMIE E. JOURDANE
LANDS, MINERAL
AND WATER RESOURCES
COMMISSIONER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSIONER OF WATER RESOURCES
MANAGEMENT
CONSERVATION AND RESOURCES
DEPARTMENT
CONSERVATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATES

Log #: 28542
Doc #: 0111E101

TO:
Name of Agency/Applicant: Gerald Park
Address of Agency/Applicant: Gerald Park Urban Planner
1400 Rycroft Street, Suite 876
Honolulu, Hawaii 96814-3021

SUBJECT: Chapter 6E-8 Draft Environmental Assessment- Palolo Valley Homes Renovation,
Honolulu, Oahu, Hawaii State of Hawaii Housing and Community Development Corporation of
Hawaii

Ahupua'a: Palolo
District, Island: Kona, O'ahu
TMK: 3-4-007: por. 007, por. 008.3-4-008-002

(1). We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land X
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: per the DEA the east concrete relief features depicting Hawaiian foliage on some of the buildings will be retained

Thus, we believe that "no historic properties will be affected" by this undertaking.

2. This project has already gone through the historic preservation review process, and mitigation has been completed.

Staff: Elaine Jourdane Date: 11/20/01

Title: Assistant Archaeologist - O'ahu Island
Phone: (808) 692-8027

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Facsimile:
(808) 942-7485
e-mail:
geraldpark@aol.com

December 18, 2001
Don Hibbard, Administrator
State of Hawaii
Department of Land and Natural Resources
Historic Preservation Division
555 Kakuhihewa Building
601 Kamoleka Boulevard
Kapolei, Hawaii 96707

Attn: Elaine Jourdane
Dear Mr. Hibbard:
Subject: Palolo Valley Homes Renovation
Honolulu, Hawaii

Thank you for your letter of November 9, 2001 and the "no historic properties will be affected" determination for the subject project.

We appreciate your participation in the environmental assessment review process.
Sincerely,

GERALD PARK URBAN PLANNER
Elaine Jourdane
Gerald Park



Verizon Hawaii Inc.
P.O. Box 2200
Honolulu, HI 96841



November 8, 2001

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

Subject: Palolo Valley Homes Renovation

Dear Sir:

Thank you for the opportunity to review the above subject project. We have the following comments to make:

- Please have the contractors exercise extreme caution not to damage existing cables.
- Any damages to Verizon Hawaii facilities shall be reported immediately by calling 611.

Should you have any questions, please call Noel Remigio at 840-5847.

Sincerely,


Jay Furukawa
Manager - OSP Engineering, East Oahu

CC: File (Kaimuki)
N. Remigio

December 18, 2001

Jay Furukawa
Manager-OSP Engineering, East Oahu
Verizon Hawaii Inc.
PO Box 2000
Honolulu, Hawaii 96841

Dear Mr. Furukawa:

Subject: Palolo Valley Homes Renovation
Honolulu, Hawaii

Thank you for your letter of November 8, 2001 commenting on the Draft Environmental Assessment prepared for the subject project.

We appreciate Verizon Hawaii Inc. participation in the environmental assessment review process.

Sincerely,

GERALD PARK, URBAN PLANNER


Gerald Park

GERALD PARK
Urban Planner

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geraldpark@aol.com



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

MEMPHIS
ATTENTION OF

November 9, 2001

RECEIVED
11/14/01

Civil Works Technical Branch

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

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Palolo Valley Homes Renovation Project, Honolulu, Hawaii (TKMs 3-4-7: portions of 7 and 8; and, 3-4-8: 2). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

- a. Based on the information provided, a DA permit will not be required for the project.
- b. The flood hazard information provided on page 9 of the DEA is correct.

Should you require additional information, please contact Ms. Jessie Dobinchick of my staff at (808) 438-8876.

Sincerely,

James Pennaz
James Pennaz, P.E.
Chief, Civil Works
Technical Branch

December 18, 2001

GERALD PARK
Urban Planner
J
Planning
Land Use
Research
Environmental
Studies
3
1400 Rycroft Street
Suite 876
Honolulu, Hawaii
96814-3021
3
Telephone:
(808) 942-7484
Facsimile:
(808) 942-7485
e-mail:
geraldpark@aod.com

Dear Mr. Pennaz:

Subject: Palolo Valley Homes Renovation
Honolulu, Hawaii

Thank you for your letter of November 9, 2001 commenting on the Draft Environmental Assessment prepared for the subject project.

We appreciate your participation in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

Gerald Park



200 Akamaul Street • Hahaione, Hawaii 96789-3999 • Telephone: (808) 625-2100

November 15, 2001

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

Attn: Mr. Gerald Park

Subject: Palolo Valley Homes Renovation

Dear Mr. Park,

Thank you for the opportunity to respond to the proposed Palolo Valley Renovation Project. According to the Draft Assessment the existing CATV facilities should not be affected by the proposed renovation work. When I did a recent field visit to the site I noticed many buildings have the contact point at or on the roof through weather-heads. Will the contractor work around or relocate these connections? How will the new roofs be placed with the existing Telephone/CATV conduits on the existing flat roofs? I would need to know if Oceanic will be required to be present during certain phases of construction to remove or install the buildings input cable. A relocation cost would need to be developed for the buildings requiring attention. I would appreciate any information you could provide to me for planning and coordination purposes. Should you have any questions, please contact me at #625-8346.

Sincerely,

Randy Makizuru
Randy Makizuru
OSP Engineer

RECEIVED
11/17/01



GERALD PARK
Urban Planner

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96814-3021

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(808) 942-7485
e-mail:
geraldpark@aol.com

December 18, 2001

Randy Makizuru
OSP Engineer
Oceanic Cable
200 Akamaul Street
Mililani, Hawaii 96789

Dear Mr. Makizuru

Subject: Palolo Valley Homes Renovation Project

Thank you for the comments offered on the subject project. Your comments were forwarded to Clifford Projects, Inc., the consulting architects for review. Their responses are presented below.

Please be advised that we have previously coordinated with Cathy Keolu of Oceanic Cable as directed by the sales division on October 28, 2001 as well as October 31, 2001, and via telephone a few times since. It is our understanding that in order for Oceanic to proceed, an easement agreement would need to be signed by the State. We are awaiting confirmation from Cathy so that we may proceed with coordinating the cable installation by Oceanic.

A set of construction drawings was provided to Charlie Branco of Oceanic's Engineering Division on November 19, 2001. Per our discussion with Charlie on November 18, 2001, it was confirmed that the Engineering Division would be utilizing the drawings for a preliminary survey of existing conditions by Oceanic.

The HAZMAT and Demolition Subcontractors for the project will remove the entire existing cable infrastructure during the initial phase of construction and Oceanic will be responsible for installing all new cabling infrastructure to the completely renovated facility at the appropriate sequence in the project.

To facilitate your review, we can meet with you and your colleagues to discuss and coordinate any concerns or issues you may have. At that time, we can explain our schedule for the project in order to obtain your sequence and timing requirements. Please feel free to contact Mr. Donald Clifford or Ms. Robyn Fraiols of Clifford Projects, Inc. at 537-3544.

Thank you for participating in the environmental review process. Your comments and the above response will be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK, URBAN PLANNER

Gerald Park
Gerald Park

c: D. Nakamura, MHAH
R. Fraiols, CPI

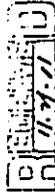
BENJAMIN J. CAYETANO
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 548-1415
FACSIMILE (808) 548-1158

GERNEVIVE SALMONSON
DIRECTOR



GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
Studies

November 19, 2001

Ms. Sharyn L. Miyashiro, Director
Housing and Community Development Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

Dear Ms. Miyashiro:

Subject: Draft Environment Assessment for the Palolo Valley Homes
Renovation, O'ahu

Thank you for the opportunity to review the subject document. We have
the following comments.

1. Please apply sustainable building techniques as presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the Final EA include a description of the techniques you will implement.
2. Please comply with sections 103D-407 and 408 of Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.
3. Please install solar water heaters in the homes to minimize use of non-renewable energy.

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

Sincerely,

Gernevive Salmonson
Director

c: Gerald Park Urban Planner.

December 18, 2001

Gernevive Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Draft Environmental Assessment for the
Palolo Valley Homes Renovation, O'ahu

Thank you for your comments in regards to the subject project. Your comments were forwarded to Clifford Projects, Inc., the consulting architects for review. Their responses are presented below.

1. We have reviewed the "Guidelines for Sustainable Building Design in Hawaii - A planner's checklist" and have forwarded applicable sections to our consultants for their review and comments. In our review, we noted that a few sections of the document would not apply to this project (i.e. Site Selection and Design, Building Design, use of HVAC systems, Landscape and Irrigation, etc.) as the subject project is a renovation to existing residential buildings. We appreciate the various topics that the document provides suggestions for and have explored these options. We have selected finishes and plumbing fixtures that are sensitive to the environment and are conscientious of energy consumption.

2. In our current budget, funding is not available to expand our scope of work to include landscaping and therefore would not be able to explore the options available for the use of indigenous plants.

3. We have reviewed the use of solar water heaters as an energy conservation option and found that given our budget limitations, this would not be a viable solution.

Thank you for participating in the environmental review process. Your comments and the above responses will be included in the Final Environmental Assessment.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: D. Nakamura, MHAH
R. Fraiola, DPI

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
530 SOUTH KEELE STREET
HONOLULU, HI 96843



November 20, 2001

JEREMY HARRIS, Mayor
EDDIE FLORES, JR., Chairman
CHARLES A. STEWART, Vice-Chairman
JAN HILL, Y. AM
HERBERT S.K. KAUFMAN, SR.
BARBARA KIM STANTON
BRYAN K. MINAVAL, ESQ., Clerk
ROSS S. SALAZAR, ESQ., Clerk
CLIFFORD S. JAMILE
Manager and Chief Engineer

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

Dear Mr. Park:

Subject: Your Transmittal of October 30, 2001 of the Draft
Environmental Assessment for the Palolo Valley Homes
Renovation, Palolo, TMK: 3-4-07: Portions 07 and 08; 3-4-08: 02

Thank you for the opportunity to review the subject document for the public housing renovation project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The applicant will be required to obtain a water allocation from the Department of Land and Natural Resources.
3. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
4. There are two active water services consisting of a three-inch compound and a 4-inch turbine water meter serving TMK: 3-4-07: Portions 07 and 08. There is also one active water service consisting of a 6-inch compound water meter serving TMK: 3-4-08: 02.

Mr. Gerald Park
November 20, 2001
Page 2

5. If an additional three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
7. The proposed project is subject to Board of Water Supply Cross-Connection Control requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Scot Murnoka at 527-5221.

Very truly yours,

for CLIFFORD S. JAMILE
Manager and Chief Engineer





GERALD PARK
Urban Planner

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1400 Keeaou Street
Suite 876
Honolulu, Hawaii
96814-3021

Telephone:
(808) 942-7484
Facsimile:
(808) 942-7485
e-mail:
gpr@gerald.com

December 18, 2001

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

Attn: Scott Muraoka

Dear Mr. Jamile:

Subject: Palolo Valley Homes Renovation
Honolulu, Hawaii

Thank you for your letter of November 20, 2001 commenting on the Draft Environmental Assessment prepared for the subject project.

We appreciate Board of Water Supply participation in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAHPA STREET, SUITE H425 • HONOLULU, HAWAII 96819-1849
TELEPHONE: (808) 831-7261 • FAX: (808) 831-7750 • WEBSITE: www.ci.honolulu.hi.us



ATTILIO K. LEONARDI
FIRE CHIEF
JOHN CLARK
DEPUTY FIRE CHIEF

December 18, 2001

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

Dear Chief Leonard:

Subject: Palolo Valley Homes Renovation
Honolulu, Hawaii

Thank you for your letter of November 28, 2001 commenting on the Draft Environmental Assessment prepared for the subject project.

We appreciate Honolulu Fire Department participation in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER
Gerald Park
Gerald Park

GERALD PARK
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1400 Rycroft Street
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96814-3021
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(808) 942-7484
Facsimile:
(808) 942-7485
e-mail:
geraldpark@aol.com

received
12-6-01

November 28, 2001

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

Dear Mr. Park:

Subject: Palolo Valley Homes Renovation
TMK: 3-4-007: por. 007, por. 008; 3-4-008: 002
Honolulu, Hawaii

We received your letter dated October 30, 2001, regarding the Draft Environmental Assessment for the Palolo Valley Homes Renovation project.

The Honolulu Fire Department requests that the following be complied with:

1. Maintain fire apparatus access throughout the construction site for the duration of the project.
2. Notify the Fire Communication Center at 523-4411 regarding any interruption in the existing fire hydrant system during the project.

Should you have any questions, please call Battalion Chief Kenneth Silva of our Fire Prevention Bureau at 831-7778.

Sincerely,
Antilio K. Leonard
ATTILIO K. LEONARDI
Fire Chief

AKLKB:jo

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE (808) 523-4414 • FAX (808) 527-8743 • INTERNET: www.ci.honolulu.hi.us



JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI, AIA
DIRECTOR
LORETTA E.C. CHEE
SENIOR MANAGER

2001/ELOG-4349(RY)

December 5, 2001

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

received
12-6-01

Dear Mr. Park:

Subject: Draft Environmental Assessment for Palolo Valley Homes Renovation
Tax Map Key 3-4-7; Portion 7, Portion 8, 3-4-8, 2, Honolulu, Oahu

We have reviewed the above Draft Environmental Assessment (DEA) and have the following comments to offer:

- The housing project is considered a "public use and structure" for zoning purposes. It is a permitted use in the A-1 Low Density Apartment District;
- A site plan should be included in the DEA to identify any possible conflicts with general and/or A-1 District development standards (e.g., yard or height setback encroachments, additional height);
- As a public use, the project is eligible for a waiver to the general or A-1 District development standards, if necessary and warranted; and,
- Pages 18 and 19 have been transposed, pursuant to the Table of Contents.

Thank you for the opportunity to comment. If you have any questions, please contact Raymond Young of our staff at 527-5839.

Sincerely yours,

Randall K. Fujiki
RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:lh
Dec 12/01



GERALD PARK
Urban Planner

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December 20, 2001

Randall K. Fujiki, AIA
Director of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Palolo Valley Homes Renovation
(2001/ELOG-4349(RY))
Honolulu, Hawaii

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

- 1) A site plan will be included in the Final Environmental Assessment (copy attached); and
- 2) Application for waiver to the general and A-1 zoning district development standards will be submitted to the Department of Planning and Permitting if necessary and warranted.

Your comments and our response will be included in the Final Environmental Assessment.

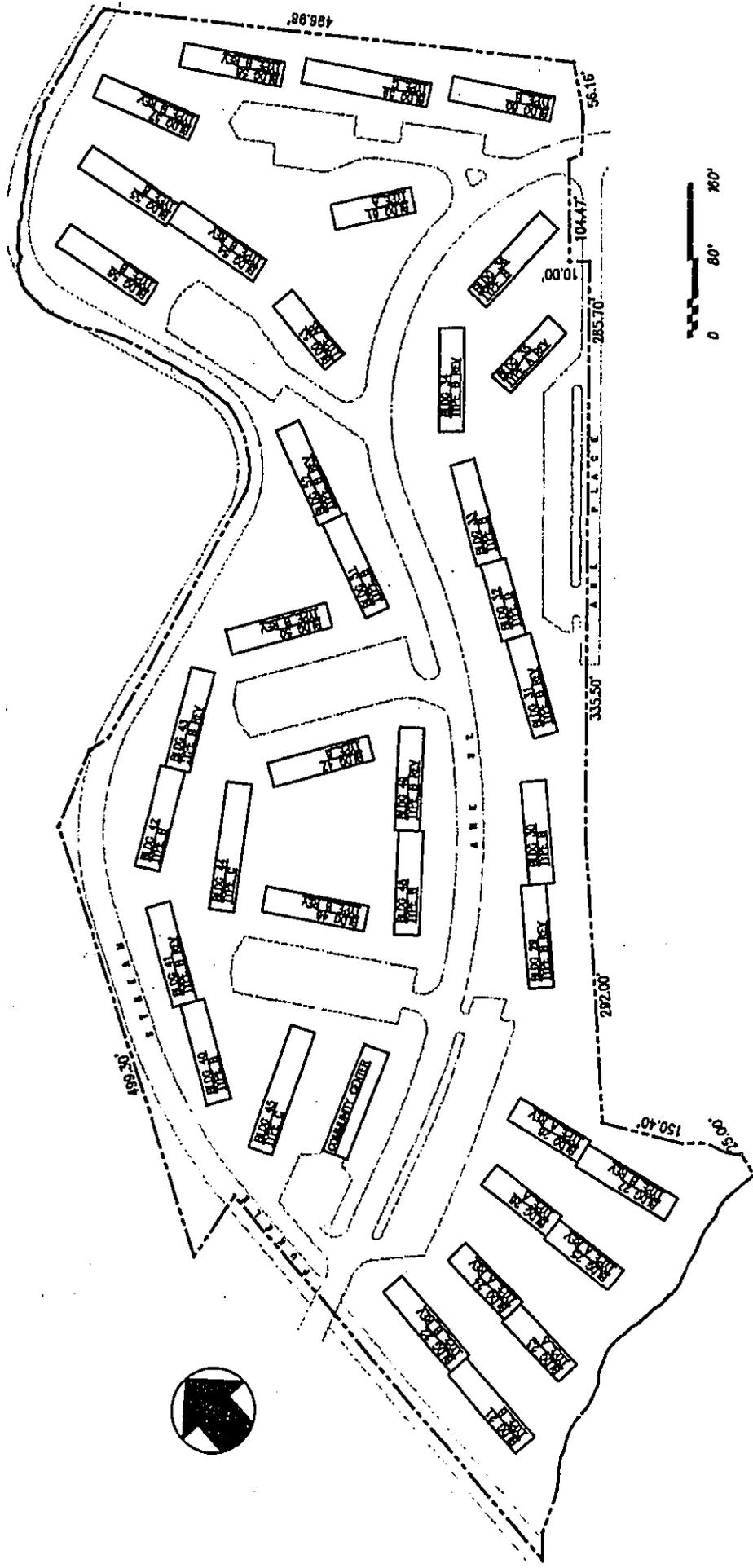
Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park
Gerald Park

Attachment

c: D. Nakamura, MHAH
R. Fraiolo, CPI



Palolo Homes II