

SEP 23 2004

LINDA LINGLE
GOVERNOR



STEPHANIE AVEIRO
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF HUMAN SERVICES
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

PAMELA Y. DODSON
EXECUTIVE ASSISTANT

IN REPLY REFER TO:

04:CMS/418

September 10, 2004

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

Dear Ms. Salmonson

**Subject: Final Environmental Assessment (FEA)/FONSI for Weinberg Village
Waimānalo (TMK 4-1-013:030) Facility Exemptions and Improvements**

The Housing and Community Development Corporation of Hawai'i has reviewed the comments received during the public review period which began on June 8, 2004. Based on our review, we have affirmed our determination that this project will not have significant environmental effects. Consequently, we have issued a Finding of No Significant Impact (FONSI). Please publish this notice in the September 23, 2004 OEQC *Environmental Notice*. ✓

We have enclosed a completed OEQC Publication Form and four copies of the Final EA. There has been no change to the project summary we submitted for the Draft EA. Please call the project consultant Mr. Perry White at (808) 550-4483 if you have any questions.

Sincerely,

Handwritten signature of Stephanie Aveiro in cursive.

Stephanie Aveiro
Executive Director, HCDCH

c: Lloyd Higa, Yamasato, Fujiwara, Higa & Associates, Inc.
Perry White, Planning Solutions, Inc.

Enclosures:

- (1) Final EA/FONSI, 4 copies
- (2) OEQC Publication Form

OFFICE OF
QUALITY CONTROL

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2004-09-23 FONSI
WEINBERG VILLAGE WAIMANALO
FACILITY IMPROVEMENTS

SEP 23

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FILE COPY

*Final Environmental Assessment &
Finding of No Significant Impact*

**WEINBERG VILLAGE, WAIMĀNALO
FACILITY EXEMPTIONS AND
IMPROVEMENTS**

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DEPT. OF LAND AND
NATURAL RESOURCES
QUALITY CONTROL

PREPARED FOR:
Yamasato, Fujiwara, Higa & Associates

PREPARED BY:
 PLANNING
SOLUTIONS

SEPTEMBER 2004

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1.0 DESCRIPTION OF THE PROPOSED ACTIONS

1.1 INTRODUCTION

The Housing and Community Development Corporation of Hawai'i¹ (HCDCH) owns the Weinberg Village Waimānalo, which is a transitional shelter for homeless families located on State of Hawai'i lands in Waimānalo, O'ahu (Figure 1-1). HCDCH has contracted the management of the facility to Holo Loa'a, a private non-profit organization. This Final Environmental Assessment (FEA) supports HCDCH's application to the City & County of Honolulu for a Special Management Area Use Permit (SMP) authorizing the construction of a new Community Center and for a permanent exemption from certain infrastructure developments required as conditions of the SMP that the City granted when the Weinberg Homeless Village was originally constructed.

The proposed Community Center would meet the Village's immediate need for space for its program activities and a gathering place for its residents. This would produce tangible benefits for its residents. HCDCH believes that a permanent exemption from the mandated infrastructure improvements would not adversely affect the surrounding community and that the cost savings that the exemption would provide would allow it to maximize the benefits of the public funds allocated for Weinberg Village.

This FEA is organized as follows:

- The remainder of Section 1 introduces the project area, describes the exemptions that HCDCH is seeking and the proposed Community Center, and outlines the costs and benefits of the proposed actions.
- Section 2.0 reviews the project alternatives considered (including No Action) and provides justification for the preferred course of action.
- Section 3.0 describes the project area and considers any unavoidable impacts of the proposed actions on its biological, physiographic, and socioeconomic aspects.
- Section 4.0 discusses the relationship of the proposed actions to applicable plans, policies, and controls (e.g., Special Management Area regulations, City and County Land Use and Zoning plans and policies, regional development plans).
- Section 5.0 provides justification for the determination of a Finding of No Significant Impact (FONSI) by addressing the significance criteria upon which a FONSI is based.
- Section 6.0 lists the literature consulted for the preparation of this FEA.
- Section 7.0 describes the consultation process associated with this FEA, including agencies, private organizations, and the public.

1.2 PROJECT AREA

The Weinberg Village (TMK: 4-1-013:030) occupies 3.018 acres of land in Waimānalo, O'ahu. The site is located along Kalaniana'ole Highway (State Highway 72) approximately 3.2 miles east of Castle Junction. It is situated on the *makai* side of the highway opposite its intersection with Humuniki Street. The Village is bound by Kahawai Stream on the east and by Saddle City Road on the west. The site is located in the State Urban Land Use District, is zoned for General Agriculture by the City & County of Honolulu, and is within the Special Management Area (SMA).

¹ Administered within the State Department of Human Services.

The Village received a Special Management Area Use Permit in 1993 from the City & County of Honolulu (City Council Resolution 93-292) for the construction of 41 housing units (HHA 1993; Section E). Currently, the Village consists of 30 housing units, a small administrative office, a laundry room, a parking lot, and designated areas for up to 11 future residential units (Figure 1-2).

As previously noted, Holo Loa'a manages the Weinberg Village Waimānalo as a transitional shelter for homeless families. Most of the approximately 120 residents are women and children who have sought shelter from abusive family situations. It has a daytime staff of three, one of whom also sleeps within the project at night.

1.3 DESCRIPTION AND BASIS FOR THE PROPOSED ACTIONS

This section: (i) describes the proposed actions and introduces their associated technical, economic, social, and environmental factors; and (ii) explains the purposes and needs they would serve. Section 1.3.1 describes the exemptions HCDCH is seeking and the justification for doing so. Section 1.3.2 provides details regarding the proposed Community Center and the benefits it will provide. Finally, Section 1.4 discusses the potential cost savings if the Village is exempted from the infrastructure improvements mandated by the 1993 SMP.

1.3.1 EXEMPTIONS

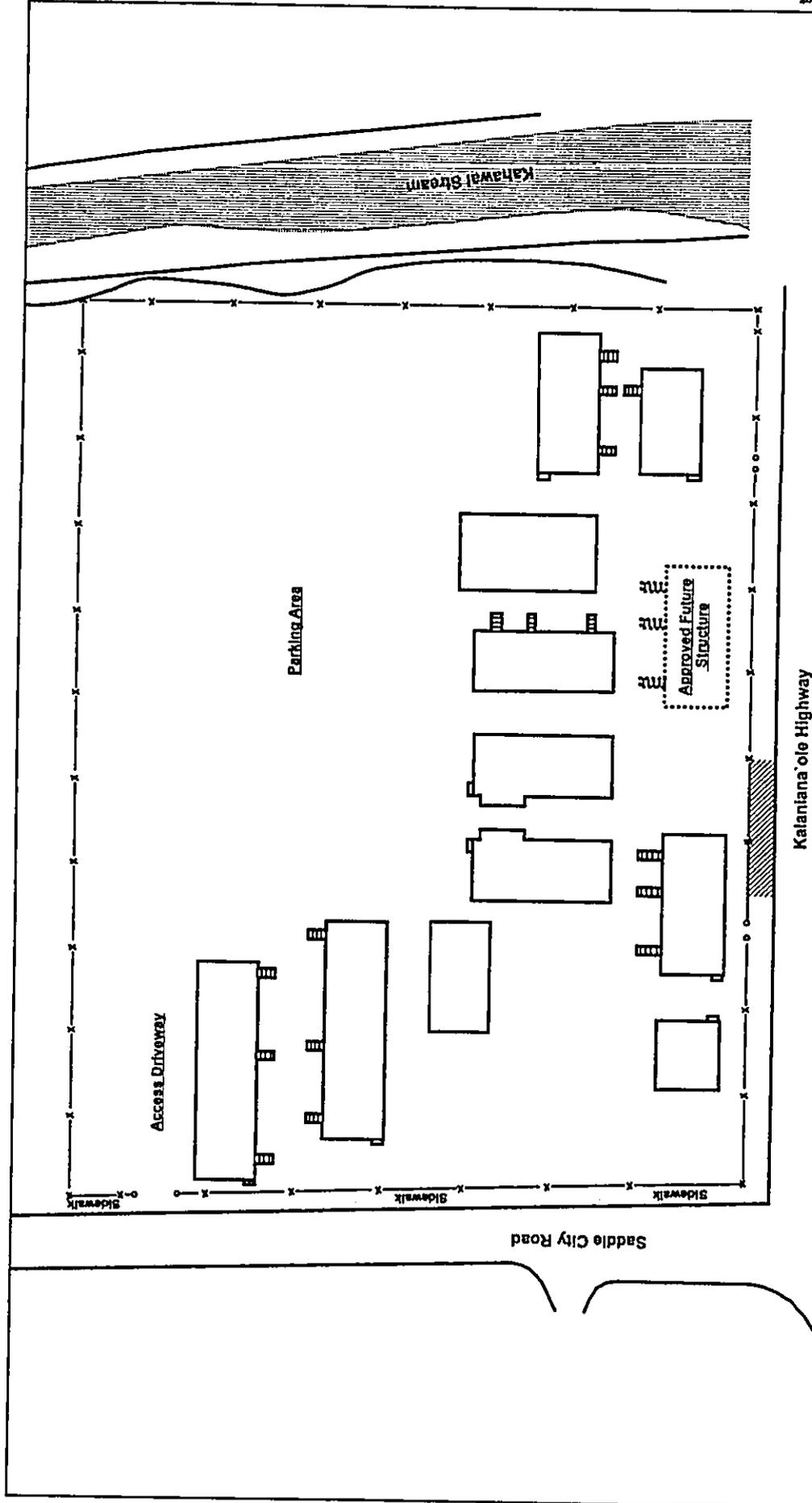
In 1993, the City Council of the City and County of Honolulu passed Resolution 93-292 granting an SMP for the construction of the facility. The State completed construction in 1994, and the Village has been used continuously for the homeless since that time.

In 1993, the City Council also passed Resolution 93-314 granting temporary exemptions from certain City requirements, including zoning restrictions and infrastructure improvements. A copy of this Resolution is included as Appendix A. The exemptions expired in 1998, and HCDCH has not yet completed certain of the infrastructure improvements for which the Resolution 93-314 exemptions were granted. These include (i) placing the electrical utility lines serving the facility underground, and (ii) constructing a gutter and sidewalk on the side of Saddle City Road opposite the Village. HCDCH is seeking permanent exemptions from all of these outstanding commitments under the provisions of Chapter 201G, Hawai'i Revised Statutes. This EA supports their request for permanent exemptions from the two infrastructure requirements (e.g., the undergrounding of utility lines and construction of a sidewalk/gutter).

Having reviewed current conditions and reflected upon its decade of experience with the Village, HCDCH has come to the firm belief that the costs of the infrastructure improvements required by the permit are not justified in terms of the community benefits that they would provide. Consequently, HCDCH is seeking a permanent exemption from both of these infrastructure requirements. Factors leading to HCDCH's request for permanent exemptions from these two requirements are outlined below.

1.3.1.1 Underground Placement of Utility Lines within the Weinberg Village

A plan view of the existing overhead utility lines is included in Figure 1-3. All of the other residences along Saddle City Road and the nearby businesses along Kalaniana'ole Highway are served by overhead lines. Consequently, the above ground lines within the Village are compatible with those found in adjacent areas and do not detract from the appearance of the area. Moreover, except for the poles that hold the electrical lines coming from the overhead distribution circuit on Kalaniana'ole Highway (two poles) and from Saddle City Road (one pole), the utility lines are all well within the Village and almost completely obscured from view outside of the Village. Finally, these utility lines have functioned without any major problems since the construction of the Village and do not appear to pose serious inconveniences or dangers to residents.



Prepared For:
Yamasato, Fujiwara, Higa & Assoc.

Prepared By:
 PLANNING SOLUTIONS

Sources:
-City & County of Honolulu GIS
-Paul Louie & Assoc.

Figure 1-2:
Weinberg Village Waimanalo Existing Facility Layout

Legend:
 - Approx. Parcel Bounds (dashed line)
 - Paved Areas (hatched pattern)
 - Stairs (stair symbol)
 - Bus Stop (hatched rectangle)

Scale:
0 25 50 100 150
Distance in Feet

North Arrow:
N

Project Title:
Weinberg Village Waimānalo SMP

Figure 1-2: Weinberg Village Waimanalo Existing Facility Layout 2004-06-27.dwg

DESCRIPTION OF THE PROPOSED ACTIONS

HCDCH estimates that replacing the existing overhead utility lines within the Village with underground service would cost approximately \$200,000. This course of action would constitute a significant expense with few perceived benefits to the Village or the surrounding community.

In light of these considerations and the other pressing needs for limited public funds, HCDCH believes that it is not worthwhile, either to the residents of the Village or to the surrounding community, to place these utility lines underground.

1.3.1.2 Installing Sidewalk along Kailua Side of Saddle City Road

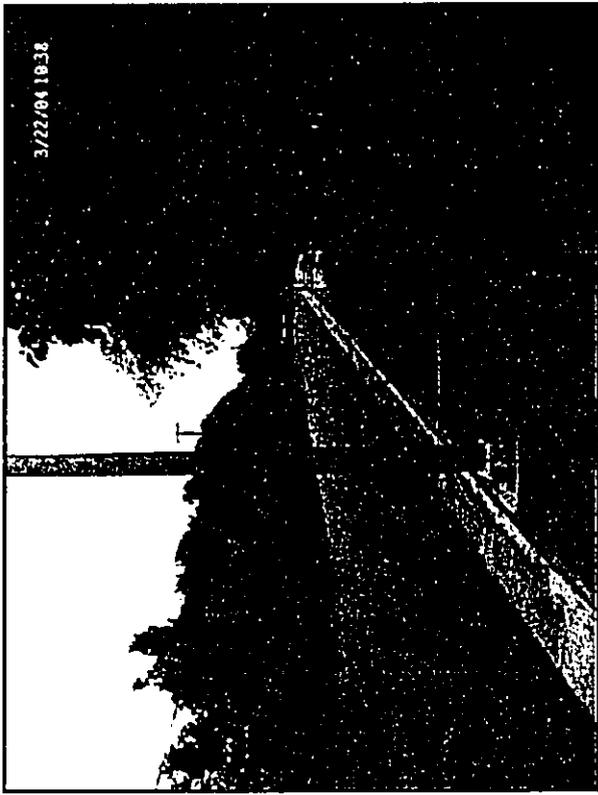
After evaluating the needs of the Village, the appearance of the surrounding area (see Figure 1-4), and the surrounding land uses, HCDCH has concluded that installing an additional sidewalk on the Kailua side of Saddle City Road would not produce any tangible benefit to the community. As discussed below, pedestrian traffic along Saddle City Road is extremely light. Most of the people who live along Saddle City Road reside in the Village, and they use either the existing sidewalk on the Village side of Saddle City Road or enter and leave the Village through the two pedestrian gates to the walkway alongside Kalaniana'ole Hwy. Only one home is located on the Kailua side of Saddle City Road where the additional sidewalk would be, and therefore the new sidewalk is likely to go completely unused. Furthermore, as discussed below, no sidewalk on either side of the road exists beyond the Village property, meaning that the new sidewalk would constitute only a disjointed segment. HCDCH feels that the costs of constructing a new sidewalk on the opposite side of Saddle City Road are not justified in terms of the anticipated benefits to the Village or to the surrounding community.

1.3.2 COMMUNITY CENTER

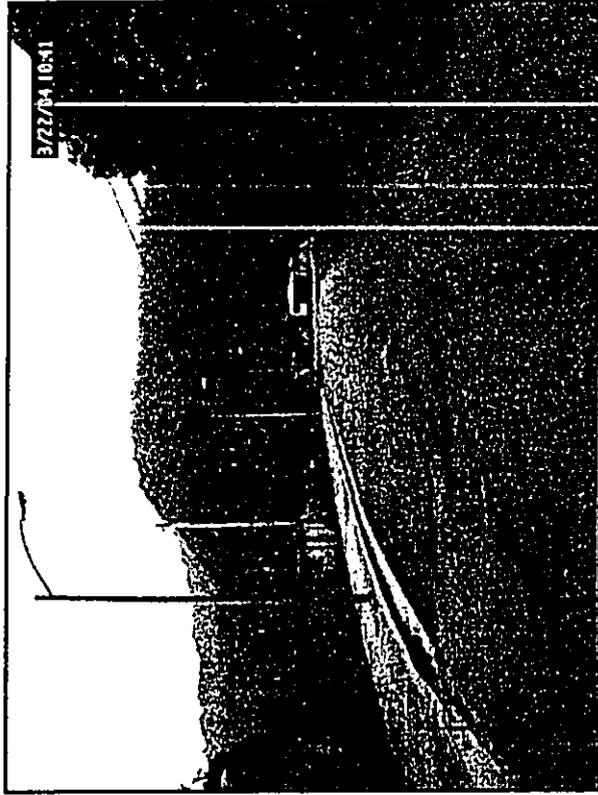
HCDCH is proposing to construct a new Community Center at the Village for administrative, educational, and recreational purposes. As shown in Figure 1-5, the approximately 2,200 square foot structure would be located on the west side of the property adjacent to Saddle City Road, between the existing office building and laundry facility. The proposed site is a flat, grassy area. Hence, no demolition and very little grading would be required. A preliminary plot plan and an elevation are presented in Figure 1-6 and Figure 1-7, respectively.

Among other things, the Center would become the locus for monthly Village meetings, adult training courses, church services, tutoring, pre-school classes, and outreach events by local organizations, all of which are presently held in the cramped office building, laundry room, or out on the lawn. These existing facilities are unable to accommodate the residents and lack storage space for educational materials. For example, attendance at monthly meetings for the dozens of adult residents is mandatory, yet the meeting space is the size of a small living room, with only one couch. Pre-school classes are often forced to convene in the inappropriate and potentially dangerous setting of the laundry room, and *keiki* and teachers must bring their supplies and toys to class daily. Moreover, there is currently no place for the Village to set up eighteen recently donated computers for which free resident training has been offered by the donor once there is an appropriate facility.

RECEIVED AS FOLLOWS



A. Looking northward along Saddle City Road from Kalaniana'ole Highway.



B. Looking southward along Saddle City Road from Kalaniana'ole Highway.

Figure 1-5 Views of Sidewalk 2004-04-27.cdr

Prepared For:

Yamasato, Fujiwara, Higa & Assoc.

Prepared By:



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SOLUTIONS

Source:

Photos by PSI, Inc.

Figure 1-4:

Views of Sidewalk System
Adjacent to Saddle City Road
Weinberg Village

Weinberg Village Waimānalo
SMP

RECEIVED AS FOLLOWS

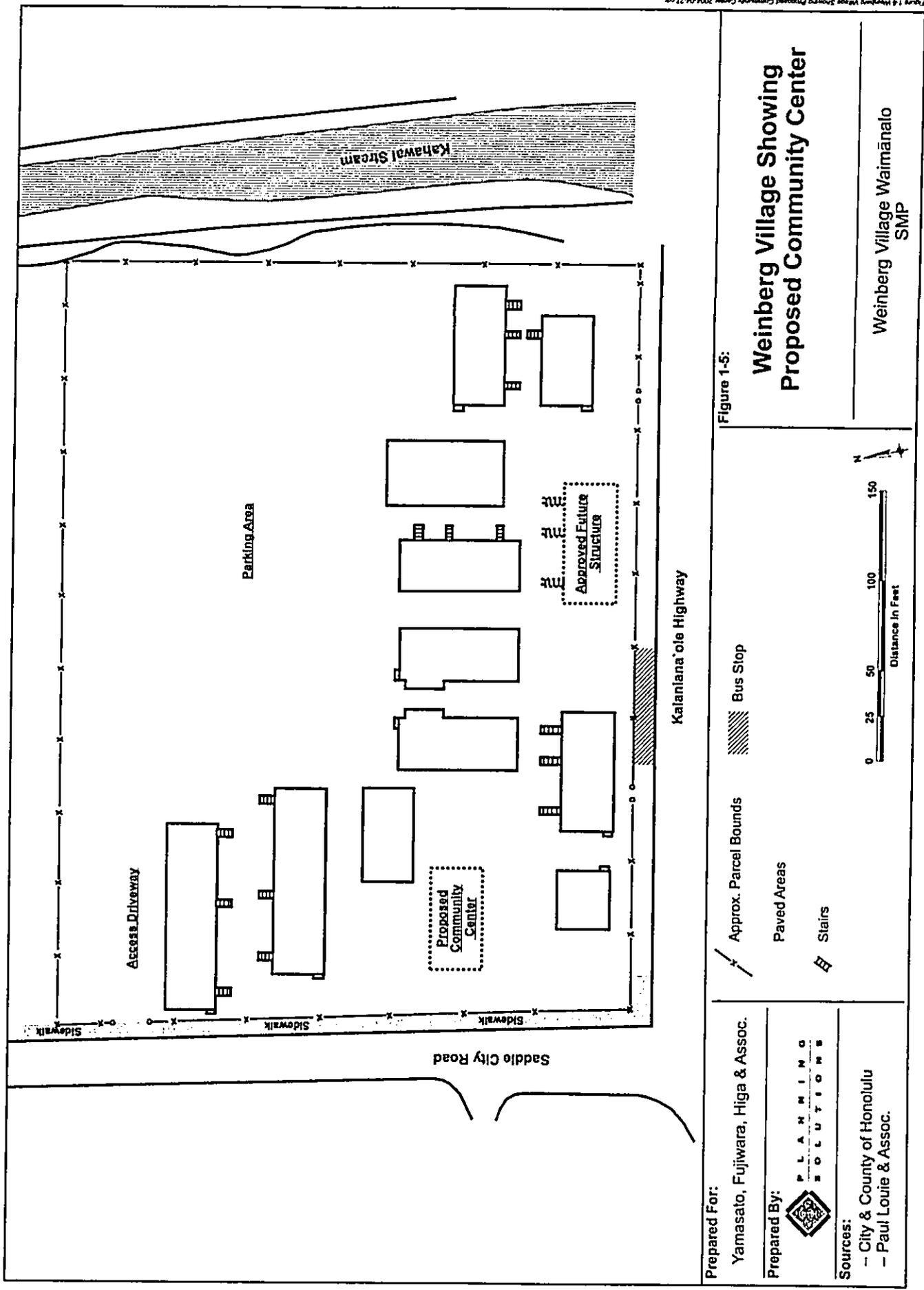


Figure 1-5 Weinberg Village Showing Proposed Community Center 2004-04-27 10

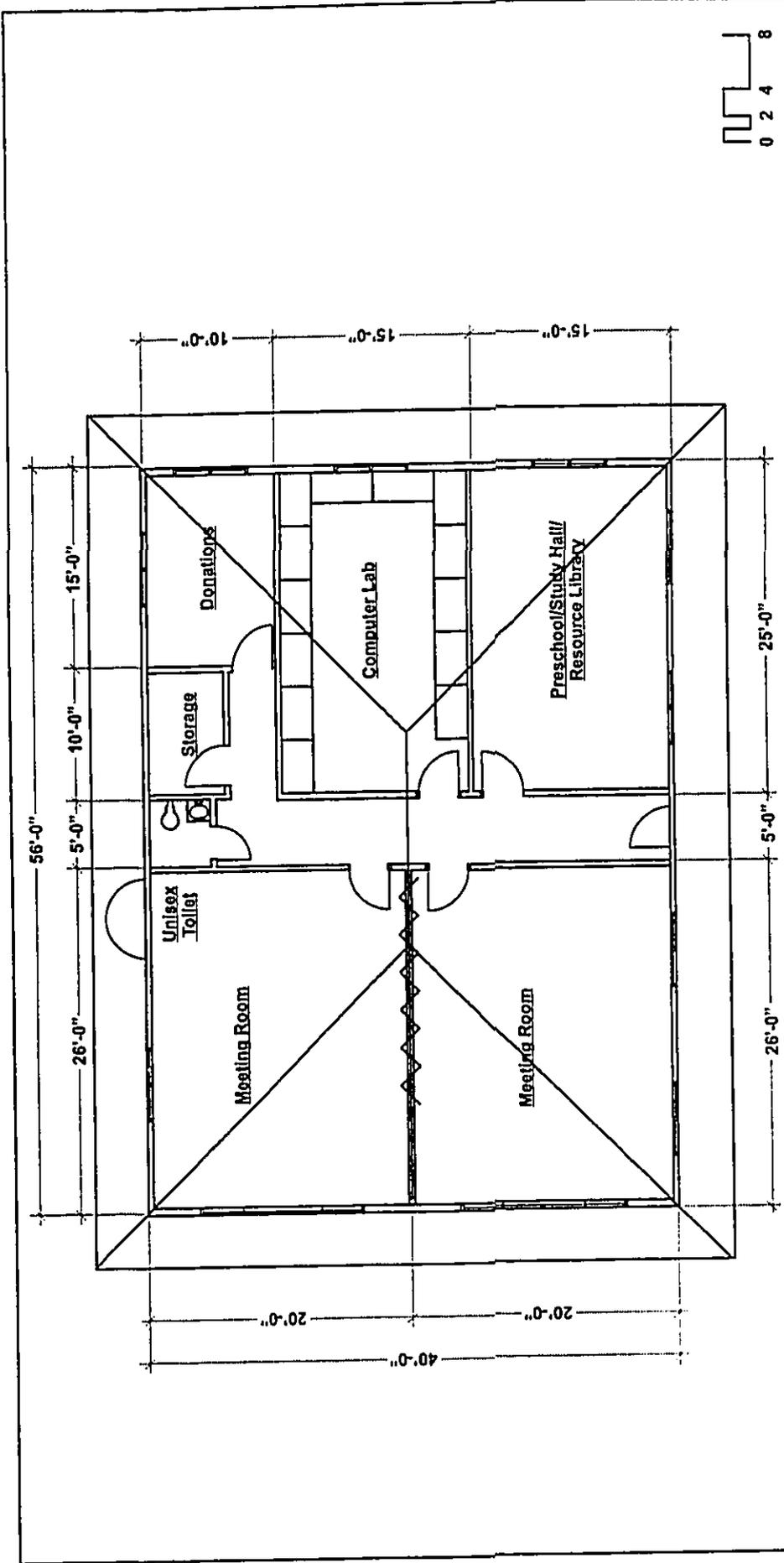
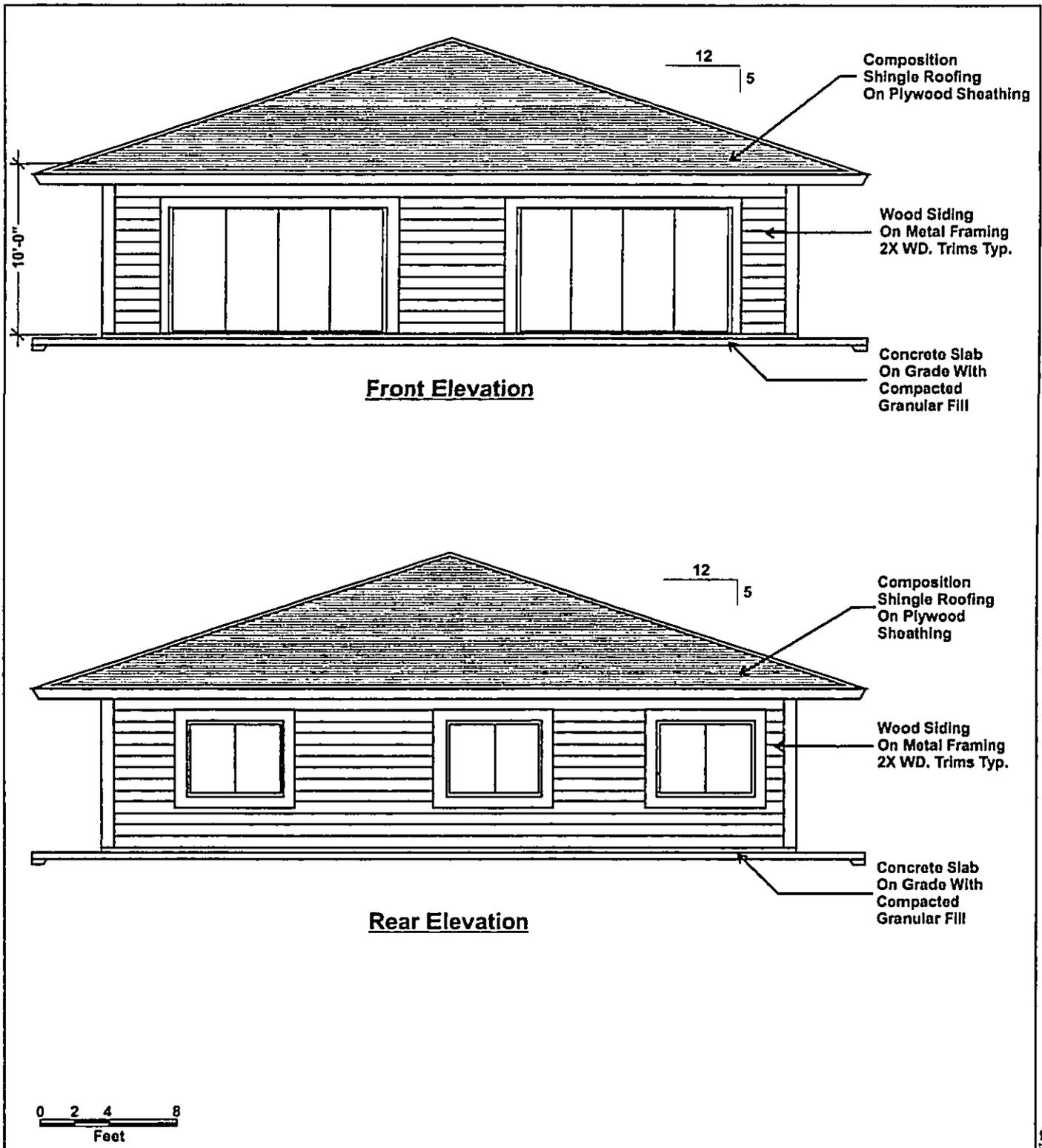


Figure 1-6:

<p>Prepared For: Yamasato, Fujiwara, Higa & Assoc.</p>	<p>Community Center Preliminary Plot Plan</p>
<p>Prepared By:  P L A N N I N G S O L U T I O N S</p>	<p>Weinberg Village Waimānalo SMP</p>
<p>Source: Yamasato, Fujiwara, Higa & Assoc.</p>	



Prepared For:
Yamasato, Fujiwara, Higa & Assoc.

Prepared By:

PLANNING SOLUTIONS

Source:
Yamasato, Fujiwara, Higa & Assoc.

Figure 1-7:

Proposed Community Center Elevation

Weinberg Village Waimānalo SMP

Figure 1-8 Community Center Preliminary Elevation 2004-04-27.dwg

DESCRIPTION OF THE PROPOSED ACTIONS

The proposed Community Center will also provide a place to organize donations. The current arrangement, in which donations are dropped off unsupervised at the curb, causes problems of breakage and unequal distribution of goods among residents. Providing an organized donation area at the Center will ensure that the donations can be properly handled and dispersed.

With all of these needs in mind, the design for the proposed Community Center provides the following (see Figure 1-6):

- A large common room to accommodate Village meetings, parties, and church services.
- A permanent computer lab providing resident access to software, classes, and possibly Internet access.
- A room exclusively for pre-school classes and tutoring where books and teaching materials can be safely stored between classes.
- A donation room for storage and distribution of donated clothes, toys and small appliances to the residents of the Village.
- A restroom for Village residents and visitors.
- Open space between the office and the laundry room for outdoor games, events, and landscaping.

A preliminary cost estimate for the construction of the Center is included in Table 1-1. Funding for the Center is currently being sought from private and government sources but has not at this time been committed. HCDCH estimates that it will take approximately six to eight months to construct the Center once funding and permits are obtained.

The prospective benefits to the Village residents of constructing the Community Center as described above are substantial. The Center would enhance the quality of the educational and recreational environment for all residents, improve the working environment within the office building, and potentially allow the Village residents to become self-sufficient more quickly by providing computer access and training. Thus, not only the Village residents, but also the employees and the surrounding community stand to benefit from the addition of the Community Center to the Weinberg Village facility. Moreover, as discussed below, the small, one-story facility is unlikely to disrupt the appearance or aesthetic qualities of the area since it will be nearly invisible from Kalaniana'ole Highway and will be placed amidst existing structures. Section 3.0 discusses the potential impacts of the Community Center in further detail.

1.4 COST OF THE PROPOSED ACTION

Table 1-1 presents the estimated costs for the proposed Community Center and the cost savings that would result from the exemptions being sought.

Table 1-1 Preliminary Project Cost Estimates

<i>Item</i>	<i>Estimated Cost</i>
Community Center	\$336,000
No Undergrounding of Utility Line (Savings)	(\$200,000)
No Construction of Saddle City Roadway Improvements (Savings)	(\$20,000)
Note: The cost and savings estimates are preliminary. They are based on experience with similar projects rather than detailed project-specific engineering studies.	
Sources: Yamasato, Fujiwara, Higa & Associates	

2.0 ALTERNATIVES CONSIDERED

This report examines the environmental impacts of the following four Alternatives.

2.1 THE PROPOSED ACTION: PERMANENT EXEMPTIONS & NEW COMMUNITY CENTER

Under this Alternative, the City Council would grant the Village permanent exemption from the requirements to place the electrical utilities underground within the Village and to construct a sidewalk and stormwater gutter on the western side of Saddle City Road opposite the Village. The City Council would also issue a Special Management Area Use Permit (SMP) for the construction of a new Community Center in the Village.

2.2 NO ACTION ALTERNATIVE

Under this Alternative, the Village would be required to place the electrical utilities underground within the Village and to construct a sidewalk and stormwater gutter on the opposite side of Saddle City Road from the Village. No new Community Center would be built for the Village.

2.3 DELAYED FULFILLMENT OF INFRASTRUCTURE REQUIREMENTS

Under this Alternative, the City Council would grant the Village another temporary exemption from the requirements to place the electrical utilities underground within the Village and to construct a sidewalk and stormwater gutter on the opposite side of Saddle City Road from the Village. In combination with the extension, the City Council would issue an SMP for the construction of the Community Center.

2.4 EXEMPTION FROM INFRASTRUCTURE REQUIREMENTS WITH NO COMMUNITY CENTER

Under this Alternative, the City Council would grant the Village exemption from the requirements to place the electrical utilities underground within the Village and to construct a sidewalk and stormwater gutter on the opposite side of Saddle City Road from the Village. It would not issue an SMP for the Community Center.

3.0 AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION

This chapter provides the following for each of the resources that could be affected:

- A brief description of the resource;
- An assessment of any potential impacts on that resource; and
- A discussion of the measures that will be used to mitigate unavoidable adverse effects.

The discussion focuses principally on those resources for which some effect is possible. Where appropriate, it discusses differences between the four alternatives.

3.1 TOPOGRAPHY, LANDFORMS, AND SOILS

3.1.1 EXISTING CONDITIONS

The Weinberg Village, like most of the Waimānalo community, is located on alluvial deposits lying at the foot of the Ko'olau Pali, or line of cliffs, that form the major relief on the eastern side of O'ahu (Macdonald, Abbot, and Peterson 1983). The topography is relatively flat, with slopes near the site averaging approximately 1% toward the ocean. The elevation at the Village is between 10 to 20 feet above sea level, averaging 15 feet, and the land generally slopes away from Saddle City Road. The soil type at the site is Kaloko clay (noncalcareous variant). This soil generally exhibits slow permeability and runoff, with a very low erosion hazard (Foote et. al 1972).

3.1.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. As Figure 1-5 shows, the site selected for the Community Center is already flat. Consequently, its construction would involve very little soil disturbance or change in existing topography. Moreover, the site has already been dedicated to the Village, so neither constructing the Center nor leaving the site as is would affect the availability of agricultural land in the area.

Sidewalk and Electrical Lines. If the exemptions being requested were granted, it would not be necessary to construct the second sidewalk or to place the utility lines underground. This continuation of present conditions would have no effect on topography, landforms, or soils. If the exemptions are denied, HCDCH will have to remove the poles supporting the existing overhead lines, excavate trenches to hold the lines, and return the ground surface to its original condition. It would also have to construct approximately 340 linear feet of new sidewalk. None of these changes would substantially affect topography or soils.

Thus, none of the Alternatives considered here have the potential to cause substantial impacts to the topography, landforms, or soils in the area.

3.2 DRAINAGE AND WATER QUALITY

3.2.1 EXISTING CONDITIONS

The annual rainfall in the Waimānalo area near the Village² averages approximately 40 inches, with over half of this rainfall (22.4") occurring from November to February. The Village is adjacent to Kahawai Stream, a small tributary of Waimānalo Stream (Figure 3-1) with average flows of between 1 and 2 cubic feet per second (DOH 1998). Both Waimānalo Stream and Kahawai Stream are classified by the State of Hawai'i Department of Health as Water Quality Limited Segments, subject

² Rainfall and temperature data are from the Waimanalo Experimental Farm, located 1.2 miles to the south at an elevation of 60 feet.

to Section 303(d) of the Clean Water Act (DOH 2002). However, stormwater from the Village parcel does not drain into the stream directly, but into the agricultural lands to the north.

As shown in Figure 3-2, the runoff from rain falling on the Village collects in the parking lot, where it tends to pond, before exiting the property into the agricultural land on its *makai* side at a point about 250 feet from Kahawai Stream. The Village represents a very small portion of the area tributary to the stream. Portions of it, mostly within the parking lot area, are within the Flood Insurance Rate Map Special Flood Hazard Area (Flood Hazard Zone AE; see Figure 3-3). As noted above, the average elevation of the property is 15 feet above sea level. The Base Flood Elevation for the AE Zone that is on the property is 16 feet, and all of the structures on the property have floor levels that are above this level. The Village is not in a Tsunami Evacuation Zone or seismically active zone.

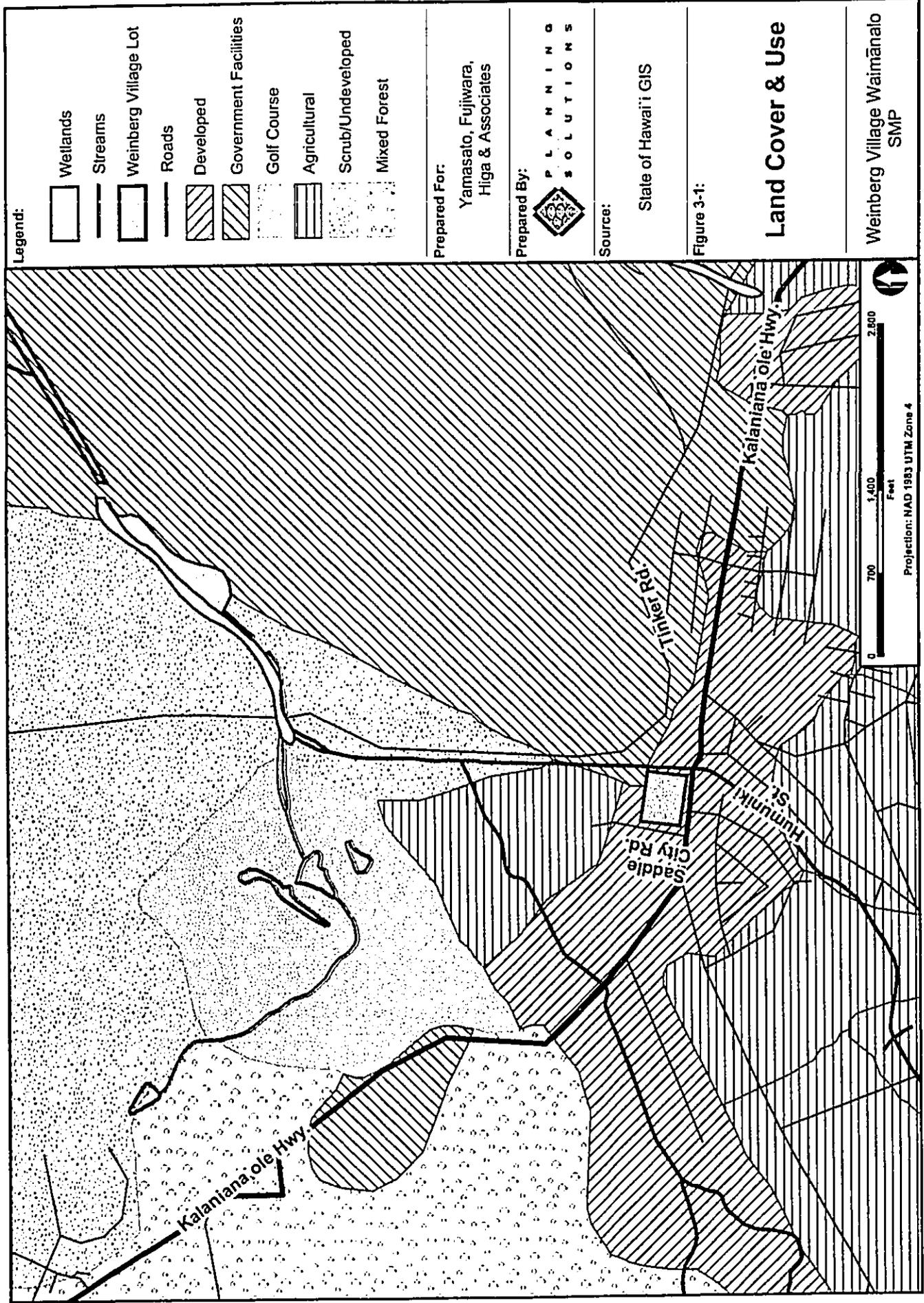
3.2.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. Construction of the Community Center would slightly increase the impervious area in the Village. However, the percentage change would be so small (less than 2 percent) that it would not substantially alter the total volume of stormwater runoff. It would not alter the existing runoff pathways, which would continue to be through the parking lot and into the adjoining Agricultural land (Figure 3-2). The site chosen for the Community Center is not in the AE zone and would not be subject to the Base Flood Elevation requirements. Thus, the Community Center would not be at substantial risk for flooding.

Sidewalk and Electrical Lines. The preferred alternative, which involves retaining the existing single sidewalk along Saddle Road adjacent to the Village and the existing overhead utility lines, does not have the potential to affect drainage or water quality. Consequently, it would be marginally more protective of water quality than the alternative of installing the infrastructure that was mandated as a condition of the 1993 approvals. However, the difference between the alternatives is very slight.

The alternative of installing the facilities required as conditions of the original approval would not alter drainage patterns except in the small area immediately adjacent to the curbs. Neither would it increase the impermeable surface sufficiently to alter runoff volumes or quality measurably. The new gutter and sidewalk would not be constructed beyond the road segment adjacent to the Village, so the increase in channelized flow would be only local; at the termination of the new gutter, stormwater would once again travel via sheet flow along the roadway and into the nearby agricultural lands. Finally, the new sidewalk and gutter would not be in areas where they would be exposed to potentially damaging flooding.

The contractor will be required to employ Best Management Practices, including silt fences and other techniques as required to minimize any offsite transport of soil that could be entrained by stormwater runoff from soil disturbed by the construction of the Center, sidewalk, or burial of the utility lines. Thus, no substantial impacts to surface waters would be expected from any of the Alternatives considered in this report.



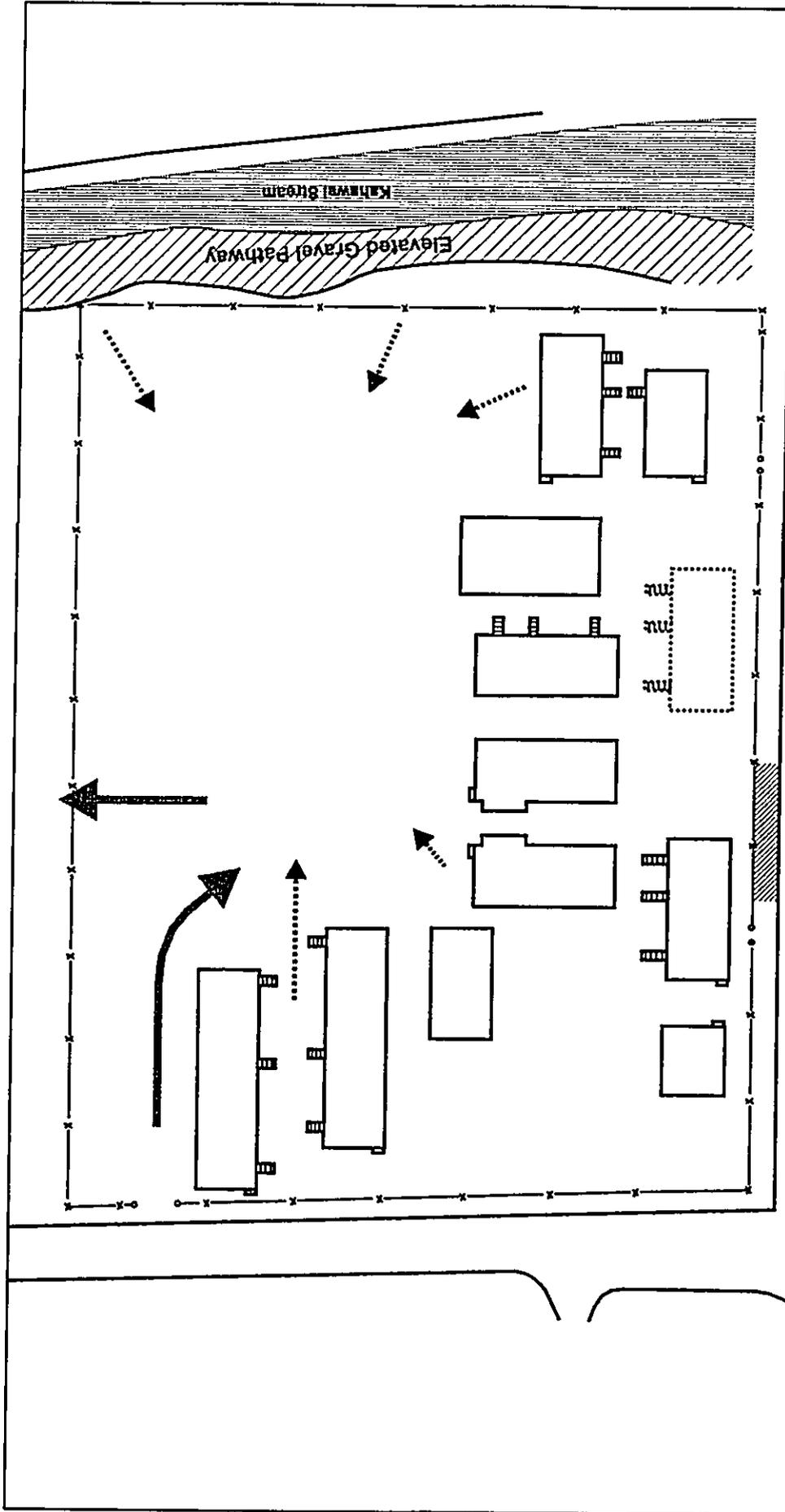


Figure 3-2: Surface Runoff at Weinberg Village Waimānalo

Surface Runoff at Weinberg Village Waimānalo

Weinberg Village Waimānalo SMP

Legend:

- Channelized Flow
- Sheet Flow
- Approx. Parcel Bounds
- Paved Areas
- Stairs
- Bus Stop

0 25 50 100 150
Distance in Feet

N

Prepared For:
Yamasato, Fujiwara, Higa & Assoc.

Prepared By:
 PLANNING SOLUTIONS

Sources:
- City & County of Honolulu
- Paul Louie & Assoc.
- Drainage arrows compiled by PSI, Inc.

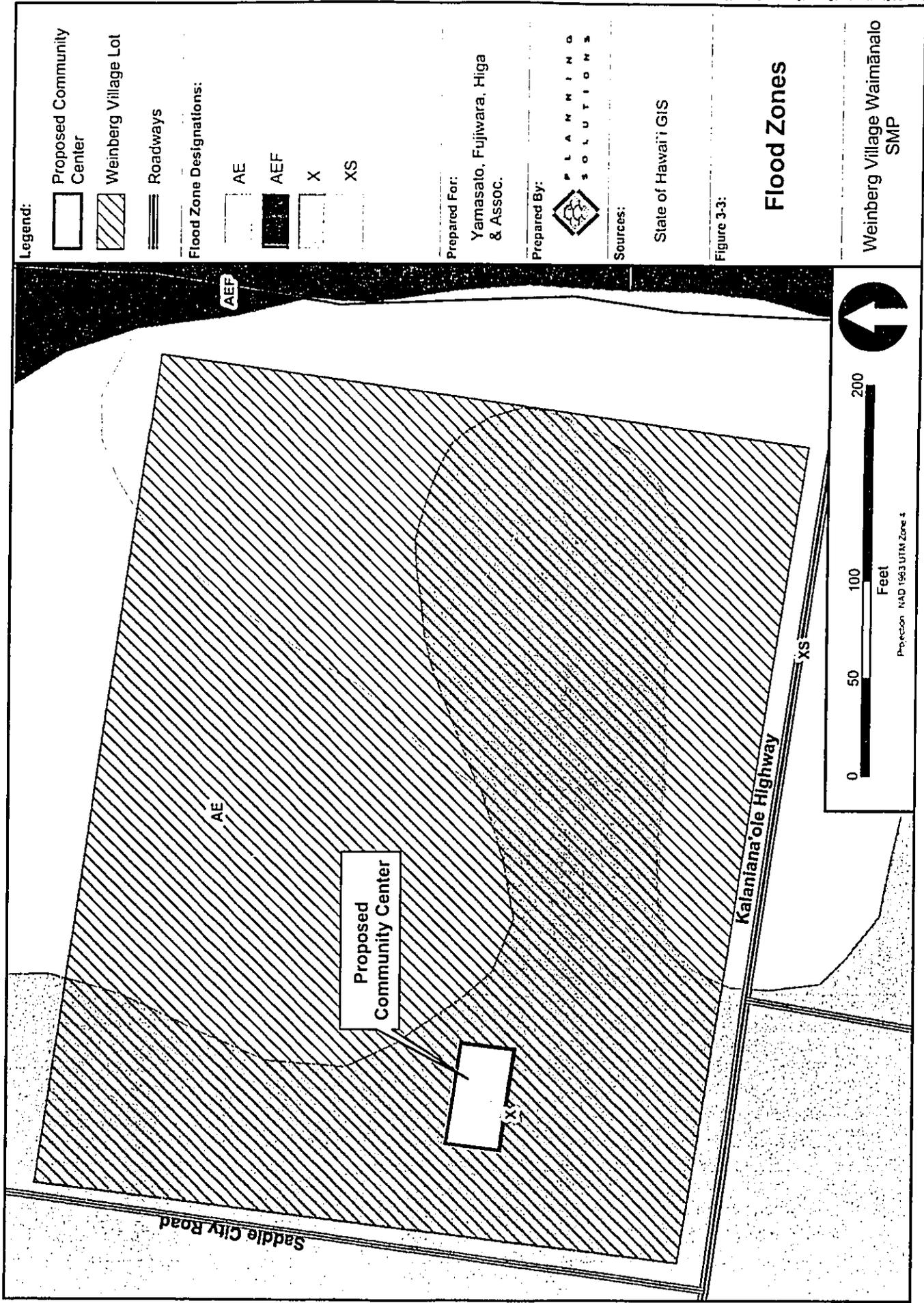


Figure 3-3 Flood Level and Town/Community Evolution 2004-47.mxd

3.3 AQUATIC RESOURCES

3.3.1 EXISTING CONDITIONS

Kahawai Stream has been extensively modified from its natural state and passes through one of the most densely populated areas of Waimānalo. The stream is not on the Nationwide Rivers Inventory (USDOI 2004) of exceptionally valuable waterways, and no threatened or endangered species occupy the stream. The nearest downstream wetland is the semi-permanent, palustrine margin of Waimānalo Stream approximately 0.6 miles below the Village at the point where Kahawai Stream empties into it (see Figure 3-1). The stream receives no direct runoff from areas that would be affected by the proposed actions.

3.3.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. Construction of the Community Center would be undertaken using appropriate Best Management Practices (BMPs) to minimize or eliminate the entrainment of disturbed soil into stormwater runoff. This, together with the fact that runoff from the area proposed for the Community Center does not have the opportunity to flow directly to the stream means that the potential for adverse effects is nearly absent.

Sidewalk and Electrical Lines. The preferred alternative avoids work on the existing utility lines and on a second sidewalk. Consequently, the aspect of the proposed action does not have any potential to affect aquatic resources adversely.

The work that would be required to relocate the utility lines underground and/or to construct a second sidewalk does entail earth disturbance and other activities that, under some circumstances, could adversely affect aquatic habitat. However, because of the very limited scale of the construction that would be required, its location relative to the existing drainage patterns, the required use of construction Best Management Practices, and the separation from aquatic habitat, the alternative of constructing the infrastructure as required by the original permit conditions has extremely limited potential to impact aquatic habitat.

3.4 TERRESTRIAL FLORA AND FAUNA

3.4.1 EXISTING CONDITIONS

Prior to the construction of the Weinberg Village, the Waimānalo Dairy used the land as pasture for cattle. During a site visit conducted for the original assessment of the site prior to the construction of the Village, no rare, threatened or endangered species of flora or fauna were found at the site (HHS 1993). No habitat particularly suitable for rare or endangered species was observed during the site visits made during preparation of this report and none are believed to be present.

The dominant natural flora of this area prior to development was panicum or Guinea grass (*Panicum maximum* Jacq.) in the drier areas and California grass (*Brachiaria mutica*) in the low-lying, wetter areas. The northwest side of the site had a grove of ironwood trees that was removed for the construction of the Village. Presently, the grounds of the Village are landscaped and include species such as Bermuda grass and Bermuda grass hybrids, ginger (*Zingiber spp.*), hibiscus (*Hibiscus spp.*), crotons (*Croton spp.*), plumeria trees (*Plumeria spp.*), kukui trees (*Aleurites moluccana*), and other decorative varieties.

The natural fauna of this area includes many species of alien birds, such as cattle egrets (*Bubulcus ibis*), pigeons and doves (e.g. *Columbia livia*, *Streptopelia chinensis*, and *Geopelia striata*), sparrows, finches (e.g. *Passer d. domesticus* and *Carpodacus mexicanus frontalis*), common myna (*Acridotheres tristis*), and others. The area also hosts feral dogs (*Canis familiaris*) and cats (*Felis catus*) as well as rodents.

3.4.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. The proposed Community Center would occupy approximately 2,200 square feet of land that is now covered with lawn grasses. It would displace the existing flora and fauna from this area. Because the affected area consists of non-native lawn grasses, this vegetative change is not significant. The small reduction could affect birds that exhibit a preference for such areas, but none of those is rare or endangered, and the change would be very slight.

Sidewalk and Electrical Lines. Construction of the sidewalk and gutter and the underground placement of the utility lines could both temporarily displace some of the local fauna. However, only the displacement caused by the sidewalk would be permanent, and neither would cause substantial changes. These construction activities would only result in the alteration of small areas that are currently gravel, lawn, or are landscaped with ornamental plants. Thus, none of the Alternatives will cause substantial impacts to terrestrial flora or fauna.

3.5 AIR QUALITY

3.5.1 EXISTING CONDITIONS

No nearby air quality data are available for the Village. The most significant emission source is vehicles passing on Kalaniana'ole Highway, but traffic volumes are modest, there are no traffic lights close by to retard the flow of traffic, and the prevailing winds carry automobile exhaust emissions away from, rather than toward, the site. This, and its location away from major sources of industrial pollutants, suggests that air quality is generally good. Consequently, it is believed that ambient air quality standards are currently being met.

3.5.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. The Community Center will only serve residents of the complex. Consequently, it will not increase vehicle traffic and its associated emissions. None of the activities that will take place there has the potential to affect air quality. Some increase in fugitive dust emissions is likely for a short period during the early phase of construction when the site is being cleared. However, this will persist for no more than a few weeks, after which emissions would return to their present levels.

Sidewalk and Electrical Lines. The proposed action avoids the need to install the sidewalk and underground infrastructure that was required by the original approvals. It does not have the potential to alter air quality. If the sidewalk, gutter, and underground utility infrastructure are installed, there will be a minor and temporary increase in fugitive dust and construction equipment exhaust emissions. However, these would be localized and short-term, and would not substantially affect the air quality of the area. No substantial impacts to air quality would result from any of the project Alternatives.

3.6 NATURAL HAZARDS

The Village is not in a Tsunami Evacuation Zone or seismically active zone. Neither is it in an area that is particularly susceptible to wind storms, high waves, or other natural hazards. Thus, none of the Alternatives considered in this report would expose residents to these natural hazards.

3.7 ARCHAEOLOGICAL, HISTORIC, AND CULTURAL RESOURCES

3.7.1 EXISTING CONDITIONS

Prior to the construction of the Village, the land had been leased and used as pastureland by Waimānalo Dairy. In 1993, the State Historic Preservation Division reviewed the Final EA for the

Weinberg Village and indicated that no significant historic or archaeological features exist within the parcel. The SHPD's comments on the Draft EA reiterated its "no effect" determination.

3.7.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. The Community Center would be constructed on a concrete slab with compacted granular fill, and thus would permanently cover the 2200 square-foot area for which it is proposed. However, as the area is currently open lawn and no archaeological, historic, or cultural resources have been detected there previously, the Center is unlikely to affect any historic or archaeological resources. Furthermore, if any human remains or artifacts are unearthed during the minor grading required in preparation of the site, construction will halt and the State Historical Preservation Division of the Department of Land and Natural Resources (SHPD) will be contacted.

Sidewalk and Electrical Lines. The proposed action does not involve the construction of new sidewalks or the installation of underground electrical lines. Consequently, this aspect of the proposal does not have the potential to adversely affect archaeological, historic, or cultural resources.

If sidewalk, gutters, and underground utilities were installed as required by conditions of the original approval, additional subsurface work would be required. While there is no evidence that it would unearth anything, there is always the possibility that workers would encounter artifacts, human remains, or other items that require investigation and/or preservation.

In order to mitigate potential adverse effects should any unexpected remains be encountered, any construction contract made by HCDCH for work on the parcel will stipulate that, should any artifact or burial site be encountered during construction, all activities would halt and the State Historical Preservation Division of the Department of Land and Natural Resources (SHPD) would be notified. It will provide that work may be resumed only after consultation with the SHPD is completed and a monitoring program is in place. Thus, none of the Alternatives considered would cause substantial impacts to archaeological resources. Because there would be no change in use of the property that would result from any of the Alternatives being considered, there would be no potential for impacts to local cultural resources.

3.8 NOISE

3.8.1 EXISTING CONDITIONS

Currently, contributions to the noise levels at the Village come primarily from vehicles traveling on Kalaniana'ole Highway, and noise levels are highest on the *mauka* portion of the Village. Other noises come from the normal domestic activities in the Village such as the use of electrical appliances (washers, driers, vacuum cleaners, etc.) and children playing in the open areas.

3.8.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. Construction of the Community Center would slightly increase noise levels within the complex during working hours. This would be noticeable to residents of the units immediately adjacent to the Community Center site. Noise from other sources, principally vehicular traffic on Kalaniana'ole Highway, would largely mask the noise from those residing in other areas. The change would be small and temporary. No construction-noise permit is likely to be needed.

The Community Center is intended in part to accommodate activities that now take place elsewhere in the Village. It would not generate additional vehicular traffic beyond the construction phase. To the extent that it simply results in a transfer of those activities from the existing office, laundry room, and lawn to the new venue, no noise increase would occur.

The availability of the additional space may slightly increase the total volume of educational, administrative, and recreational activities on the site. Proper selection and scheduling of activities in

the new Community Center will ensure that noise from potentially altered use patterns does not have a substantial adverse effect on nearby areas.

Finally, it should be noted that many of the noisier activities that might occur in the Community Center are presently taking place in outdoor areas where they are much more audible to those in the surrounding areas. As such, the Community Center may occasionally buffer noises created by these activities rather than increasing them.

Sidewalk and Electrical Lines. The preferred alternative would avoid constructing a new sidewalk and placing utility lines underground and therefore would involve no noise impacts from such activity. If the exemption being requested is not granted and these must be provided, work related to construction would slightly increase noise levels within the complex during working hours. This would be noticeable to residents of the units immediately adjacent to the site. Noise from other sources, principally vehicular traffic on Kalaniana'ole Highway, would mask the noise from those residing in other areas. The change would be small and temporary. No construction-noise permit is likely to be needed.

Thus, in summary, the construction activities associated with construction of the Community Center, sidewalk and gutter, or underground placement of the utility lines would all cause short-term and minor increases of ambient noise levels. Operation of the Community Center would cause a small decrease in noise due to moving some of the ongoing activities indoors. Overall, none of the Alternatives considered would cause substantial noise impacts.

3.9 VISUAL AND AESTHETIC RESOURCES

3.9.1 EXISTING CONDITIONS

Waimānalo is mostly rural, and its scenic resources near the project site include lush foliage along the roadside and good views of the Ko'olau Mountains. The Village is screened from the highway and surrounding residences by landscaping that softens its appearance and helps it blend into its surroundings. Its low-rise nature is consistent with that of other residences in the area, and it produces less vehicular traffic on a per-unit basis than do surrounding areas. The generous open space between units and in the parking area helps prevent a sense of crowding, and its location adjacent to Kahawai Stream adds to the sense that residents are in the "country".

3.9.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

Community Center. As is evident from Figure 1-5, the Community Center will be mostly obscured from sight from the Kalaniana'ole Highway by the screening landscape vegetation along the Village's mauka side and will be partially visible only from a short segment of Saddle City Road adjacent to the site. Constructing the Community Center would slightly increase the density of structures, but not so much as to fundamentally alter the Village's rural character. The Center will not impair any public views of the mountains, and it will not alter the rural character of the neighborhood.

Sidewalk and Electrical Lines. By adopting Alternative 1, HCDCH will construct the Community Center and will obtain a permanent exemption from the requirement to build the sidewalk and gutter on Saddle City Road and to place the Village utility lines underground. Exemption from the requirement to construct the sidewalk and gutter will have a minor positive impact on the rural character of the neighborhood by avoiding an addition of paved area, but will have no impact on public views. Exemption from the requirement to place the Village utility lines underground will have a minor negative impact on the rural character of the area, since the lines will remain partially visible from outside of the property. However, this impact will be small. The most visible poles are the ones that receive the lines from the overhead distribution circuits along the Kalaniana'ole Hwy. and Saddle City Road, and these will have to remain to perform their function.

3.10 LAND USE

3.10.1 EXISTING CONDITIONS

As shown in Figure 3-4, the Village is on land that is zoned for agriculture (Ag-2, General) by the City & County of Honolulu. It is also within the Urban State Land Use District. As shown in Figure 3-1, the land uses surrounding the Village are primarily rural and low-density residential.

3.10.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

The original SMP that authorized the development of the Village (see Appendix A) granted the facility exemptions from the requirements that restrict the construction of multi-family dwellings within the Ag-2 areas. The project Alternatives do not change the land use from that authorized in the original SMP. Thus, none of the Alternatives has the potential to impact land use in the area.

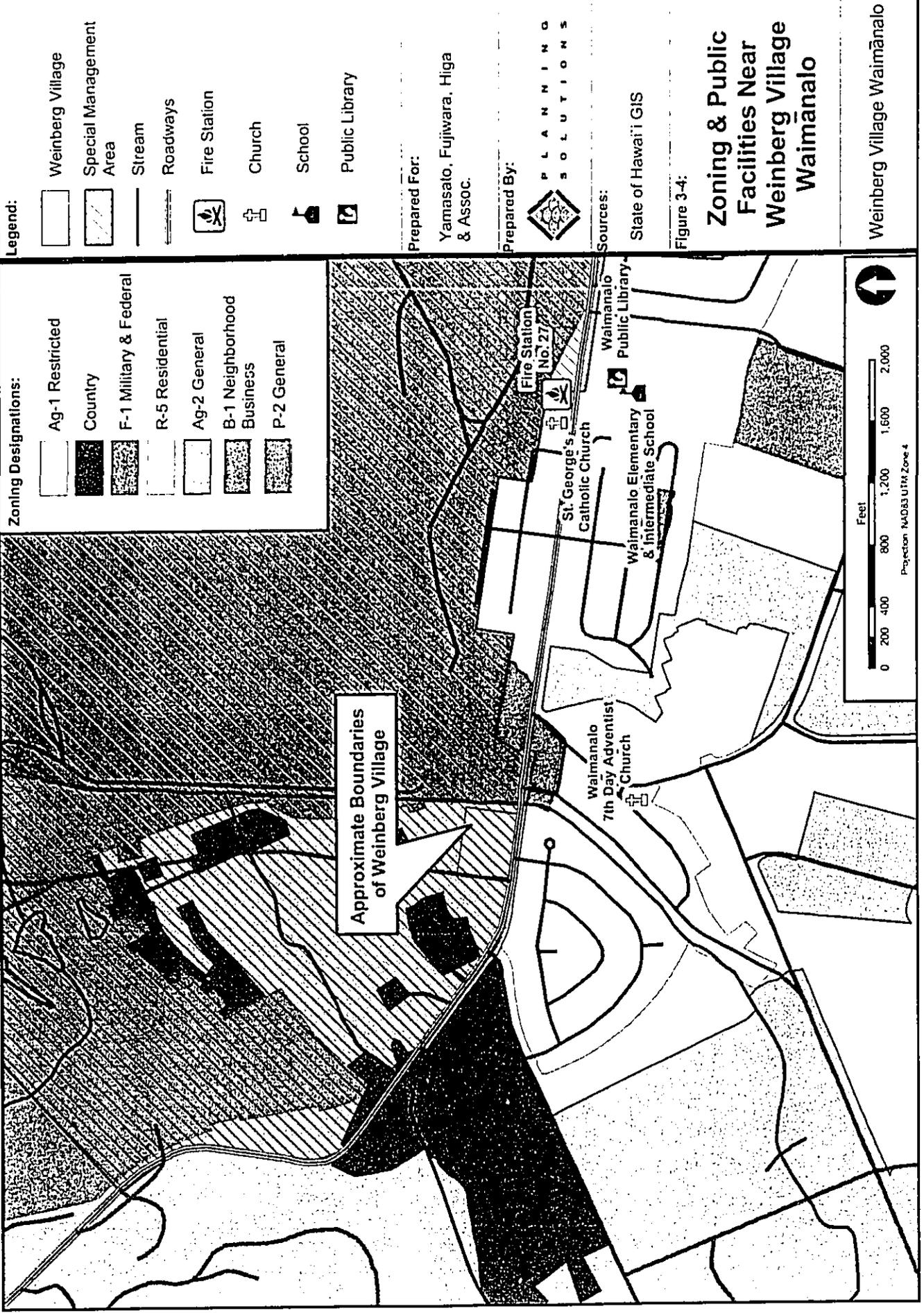
3.11 SOCIO-ECONOMIC RESOURCES

3.11.1 EXISTING CONDITIONS

As discussed above, the Village is situated in a rural area with low density communities interspersed among agricultural properties (Figure 3-4). To the west of the Village are primarily agricultural parcels containing farms, stables and recreational facilities (e.g., Olomana Golf Course). Across Kalaniana'ole Highway is a community of single-family residences. To the east and northeast is Bellows Air Force Station. To the east along the Highway is a nearby community business center that contains most of the local retail outlets in the Waimānalo community. As shown on this figure, all nearby churches, the public school, and the library are also located near to this community business center to the east of the Village.

3.11.2 POTENTIAL IMPACTS AND MITIGATION MEASURES

The project would cause no increase in the number of residents in the Village beyond that already authorized in the original SMP, and no changes in the type or intensity of activities that take place in the Village. The construction of the Community Center and the two proposed exemptions would facilitate more efficient and cost-effective utilization of the facility but would not alter the interactions between the Village and the local community.



AFFECTED ENVIRONMENT, IMPACTS, AND MITIGATION

Construction of the sidewalk and gutter on Saddle City Road envisioned in Alternatives 2 and possibly 3 would have no substantial effect on pedestrian traffic in the area. Because the shops, schools and churches are to the east of the Village, residents have little reason to walk to the west. Presently, virtually all the pedestrian traffic between the Village and the surrounding community travels on one of the two existing paved sidewalks that provide direct access from the Village to Kalaniana'ole Highway. This would continue whether or not a new sidewalk is built on Saddle City Road. Underground placement of the Village utility lines would have no impacts on the local socio-economic resources.

3.12 INFRASTRUCTURE

3.12.1 TRAFFIC AND PARKING

3.12.1.1 Existing Conditions

The Hawaiian Housing Authority prepared a traffic impact assessment report to predict the effect that the Village would have on vehicle traffic levels in the area (Pacific Planning & Engineering 1993). This report concluded that there would be a minor impact during some rush hour periods on the level of service for vehicles entering Kalaniana'ole Highway from Saddle City Road, but that this would be very limited and not worthy of specific mitigation.

Table 3-1 presents data collected since 1991 by the State Department of Transportation from the two closest traffic-counting sites to the Village. Tinker Road is about 0.9 miles to the southeast of the Village along the Kalaniana'ole Highway, and Waimānalo Stream crosses the highway about 0.3 miles to the northwest, toward Kailua. The traffic counts indicate that the overall traffic levels have not changed substantially on Kalaniana'ole Highway since the 1993 report was completed. For example, the median of all the counts taken between 1991 and 1995 is 10,888 vehicles in 24 hours. The median 24-hour volume for the period from 1996 to 2002 is 9,853 vehicles.

Table 3-1 Vehicle Traffic Counts on Kalaniana'ole Hwy. Near the Village

Dates of Measurement	Just West of Tinker Rd.		At the Waimānalo Stream Crossing	
	NW	SE	NW	SE
6/26-27/1991	-	-	10,565	11,211
7/20-21/1993	-	-	10,292	11,366
8/17-18/1994	9,013	8,623	-	-
5/1-2/1995	-	-	12,254	11,218
9/16-17/1996	8,261	7,749	-	-
6/15-16/1998	8,763	8,278	10,983	9,910
7/26-27/2000	9,571	8,807	11,455	12,082
9/7-8/2000	9,098	9,795	12,082	11,455
5/7-8/2002	-	-	11,380	10,950

Note: All Numbers are 24-hour counts of vehicles passing the measurement point
Source: Hawai'i State Dept. of Transportation, Highway Planning Branch

The parking lot at the Village has more than sufficient space to accommodate the residents, staff and visitors to the facility.

3.12.1.2 Potential Impacts and Mitigation Measures

Community Center. Construction of the Community Center would have a very small, short-term, localized impact on traffic and parking at the Village, but HCDCH would require that contractors employ Best Management Practices to minimize or eliminate any serious disruptions.

Table 3-1 suggests that the Village has not caused any substantial change to the traffic in the area, and staff at the Village have confirmed the prediction of the 1993 traffic study that no substantial impacts to traffic or parking are caused by the facility operations. The small community center building will serve existing residents of the complex; it will not be used by anyone not residing there. Consequently, it does not have the potential to increase traffic. In view of this, the community center does not have the potential to affect the level of service on surrounding roadways.

Sidewalk and Electrical Lines. Construction of the sidewalk or underground placement of the utility lines would also have short-term, localized impacts on traffic and parking at the Village, but HCDCH would require that contractors employ Best Management Practices to minimize or eliminate any serious disruptions. After their construction, these structures would have no impact on traffic or parking.

Thus, in summary, none of the Alternatives considered here would cause substantial impacts to local traffic or parking.

3.12.2 WATER, SANITARY, AND SOLID WASTE FACILITIES

3.12.2.1 Existing Conditions

Weinberg Village currently uses potable water from a ¾" main provided by the City & County of Honolulu Board of Water Supply (BWS). The sanitary wastes from the Village are discharged into the City's sanitary waste system, and the Village contracts with a commercial firm to dispose of solid wastes, which are collected in dumpsters in the facility parking lot.

3.12.2.2 Potential Impacts and Mitigation Measures

Community Center. Construction of the Community Center would include installation of a new bathroom and connection to the existing water and sanitary wastewater lines. However, the number of residents at the Village would not be changed by construction of the Center, and no additional users are expected. The additional toilets and washbasins that the community center will contain will eliminate the waits that people now undergo due to the limited number of fixtures available in the Village office. The BWS has confirmed that its system can accommodate the additional fixtures.

Sidewalk and Electrical Lines. Construction of the sidewalk and gutter on Saddle City Road or underground placement of the Village utility lines would have no impacts on these facilities.

Therefore, none of the Alternatives considered here would have substantial effects on these facilities.

3.12.3 ELECTRICAL SERVICE

3.12.3.1 Existing Conditions

Hawaiian Electric Company (HECO) supplies the Village with electrical service through two connections to distribution circuits, one on Saddle City Road and the other on Kalaniana'ole Highway.

3.12.3.2 Potential Impacts and Mitigation Measures

Community Center. Construction of the Community Center has the potential to increase the electrical demands of the Village slightly. However, these increases would be small, because most of the activities planned for the Community Center would not be new, but would replace those that currently take place in the Village office or Laundry Room, with the exception of the 18 computers to be installed in the Center.

AFFECTED ENVIRONMENT, IMPACTS, AND MITIGATION

Sidewalk and Electrical Lines. Underground placement of the utility lines would not affect electrical service except for a brief service interruption when the new underground lines are connected. Construction of the sidewalk and gutter on Saddle City Road would not affect electrical service.

Thus, Alternatives 1 and 3 would probably result in a small increase in the electrical service requirements for the Village, while Alternatives 2 and 4 would not affect electrical service requirements. Overall, no substantial impacts to electrical service would be caused by any of the Alternatives.

4.0 RELATIONSHIP TO RELEVANT PLANS, POLICIES & CONTROLS

4.1 INTRODUCTION

In order to construct the proposed Community Center and obtain the requested exemptions, HCDCH must obtain the following from the City & County of Honolulu, Department of Planning and Permitting.

- Special Management Area Use Permit (SMP). The Weinberg Village is located entirely within the Special Management Area (SMA). Hence, an SMP is needed for construction of the Community Center. Because the anticipated cost for the original construction exceeds \$125,000, a major SMP is required. Because they would be installed along existing utility corridors, an SMP is not needed to place the utility lines underground. Construction of the second sidewalk, if one should be installed, would probably not require a new SMP, since it is explicitly included in the design requirements specified by the City Council in the original SMP for the facility.
- Building Permit. A building permit will be needed for the Community Center.
- Exemptions Pursuant to Chapter 201G, HRS. These exemptions are discussed in Section 1.3.1.

In addition to these two permits, the proposed Center must be consistent with land use and zoning designations, local and regional development plans, and federal regulations related to historic and archaeological resources, endangered species, and coastal zone management. The project's compliance with each of these policies and plans is discussed below, starting with its qualification for a Special Management Area Use Permit.

4.2 SPECIAL MANAGEMENT AREA REVIEW STANDARDS

Projects proposed in the Special Management Area (SMA) are reviewed with respect to the objectives and policies contained in the City Review Guidelines found in the Revised Ordinances of Honolulu 1990 (ROH), Chapter 25 (Shoreline Management) and the State Hawaii Revised Statutes (HRS), Section 205A-2 (Coastal Zone Management Program). The consistency of the proposed exemptions and developments with these Guidelines and Statutes is discussed below.

No development shall be approved unless the council has first found that:

§25-3.2b (2) The development is consistent with the objectives and policies set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26;

The City and County of Honolulu SMA Review Guidelines, discussed in this Section, are based upon and consistent with the State of Hawai'i SMA Guidelines.

Each subsection addresses one of the guidelines listed in this ordinance. The guidelines are provided for reference in italics at the beginning of each subsection.

4.2.1 IMPACTS ON PUBLIC ACCESS

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles;

The project would not affect the shoreline and would not impair public access to the shoreline or to natural reserves. The Village is not on the shoreline, and Saddle City Road does not lead to the shoreline. The nearest natural reserves are Olomana Mountain State Monument, 1.2 miles to the northwest, and the Honolulu Watershed Forest Reserve, more than two miles to the southeast. The project will not affect public access to these areas.

4.2.2 IMPACTS ON RECREATION AREAS AND WILDLIFE RESERVES

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(2): Adequate and properly located public recreation areas and wildlife preserves are reserved;

The project would not compromise or impair access to any public recreation areas. As noted above, the Weinberg Village is far removed from any natural preserves.

4.2.3 IMPACTS ON SOLID AND LIQUID WASTE TREATMENT FACILITIES

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(3): Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources...

As discussed in Section 3.12.2, the new Community Center and proposed exemptions will not affect solid and liquid waste treatment and management in the area.

4.2.4 IMPACTS ON LAND FORMS, VEGETATION, AND WATER RESOURCES

All development in the special management area shall be subject to reasonable terms and conditions set by the council to ensure that:

§25-3.2a(4): Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.

As discussed in Sections 3.1, 3.2, and 3.4, the project would not substantially affect these resources.

4.2.5 CUMULATIVE IMPACTS AND IMPACTS ON PLANNING OPTIONS

No development shall be approved unless the council has first found that:

§25-3.2b(1): The development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options;

The project would not cause substantial, adverse environmental effects, as defined by Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules. HCDCH anticipates a Finding of No Significant Impact for the project.

4.2.6 CONSISTENCY WITH COUNTY GENERAL PLAN, DEVELOPMENT PLANS, AND ZONING

No development shall be approved unless the council has first found that:

§25-3.2b(3): The development is consistent with the county general plan, development plans and zoning. Such a finding of consistency does not preclude concurrent processing where a development plan amendment or zone change may also be required.

The project does not include any anticipated uses for the Village beyond those expressly approved by the City Council in its original SMP (see Appendix A).

4.2.7 IMPACTS ON BAYS, SALT MARSHES, RIVER MOUTHS, SLOUGHS, OR LAGOONS

The council shall seek to minimize, where reasonable:

§25-3.2c(1): Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

The project would not include any of these activities and would not alter the configuration of any natural water bodies.

4.2.8 IMPACTS ON BEACHES AND PUBLIC RECREATION

The council shall seek to minimize, where reasonable:

§25-3.2c(2): Any development which would reduce the size of any beach or other area usable for public recreation;

The project would have no impact on the size or usable area of any beach.

4.2.9 IMPACTS ON OTHER COASTAL RESOURCES WITHIN THE SPECIAL MANAGEMENT AREA

The council shall seek to minimize, where reasonable:

§25-3.2c(3): Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is no beach;

The project would not restrict access to any coastal resource.

4.2.10 IMPACTS ON LINES OF SIGHT TOWARD THE SEA

The council shall seek to minimize, where reasonable:

§25-3.2c(4): Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast...

As discussed in Section 3.9, the project would not interfere with any existing lines of sight toward the sea.

4.2.11 IMPACTS ON WATER QUALITY, OPEN WATER, FISHERIES, FISHING GROUNDS, WILDLIFE HABITATS AND AGRICULTURAL LAND USE

The council shall seek to minimize, where reasonable:

§25-3.2c(5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

As discussed in Sections 3.2, 3.3, and 3.10, the project would not substantially affect any of these resources.

4.3 LAND USE CONTROLS

4.3.1 STATE OF HAWAII LAND USE

Weinberg Village is located within the State Urban Land Use District. As discussed in Section 3.10, the existing and anticipated uses of the Village related to the proposed project are consistent with the uses specified for the Urban District.

4.3.2 CITY & COUNTY OF HONOLULU ZONING ORDINANCE

The area that includes the Village is zoned for General Agriculture (Ag-2) by the City & County of Honolulu. In its original SMP that authorized construction of the Village (Appendix A), the City Council expressly waived specific requirements for Ag-2 developments to permit construction of the Village. The uses proposed by this project are consistent with those permitted under the original SMP.

4.3.3 CITY & COUNTY OF HONOLULU GENERAL PLAN

The preamble to the 1992 Honolulu General Plan states:

Obtaining decent, reasonably priced homes in safe and attractive neighborhoods has been a perennial problem for the residents of Oahu, and is a primary concern of the General Plan.

By its approval of the original SMP for the Village, the City Council confirmed the consistency of the Village's basic objective to provide transitional housing with this primary concern in the General Plan. This project seeks to enhance the efficiency and cost-effectiveness with which the Village addresses this basic objective.

4.3.4 KO'OLAUPOKO DEVELOPMENT PLAN

Resolution 93-314 (Appendix A) granted the Village a temporary exemption from requirements applicable to developments in agricultural lands within the Ko'olaupoko District and provided for a continuance of these exemptions at HCDCH's request. In 2000, the Ko'olaupoko Development Plan was repealed and the Ko'olaupoko Sustainable Communities Plan (SCP) was adopted. The SCP serves as a non-regulatory guidance document that outlines the development objectives of the region. While the Department of Planning and Permitting has noted that the SCP encourages undergrounding of new power lines whenever possible, HCDCH believes that special circumstances relating to this facility justify continued use of the existing overhead facilities and is seeking permission to retain them.

4.4 ARCHEOLOGICAL AND HISTORIC PRESERVATION ACTS

As discussed in Section 3.7, the project is consistent with the Archeological and Historic Preservation Act (16 U.S.C. § 469a-1) and the National Historic Preservation Act (16 U.S.C. § 470(f)). It is also consistent with all applicable State historic preservation requirements, including Hawaii's Revised Statutes Chapter 6E - Historic Preservation and Hawaii Administrative Rules §13-198 and §13-300. As discussed in this section, no known archaeological or historic features exist at the site. Project planners consulted with the State of Hawaii's Historic Preservation Division (SHPD) of the

Department of Land and Natural Resources and contacted the Office of Hawaiian Affairs during preparation of the original SMP application for the Village and again during preparation of the Draft EA. The SHPD issued a "no effect" determination for the proposed action. The Office of Hawaiian Affairs commented favorably on most of the discussion of these issues but suggested further consultation with Native Hawaiian practitioners (individuals and organizations) to determine the impact of the proposed project on cultural practices. Because of the absence of any evidence that such practices might be affected, this suggestion has not been acted upon.

4.5 CLEAN AIR ACT (42 U.S.C. § 7506(C))

As discussed in Section 3.5, air quality at the site is good. It is in an air quality attainment area as defined by the State of Hawai'i Department of Health in its EPA-approved air quality program.

Only minor amounts of grading and excavation will be required during construction of the project. This and the wet climate mean that fugitive dust will not be a problem during construction. No demolition is required. Normal operation of the Village will not produce on-site air emissions, will not alter airflow in the vicinity, and will have no other measurable effect on the area's microclimate.

4.6 COASTAL ZONE MANAGEMENT ACT (16 U.S.C. § 1456(C) (1))

Enacted as Chapter 205A, HRS, the Hawai'i Coastal Zone Management (CZM) Program was promulgated in 1977 in response to the Federal Coastal Zone Management Act of 1972. The CZM area encompasses the entire state, including all marine waters seaward to the extent of the state's police power and management authority, including the 12-mile U.S. territorial sea and all archipelagic waters.

The Hawai'i Coastal Zone Management Program focuses on ten policy objectives:

- Recreational Resources. To provide coastal recreational opportunities accessible to the public and protect coastal resources uniquely suited for recreational activities that cannot be provided elsewhere.
- Historic Resources. To protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
- Scenic and Open Space Resources. To protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
- Coastal Ecosystems. To protect valuable coastal ecosystems, including reefs, from disruption and to minimize adverse impacts on all coastal ecosystems.
- Economic Uses. To provide public or private facilities and improvements important to the state's economy in suitable locations; and ensure that coastal dependent development such as harbors and ports, energy facilities, and visitor facilities, are located, designed, and constructed to minimize adverse impacts in the coastal zone area.
- Coastal Hazards. To reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.
- Managing Development. To improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- Public Participation. To stimulate public awareness, education, and participation in coastal management; and maintain a public advisory body to identify coastal management problems and provide policy advice and assistance to the CZM program.
- Beach Protection. To protect beaches for public use and recreation; locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion.

- **Marine Resources.** To implement the state's ocean resources management plan.

Other key areas of the CZM program include: a permit system to control development within a Special Management Area (SMA) managed by the Counties and the Office of Planning; a Shoreline Setback Area which serves as a buffer against coastal hazards and erosion, and protects view-planes; and the Marine and Coastal Affairs. Finally, a Federal Consistency provision requires that federal activities, permits and financial assistance be consistent with the Hawai'i CZM program.

The proposed project is located more than a mile from the coastline. It does not involve the placement, erection, or removal of materials near the coastline. As documented in this environmental assessment, the type and scale of the activities that it involves do not have the potential to affect coastal resources significantly. Finally, it is consistent with the CZM objectives that are relevant to a project of this sort. A copy of the *Draft EA* was sent to the Coastal Zone Management Program at the State of Hawai'i Department of Business, Economic Development, and Tourism Office of Planning. No response was received.

4.6.1 ENDANGERED SPECIES ACT (16 U.S.C. 1536(A)(2) AND (4))

The Endangered Species Act (16 U.S.C. §§ 1531-1544, December 28, 1973, as amended 1976-1982, 1984 and 1988) provides broad protection for species of fish, wildlife, and plants that are listed as threatened or endangered in the U.S. or elsewhere. The Act mandates that federal agencies seek to conserve endangered and threatened species and use their authorities in furtherance of the Act's purposes. It provides for listing species, as well as for recovery plans and the designation of critical habitat for listed species. The Act outlines procedures for federal agencies to follow when taking actions that may jeopardize listed species, and contains exceptions and exemptions.

Section 3.4 of this EA discusses existing biota on and near the project site. The discussion documents the fact that there are no known rare or endangered species on or immediately adjacent to the project site. Copies of the Draft EA were sent to the U.S. Fish and Wildlife Service and to the State Department of Land and Natural Resources for review and comment. The U.S. Fish and Wildlife Service did not provide comments. The State Department of Land and Natural Resources did not have any comments relating to endangered species or other biota.

5.0 DETERMINATION OF SIGNIFICANCE

5.1 SIGNIFICANCE CRITERIA

Hawai'i Administrative Rules §11-200-11.2 establishes procedures for determining if an environmental impact statement (EIS) should be prepared or if a Finding Of No Significant Impact (FONSI) is warranted. §11-200-11.2 (1) provides that proposing agencies should issue an environmental impact statement preparation notice (EISPN) for actions that it determines may have a significant effect on the environment. Hawai'i Administrative Rules §11-200-12 lists the following criteria to be used in making that determination:

In most instances, an action shall be determined to have a significant effect on the environment if it:

- 1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*
- 2. Curtails the range of beneficial uses of the environment;*
- 3. Conflicts with the State's long-term environmental policies or goals as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*
- 4. Substantially affects the economic or social welfare of the community or State;*
- 5. Substantially affects public health;*
- 6. Involves substantial secondary impacts, such as population changes or effects on public facilities;*
- 7. Involves a substantial degradation of environmental quality;*
- 8. Is individually limited but cumulatively has considerable effect on the environment or involves a commitment for larger actions;*
- 9. Substantially affects a rare, threatened, or endangered species, or its habitat;*
- 10. Detrimentially affects air or water quality or ambient noise levels;*
- 11. Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*
- 12. Substantially affects scenic vistas and view planes identified in county or state plans or studies; or,*
- 13. Requires substantial energy consumption.*

5.2 FINDINGS

Based on the significance criteria set forth in *Hawaii Administrative Rules, Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules*, the proposed project is not expected to have a significant impact on the environment. As such, the determination for the project is a Finding of No Significant Impact (FONSI). The findings and reasons supporting this determination are discussed below.

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

The proposed project would be constructed on already developed land at an existing facility. It does not involve the loss of any significant cultural or natural resources.

DETERMINATION OF SIGNIFICANCE**2. *Curtails the range of beneficial uses of the environment.***

The proposed project would be constructed on already developed land at an existing facility. It will not curtail the range of any beneficial uses of the environment.

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 action is consistent with the Environmental Policies established in Chapter 344, HRS and with the existing uses and zoning designations of the parcel, as amended by the original City Council SMP and Resolution 93-314 (Appendix A).

4. *Substantially affects the economic and social welfare of the community or state.*

The project is minor in scope and would not affect the economy in a substantial way. It is intended to improve the social welfare of the resident community of the Village that it serves.

5. *Substantially affects public health.*

The project will not have the potential to affect public health.

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

Since no increase in the resident population of the Village is included in the project, it does not have the potential to induce population growth, stimulate business activity, or to cause other changes that might affect the need for public facilities.

7. *Involves a substantial degradation of environmental quality.*

The construction activities associated with the project would be minor in scope and duration and would be confined to the existing Village premises. They do not have the potential to degrade environmental quality. Over the long-term, no significant increases in air, noise, or water impacts are anticipated because of the proposed action. No endangered plant or animal species or important habitat would be affected by the project.

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

The project is not part of a larger action and the activities associated with it would not add to effects caused by other activities to cause adverse cumulative impacts on the environment. Similarly, the project does not involve a commitment to larger actions on or around the Waimānalo community.

9. *Substantially affects a rare, threatened, or endangered species, or its habitat.*

No rare, threatened, or endangered plant or animal species would be affected.

10. *Detrimentially affects air or water quality or ambient noise levels.*

As discussed in Sections 3.2, 3.5, and 3.8, these resources will not be substantially affected by the project.

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

As discussed in Section 3.6, the project is not in a Special Flood Hazard Area or a Tsunami Evacuation Zone. Similarly, the project would not take place in an erosion-prone area, on ecologically hazardous land, nor near an estuary, fresh water, or coastal waters

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

As discussed in Section 3.9, the project would have no substantial effect on any scenic vistas or view planes in the area.

13. *Requires substantial energy consumption.*

Construction and operations associated with the project would be small-scale and would not require substantial amounts of energy. Ongoing electrical use would be for lighting and computer operation and would not be substantial.

5.3 DETERMINATION

In view of the foregoing, HCDCH concludes that the proposed project will not have a significant adverse impact on the environment. Consequently, it is issuing a Finding of No Significant Impact for the proposed action.

6.0 BIBLIOGRAPHY

- DOH (State of Hawai'i Department of Health) (1998) *Biological Assessment and Habitat Characterization of Waimanalo Stream: Establishing Environmental Goals and a TMDL for Watershed Management*. Stream Bioassessment Program; Environmental Planning Office, Hawaii Department of Health, March 1998.
- DOH (State of Hawai'i Department of Health) (2002) *Final 2002 List of Impaired Waters In Hawai'i Prepared Under Clean Water Act §303(d)*. December 24, 2002.
- Foote, D.E., E.L. Hill, S. Nakamura, and F. Stevens (1972) *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawai'i*. United States Department of Agriculture Soil Conservation Service.
- HHA (Hawai'i Housing Authority) (1993). *Final Environmental Assessment and Negative Declaration, Weinberg Village Waimanalo*. June 25, 1993.
- Macdonald, G.A., A.T. Abbott, and F.L. Peterson. (1983). *Volcanoes in the Sea: The Geology of Hawai'i*. 2nd Edition. Honolulu: University Press, 517 p.
- NOAA (U.S. Dept. of Commerce National Oceanic and Atmospheric Administration) (2002) *CLIMATOGRAPHY OF THE UNITED STATES NO. 81, Monthly Station Normals of Temperature, Precipitation, and Heating and Cooling Degree Days, 1971 – 2000, 51 HAWAII*. National Oceanic and Atmospheric Administration National Environmental Satellite, Data, and Information Service, National Climatic Data Center, Asheville, NC
- Pacific Planning & Engineering, Inc. (1993) *Traffic Impact Assessment Report for Weinberg Village Waimanalo*. Exhibit 8 in HHA 1993.
- USDOI (U.S. Department of the Interior) (2004) *The Rivers, Trails and Conservation Assistance Program*, USDOI, authorization: National Wild and Scenic Rivers Act (16 U.S.C. 1271-1287)
URL: <http://www.nps.gov/nrcr/programs/rtca/nri/states/hi.html>

7.0 PARTIES CONSULTED

7.1 DRAFT ENVIRONMENTAL ASSESSMENT DISTRIBUTION

On June 7, 2004, the DEA was distributed to the individuals and organizations listed in Table 7-1. The cover letter sent with each copy of the DEA is reproduced here as Figure 7-1.

Table 7-1 Draft EA Distribution List

Federal Agencies	
U.S. Fish & Wildlife Service, Pacific Island Eco-Region	District Engineer, U.S. Army Engineer District, Honolulu
U.S. Department of Agriculture, Natural Resources Conservation Service	Pacific Islands Contact Office, Region IX, Environmental Protection Agency
U.S. Geological Survey, Department of the Interior	
State Agencies	
Office of Environmental Quality Control (4 copies)	Department of Business and Economic Development & Tourism, Office of Planning
State Department of Defense	Department of Hawaiian Home Lands
Department of Education	Department of Health, (3 copies)
State Department of Agriculture	Department of Transportation - Highways
Office of Hawaiian Affairs	State Department of Land and Natural Resources (DLNR)
State Department of Accounting and General Services	DLNR Historic Preservation Division
DLNR Commission on Water Resource Management	DBEDT Coastal Zone Management Program
DBEDT Strategic Industries Division, Energy Branch	DLNR Division of Aquatic Resources
DBEDT Land Use Commission	DLNR Board of Land & Natural Resources
Department of Human Services	Housing & Community Development Corporation, Department of Human Services
Water Resources Center, University of Hawai'i	Environmental Center, University of Hawai'i
City & County of Honolulu	
Department of Planning and Permitting (5 copies)	Fire Department
Board of Water Supply	Department of Transportation Services
Police Department	Waimānalo Neighborhood Board (#32)
Department of Parks and Recreation	Department of Environmental Services
Department of Facility Maintenance	Department of Design and Construction
Office of Economic Development, Office of the Mayor	Community Services Department
City Council District 3	
Other Organizations	
Environmental Reporter, <i>Honolulu Star-Bulletin</i>	Environmental Reporter, <i>Honolulu Advertiser</i>
Hawaiian Electric Company	Verizon GTE Hawaiian Telephone Company, Inc.
Libraries and Depositories	
Hawai'i State Library Hawai'i Documents Center	Municipal Reference & Records Center
Waimānalo Public & School Library	Kaneohe Regional Library



P L A N N I N G
S O L U T I O N S

June 7, 2004

**Subject: Weinberg Village Waimānalo Facility Exemptions and Improvements
Draft Environmental Assessment/Anticipated Finding of No Significant Impact**

A copy of the Draft Environmental Assessment (DEA) for the proposed Weinberg Village Waimānalo Facility Exemptions and Improvements is enclosed. An announcement of its availability will appear in the June 8, 2004, edition of *The Environmental Notice* published by the State Office of Environmental Quality Control (OEQC).

The Housing and Community Development Corporation of Hawai'i (HCDCH) owns the Weinberg Village Waimānalo, which is a transitional shelter for homeless families. The Weinberg Village is located along Kalaniana'ole Highway approximately 3.2 miles east of Castle Junction. This Draft Environmental Assessment (DEA) supports HCDCH's application to the City & County of Honolulu for (1) a Special Management Area Use Permit (SMP) to authorize the construction of a new Community Center, and (2) permanent exemption from certain infrastructure improvements required as conditions of the original SMP that the City granted in 1993 for the Village's construction.

As indicated in the DEA, the HCDCH has concluded that the granting of the proposed exemptions and construction of the Community Center would not have substantial adverse impacts on the environment. It proposes to mitigate short-term construction impacts on nearby residents by requiring the selected contractor to incorporate appropriate mitigation measures in its work program. Consequently, it anticipates a Finding of No Significant Impact (FONSI) for the project.

We would appreciate it if you would review the DEA/Anticipated FONSI and write to us with any comments or suggestions. If you have any questions or would like additional information before reaching a conclusion, please call Ms. Melissa May or me at (808) 550-4483.

Sincerely,

Perry J. White

Enclosure: *Draft Environmental Assessment*

cc: Office of Environmental Quality Control (w/o Attachment)
Mr. Wayne Nakamoto, HCDCH (w/o Attachment)

Figure 7-1 General Distribution Letter Sent With Draft Environmental Assessment

7.2 WRITTEN COMMENTS RECEIVED AND RESPONSES

In response to the above distribution, we received written comments on the DEA from the parties listed in Table 7-2. Copies of those letters and our responses to them are included at the end of this section. For ease of reference, each comment letter is designated by a number, listed in this table and reproduced on the copy of the comment letter.

Table 7-2 Written Comments Received

<i>No.</i>	<i>Name & Title of Commenter</i>	<i>Organization</i>
1	Yvonne Y. Izu, Director	State of Hawai'i Commission on Water Resource Management
2	Clyde W. Nāmu'o, Administrator	State of Hawai'i Office of Hawaiian Affairs
3	Michael T. Amii, Director	City & County of Honolulu Department of Community Services
4	Ernest Y. W. Lau, Public Works Administrator	State of Hawai'i Department of Accounting and General Services
5	Patricia Hamamoto, Superin.	State of Hawai'i Department of Education
6	Anthony J.H. Ching, Exec. Officer	State of Hawai'i Land Use Commission
7	William D. Balfour, Jr., Director	City and County of Honolulu Department of Parks and Recreation
8	Lee D. Donahue, Chief of Police	City and County of Honolulu Police Department
9	Darrell Yagodich, Pln. Off. Admin.	State of Hawai'i Department of Hawaiian Homelands
10	Dierdre S. Mamiya, Administrator	State of Hawai'i Department of Land and Natural Resources Land Division
11	June F. Harrigan-Lum, Manager	State of Hawai'i Department of Health Environmental Planning Office
12	P. Holly McEldowney, Administrator	State of Hawai'i Department of Land and Natural Resources Historic Preservation Division
13	Attilio K. Leonardi, Fire Chief	City and County of Honolulu Fire Department
14	Clifford Jamile, Mgr. & Chief Eng.	Board of Water Supply, City and County of Honolulu
15	Genevieve Salmonson, Director	State of Hawai'i Office of Environmental Quality Control
16	Cheryl D. Soon, Director	Department of Transportation Services, City & County of Honolulu
17	Eric G. Crispin, Director	Department of Planning and Permitting, City and County of Honolulu
18	George P. Young, P.E., Chief	Department of the Army, Regulatory Branch
19	Lillian B. Holler, Esq., Director	Department of Human Services, State of Hawai'i
20	Larry Leopardi, P.E., Director and Chief Engineer	Department of Facility Maintenance, City and County of Honolulu
21	Rodney K. Haraga, Director	Department of Transportation, State of Hawai'i

1001-1002
HONOLULU, HAWAII



#1

WATER BOARD
MEMBERS / BOARD
CLAYTON W. OGAHINA
JAMES A. PRATER
CHRISTOPHER L. WARD, JR.
SIRIPONG A. SANGKAT
YVONNE Y. IZU
Deputy Director

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
HONOLULU, HAWAII 96814

June 15, 2004

Mr. Perry White
Planning Solutions
Ward Plaza
210 Ward Plaza, Suite 330
Honolulu, Hawaii 96814

Dear Mr. White:

This is regarding the Weinberg Village Waimanalo Facility Exemptions and Improvements. Based on a review of the Draft Environmental Assessment, the project will not require a stream channel alteration permit (Hawaii Revised Statutes §174C-71).

The proposed work may require other agency approvals regarding water quality, wetlands, grading, grubbing, stockpiling, and floodway and drainage maintenance. This letter does not constitute or imply compliance with other Federal, state or county rules.

We appreciate the opportunity to review and comment on the Draft Environmental Assessment. If you have any questions regarding this letter, please call David Higa at 587-0249.

Sincerely,

YVONNE Y. IZU
Deputy Director



P L A N N I N G
S O L U T I O N S

September 14, 2004

Ms. Yvonne Y. Izu, Deputy Director
Commission on Water Resource Management
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, HI 96809

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Ms. Izu:

Thank you for your June 15, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's *Draft Environmental Assessment (DEA)* for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments.

We appreciate your confirmation that the project will not require a stream channel alteration permit under HRS §174C-71, and acknowledge that other approvals may be needed as identified in other agency comment letters.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yanasato, Fujiwara, Higa and Associates

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-1812
Phone: 808 550-4483 • Fax: 808 550-4543 • www.planning.com

2



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 200
HONOLULU, HAWAII 96813

HRD04-1441

June 15, 2004

Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, HI 96814-4012

Subject: Draft Environmental Assessment (DEA)/Anticipated Finding of No Significant Impact for the Proposed Weinberg Village Waialalo Facility Exemptions and Improvements on State of Hawaii Land, State of Hawaii Department of Human Services, Housing and Community Development Corporation of Hawaii, Ko'olau Piko District, Island of O'ahu, TMK: (1) 4-1-13: Parcel 30

Dear Mr. White:

Thank for your letter dated June 7, 2004 regarding the Draft Environmental Assessment (DEA)/Anticipated Finding of No Significant Impact for the Proposed Weinberg Village Waialalo Facility Exemptions and Improvements on State of Hawaii Land, State of Hawaii Department of Human Services, Housing and Community Development Corporation of Hawaii (HCDC/H), located in Ko'olau Piko District, Island of O'ahu, TMK: (1) 4-1-13: Parcel 30. Your letter requests that the Office of Hawaiian Affairs (OHA) review and comment on the proposed project.

The DEA notes HCDC/H is proposing to construct a new Community Center at the Village for administrative, educational and recreational purposes. Additionally, the approximately 2,200 square foot structure would be located on the west side of the property adjacent to Saddle City Road, between the existing office building and laundry facility.

Water Supply

The DEA notes water supply to the subject property is provided by the City & County of Honolulu, Board of Water Supply (BWS). Additionally, the DEA indicates,

"Construction of the Community Center would include installation of a new bathroom and connection to the existing water and wastewater lines. However, the number of residents at the Village would not be changed by the construction of the Center, and no additional users are expected."

As a consequence, the proposed project doesn't appear to have a significant impact on water resources (existing or proposed uses).

Cultural Impacts

Despite apparent impacts to the project area, the Final EA must include a substantive cultural impact statement (CIS) based on consultation with the Native Hawaiian community, as required by Act 50, Session Laws of Hawaii 2000.

The CIS must identify and describe the cultural practices located within the potentially affected area; assess the impact on these practices; examine alternatives to the proposed action; and propose mitigation measures if needed.

It is also recommended that the project developers consult with Native Hawaiian practitioners (individuals and organizations) to determine the impact of the proposed project on cultural practices. As a consequence, despite the impacts to the project site and the area, in accordance with the Chapter 343, HRS and HAR §11-200-10, Contents of an environmental assessment. The proposing agency or approving agency shall prepare any draft or final environmental assessment of each proposed action and determine whether the anticipated effects constitute a significant effect in the context of chapter 343, HRS, and §11-200-12", the project developers should consult with members of the native Hawaiian community regarding cultural practices (or other native Hawaiian issues) in the area.

Additionally, as the project proceeds, if additional practitioners or native Hawaiians come forward, their interest in the subject parcel should be accommodated.

Historic and Archaeological Resources

In accordance with HRS 6E-42 and 43 and their protections for prehistoric and burial sites, the DEA should include an archaeological inventory survey. Additionally, pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and HAR §11-200-10, Contents of an environmental assessment, the proposing agency or approving agency shall prepare any draft or final environmental assessment of each proposed action and determine whether the anticipated effects constitute a significant effect in the context of chapter 343, HRS, and §11-200-12", the project developers should consult with individuals with expertise on Hawaiian issues in the project area and Island of Oahu in general.

Given the extensive grading and grubbing that has already occurred on the site, without revealing any significant burials or archaeological remains, it doesn't appear necessary to trigger the protections of Hawaii Revised Statutes, §§E-43.6 and Hawaii Administrative Rules (HAR), Title 13, Subtitle 13, Chapter 500, Rules of Practice and Procedure Relating to Burial Sites and Human Remains. However, as the DEA notes, if any significant cultural deposits or human burials are encountered on the site, work will cease in this area and the State Historic Preservation Division will be contacted.

Funding Sources

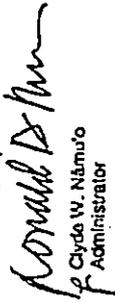
The DEA notes,

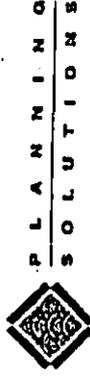
"Funding for the Center is currently being sought from private and government sources but has not at this time been committed."

If federal funding is involved a Section 106 Consultation would be required.

If you have questions or concerns please contact Matthew Myers, Policy Advocate at 594-1945 or mmyers@ohg.gov.

"O wai iho nō,


Clyde W. Nāmu'o
Administrator



PLANNING
SOLUTIONS

September 14, 2004

Mr. Clyde W. Nāmu'o, Administrator
Office of Hawaiian Affairs
State of Hawaii
711 Kapi'olani Boulevard, Suite 500
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility
Exemptions and Improvements

Dear Mr. Nāmu'o:

Thank you for your June 15, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments. Item-by-item responses to your comments (reproduced for your convenience in italics before each response) are provided below.

Water Supply

1. *The DEA notes water supply to the subject property is provided by the City & County of Honolulu, Board of Water Supply (BWS). Additionally, the DEA indicates,*

"Construction of the Community Center would include installation of a new bathroom and connection to the existing water and wastewater lines. However, the number of residents at the Village would not be changed by the construction of the Center, and no additional users are expected."

As a consequence, the proposed project doesn't appear to have a significant impact on water resources (existing or proposed uses).

Response: Thank you for concurring that the proposed project would not have a significant impact on water resources.

Cultural Impacts

2. *Despite apparent impacts to the project area, the Final EA must include a substantive cultural impact assessment (CIA) based on consultation with the Native Hawaiian community, as required by Act 30, Section Laws of Hawaii 2000.*

The CIA must identify and describe the cultural practices located within the potentially affected area; assess the impact on these practices; examine alternatives to the proposed action; and propose mitigation measures if needed.

OHIA staff notes that during the grading, grubbing for the proposed project burials or archaeological sites could be found on portions of the parcel.

It is also recommended that the project developers consult with Native Hawaiian practitioners (individuals and organizations) to determine the impact of the proposed project on cultural practices. As a consequence, despite the impacts to the project site and the area, in accordance with the Chapter 343, HRS and HAR §11-200-10, Content of an Environmental Assessment, "the proposing agency or approving agency shall prepare any draft or final environmental assessment of each proposed action and determine whether the anticipated effects constitute a significant effect in the context of Chapter 343, HRS, and §11-200-12", the project developers should consult with members of the native Hawaiian community regarding cultural practices (or other Native Hawaiian issues) in the area.

Additionally, as the project proceeds, if additional practitioners or native Hawaiians come forward, their interest in the subject parcel should be accommodated.

Response: We completely understand and agree with the goal of ensuring that any proposed action not adversely affect cultural practices of the community and the State, as defined in Act 50, Session Laws of Hawaii 2000. However, we believe that the Act does not require consultation with Native Hawaiian practitioners (individuals and organizations) to determine the impact of the proposed project on cultural practices beyond that which we conducted for the Draft EA in situations such as this where there is no apparent connection between the proposed action and known or reasonably foreseeable cultural activities.

Section 2 of the Act (amending HRS Chapter 343-6) states:

"Environmental impact statement" or "statement" means an informational document prepared in compliance with the rules adopted under section 343-6 and which discloses the environmental effects of a proposed action, effects of a proposed action on the economic welfare, social welfare, and cultural practices of the community and State, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects."

"Significant effect" means the sum of effects on the quality of the environment, including actions that irrevocably commit a natural resource, curtail the range of beneficial uses of the environment, are contrary to the State's environmental policies or long-term environmental goals as established by law, or adversely affect the economic welfare, social welfare, or cultural practices of the community and State."

The Act refers to Environmental Impact Statements rather than Environmental Assessments. The action that is covered by the Draft EA involves the construction of a small, single-story structure within a fenced compound of an already developed facility that has been in operation for many years. As described in the Draft EA, there is no known means through which the proposed Community Center and the continuation of existing exemptions could adversely affect cultural resources or practices. In the absence of such a potential linkage, the substantial cost of further research does not appear to be warranted by any potential benefits.

As required by HRS Chapter 343-6 (as amended), the present EA considers the effects of the proposed action on the cultural practices of the community and state. It finds that the proposed Community Center and exemptions will not adversely affect cultural resources or practices, citing the following reasons:

- (1) The area potentially affected by the proposed Community Center is limited to the Weinberg Village Property, as the Center will be located completely within the grounds and the number of users of the Village will not increase with its construction;

- (2) The exemptions sought from constructing sidewalks and gutters along Saddle City Road and undergrounding powerlines within the Village also do not have the potential to affect areas outside the confines of the Village;

- (3) The 1993 Draft EA/FONSI for the construction of the Village provided opportunity for public comment, during which time no concerns were raised by OHA, SHPD, Department of Hawaiian Homebonds, or members of the surrounding community regarding the Village's impact on cultural resources and practices;

- (4) During the consultation period for the present Draft EA, no negative comments or concerns were submitted regarding impacts of the proposed actions on cultural practices or resources; and

- (5) The State Historic Preservation Division (SHPD) has concluded that the project will not affect cultural resources existing on the site due to the lack of cultural deposits uncovered during the Village's construction.

In light of these findings, we believe that the Draft EA addresses potential impacts to cultural practices and resources in a way that is consistent with Chapter 343.

Historic and Archaeological Resources

3. In accordance with HRS 6E-42 and 43 and their protections for prehistoric and burial sites, the DEA should include an archaeological inventory survey. Additionally, pursuant to Chapter 343, Hawaii's Revised Statutes (HRS) and HAR §11-200-10, Content of an Environmental Assessment, "the proposing agency or approving agency shall prepare any draft or final environmental assessment of each proposed action and determine whether the anticipated effects constitute significant effect in the context of Chapter 343, HRS, and §11-200-12", the project developers should consult with individuals with expertise on Hawaiian issues in the project area and Island of Oahu in general.

Given the extensive grading and grubbing that has already occurred on the site, without revealing any significant burials or archaeological remains, it doesn't appear necessary to trigger the protections of Hawaii Revised Statutes, §6E-43.6 and Hawaii Administrative Rules (HAR), Title 13, Subtitle 13, Chapter 300, Rules of Practice and Procedure Relating to Burial Sites and Human Remains. However, as the DEA notes, if any significant cultural deposits or human burials are encountered on the site, work will cease in this area and the State Historic Preservation Division will be contacted.

¹ OHA staff notes that during the grading, grubbing for the proposed project burials or archaeological sites could be found on portions of the parcel.

Response: Thank you very much for your concurrence that it is not necessary to trigger the protections of Hawaii Revised Statutes, §6E-43.6 and Hawaii Administrative Rules (HAR), Title 13, Subtitle 13, Chapter 300, Rules of Practice and Procedure Relating to Burial Sites and Human Remains. Any contract for construction work on the community center will state that in the event that any significant cultural deposits or human burials are uncovered during the construction, then work will cease in this area and the State Historic Preservation Division will be contacted.

Page 4
Mr. Clyde W. Nani'o
September 14, 2004

Funding Sources

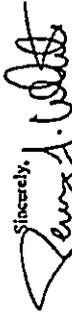
4. *The DEA notes, "Funding for the Center is currently being sought from private and government sources but has not at this time been committed."*

If federal funding is involved a Section 106 Consultation would be required.

Response: We understand and agree that federal funding for the Community Center project requires a Section 106 Consultation. At this time no funding for the project is being sought from federal agencies.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,



Percy J. Kelly
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weisberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates



September 14, 2004

JEREMY GARRIS
COUNCILOR



June 16, 2004

HONOLULU, HAWAII
JAMES H. BARRAS
CITY MANAGER

Mr. Perry J. White
Planning Solutions
210 Ward Avenue, Suite 330
Honolulu, Hawaii 96814

Dear Mr. White:

Subject: Weinberg Village Waimanalo Facility Exemptions and Improvements
Draft Environmental Assessment

Thank you for the opportunity to offer comments with regard to the draft environmental assessment for the subject project.

We support HCDC's efforts to provide transitional housing for the homeless and the construction of the proposed community center to house programs and resources for the families that live there. It is unfortunate that the exemptions were allowed to expire when provisions for extensions were incorporated in the 2010 resolution. However, we urge you to pursue permanent exemptions for the infrastructure improvements noted in the draft EA as well as follow up on any other requirements for the long term establishment of Weinberg Village to continue to serve the homeless.

Please call Ms. Avis Kamimura at 523-4437 if you have any questions.

Sincerely,

MICHAEL T. AMII
Director

MTA:dk

Mr. Michael T. Amii, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Amii:

Thank you for your June 16, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments.

We are pleased that the Department of Community Services supports HCDC's efforts to provide transitional housing to the homeless and favors the construction of the proposed Community Center at Weinberg Village. Thank you also for offering encouragement to HCDC in pursuing the permanent exemptions described in the DEA, despite the unfortunate fact that the possibility for extensions incorporated into the 2010 resolution was allowed to expire.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Coordinator

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii's
Lloyd Higa, Yamasato, Fujiwara, Higa and Associates



UNDA LUKULE
OOSTERBOOR



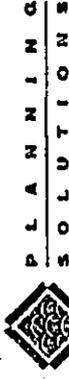
#4

RUSSELL BAUTO
COMPTROLLER
MATTHEW K. THOMASON
DEPUTY COMPTROLLER

STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

071803/4



P L A N N I N G
S O L U T I O N S

September 14, 2004

JUN 18 2004

Mr. Perry White
Planning Solutions, Inc.
210 Ward Avenue, Suite 330
Honolulu, Hawaii 96814

Dear Mr. White:

Subject: Weinberg Village Exemptions & Improvements
Ko'olau Piko District, Oahu
TMK: 4-1-013-030
Draft Environmental Assessment

Thank you for the opportunity to review the information regarding the subject project. This project does not impact any of the Department of Accounting and General Services' projects or existing facilities. Therefore, we do not have any comments to offer.

If there are any questions regarding the above, please have your staff call Mr. Inder Mitchandani of the Planning Branch at 586-0490.

Sincerely,

ERNEST Y. W. LAU
Public Works Administrator

IM:jp

Mr. Ernest Y. W. Lau, Public Works Administrator
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, HI 96810

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Lau:

Thank you for your June 18, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and drafting your letter.

We are pleased that the project would not adversely affect any of your projects or facilities and understand that you have no comments to offer. If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4312
Phone: 808 550-4483 • Fax: 808 550-4543 • www.psl-hi.com

Little Light
Solutions



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2160
HONOLULU, HAWAII 96804

WAIMANALO
SUBDIVISION

#5

P L A N N I N G
S O L U T I O N S

September 14, 2004

OFFICE OF THE SUPERINTENDENT

June 18, 2004

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814

Dear Mr. White:

SUBJECT: Weinberg Village Waimanalo Facility Draft Environmental Assessment
The Department of Education has no comment on the proposed Weinberg Village Waimanalo Facility community center.

Thank you for the opportunity to respond. If you have any questions, please call Rae M. Loui, Assistant Superintendent of the Office of Business Services, at 586-3444 or Heidi Mecker of the Facilities and Support Services Branch at 733-4862.

Very truly yours,

Patricia Hamamoto
Patricia Hamamoto
Superintendent

PHjmb

cc: Rae Loui, OBS

Ms. Patricia Hamamoto, Superintendent
Department of Education
State of Hawaii
P.O. Box 2160
Honolulu, HI 96804

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements.

Dear Ms. Hamamoto:

Thank you for your June 18, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's *Draft Environmental Assessment (DEA)* for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and drafting your letter.

We understand that the Department has no comments to offer on the project at this time. If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,
Perry J. White
Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamasato, Fujiwara, Higa and Associates

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808-550-4183 • Fax: 808-550-4510 • www.pls-hi.com

LEO S. LING
GOVERNOR



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

P.O. Box 2380
Honolulu, Hawaii 96804-2380
Telephone: 808-587-3822
Fax: 808-587-3827

June 21, 2004

ANTHONY J. H. CHING
EXECUTIVE OFFICER

#6



P L A N N I N G
S O L U T I O N S

September 14, 2004

Mr. Anthony J.H. Ching, Executive Officer
Land Use Commission
Department of Business, Economic Development, & Tourism
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804-2359

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

Subject: Weinberg Village Waimanalo Facility Exemptions and Improvements
Draft Environmental Assessment/Anticipated Finding of No Significant Impact

We acknowledge receipt of your letter dated June 7, 2004 regarding the above Draft Environmental Assessment, and confirm that the subject parcel is designated within the boundary of the State Land Use Urban District.

Given the location, scope, and nature of the proposed activity, the State Land Use Commission defers to the judgment of the City and County of Honolulu in this matter. We have no further comments to offer at this time.

Thank you for the opportunity to comment on the subject project. Please feel free to contact me at 587-3822 should you require clarification or any further assistance.

Sincerely,

ANTHONY J. H. CHING
Executive Officer

c: Office of Environmental Quality Control
Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Eric Crispin, Department of Planning and Permitting

Dear Mr. Ching:

Thank you for your June 21, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and drafting the letter.

We understand that the Commission defers to the City and County of Honolulu for judgment concerning the proposed project, and acknowledge that the Commission offers no further comments at this time.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Iiiga, Yamasato, Fujiwara, Higa and Associates

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808-550-4483 • Fax: 808-550-4483 • www.planning.com



**P L A N N I N G
S O L U T I O N S**

September 14, 2004

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

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Balfour:

Thank you for your June 21, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and drafting the letter.

We are pleased that the project will not affect any of your department's facilities or programs, and understand that you have no further comments at this time. If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii's
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates

1144 Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-0112
Phone: 808 550-4483 • Fax: 808 550-4483 • www.planning.com

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
448 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 533-4187 • FAX: (808) 537-5715 • INTERNET: WWW.DPP.HONOLULU.HI



June 21, 2004

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-0112

Dear Mr. White:

Subject: Draft Environmental Assessment
Weinberg Village Waimanalo Facility Exemptions
and Improvements

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Weinberg Village Transitional Shelter Facility in Waimanalo.

The Department of Parks and Recreation has no comment on the proposed improvements and as this project will not affect any facilities or programs of the department, you can remove us from the list of consulted parties to the balance of the EIS process.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

WILLIAM D. BALFOUR, JR.
Director

WDB:mk
(9/11)

WILLIAM D. BALFOUR, JR.
DIRECTOR
DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

#7

PLANNING SOLUTIONS



PLANNING SOLUTIONS

September 14, 2004

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 538-3111
<http://www.honolulu.gov>
www.ci.honolulu.hi.us

LEE D. DONOHUE
CHIEF
BLAKE KAWAHARA
PAUL D. FURUKUWA
DEPUTY CHIEFS



#8

JEREMY HARRIS
ACTING

OUR REFERENCE CS-KP

JUNE 18, 2004

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

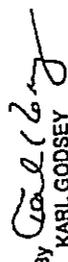
Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Weinberg Village Waimanalo Facility Exemptions and Improvements project.

Overall, the proposed project should have minimal impact on the services provided by the Honolulu Police Department.

If there are any questions, please call Captain Michael Correa of District 4 at 247-2166 or Ms. Carol Sodekani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

Strong and Promising with Aloha

Mr. Boisc P. Correa, Chief
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Chief Correa:

Thank you for your Department's June 18, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time former Chief Donohue and your staff spent reviewing the document and drafting the letter.

Thank you for confirming that the project should have minimal impact on the services provided by the Honolulu Police Department. We understand that this is the only comment you have at this time. If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii's
Lloyd Higa, Yanusato, Fujiwara, Higa and Associates

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808 550-4483 • Fax: 808 550-4518 • www.psi-hl.com



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOMELANDS

P.O. BOX 1879
HONOLULU, HAWAII 96818

June 25, 2004

#9



PLANNING SOLUTIONS

September 14, 2004

Mr. Darrell Yagodich, Planning Office Administrator
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, HI 96818

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

Subject: Weinberg Village Waimanalo Facility

Thank you for allowing our review of the draft environmental assessment for exemptions and improvements for the subject facility.

The Department of Hawaiian Home Lands' lands in Waimanalo will not be directly impacted by the proposal for overhead electric service to the new community center and from constructing another sidewalk along Saddle City Road.

Siting and construction of the proposed slab-on-grade community center should pay special attention to drainage and flooding situations in the area. The project is in the vicinity of a flood zone, so local residents should be consulted as to conditions that were encountered during prior episodes of heavy rainfall. Continuous sidewalk pathways should be available leading to and from the community center and the main entry points in the parking lot and along Kalaniana'ole Highway.

If you have any questions, please call Joe Chu at 587-6421.

Aloha and Mahalo,

Darrell Yagodich
Darrell Yagodich
Planning Office Administrator

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Yagodich:

Thank you for your June 25, 2004 letter commenting on the Housing and Community Development Corporation of Hawai'i's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments. Item-by-item responses to your comments (which are reproduced for your convenience in italics below each response) are provided below.

Comment 1

The Department of Hawaiian Home Lands' lands in Waimanalo will not be directly impacted by the proposal for overhead electric service to the new community center and the exemption from constructing another sidewalk along Saddle City Road.

Response: We are pleased to note that the project will not directly impact any property overseen by the Department of Hawaiian Home Lands.

Comment 2

Siting and construction of the proposed slab-on-grade community center should pay special attention to drainage and flooding situations in the area. The project is in the vicinity of a flood zone, so local residents should be consulted as to conditions that were encountered during prior episodes of heavy rainfall.

Response: We share your concerns with drainage and flooding, as a portion of the Village is located in the FIRM Special Flood Hazard Area (Flood Zone AE). Figure 3-3 of the Draft EA demonstrates that the proposed Community Center is located in Flood Zone X and will have a floor elevation higher than the Base Flood Elevation of 16 feet therefore the Center will not be at risk of flooding. Section 3.2 addresses impacts of the proposed actions on drainage and water quality, stating that while the proposed Community Center will slightly increase the total impervious area of the Village (by $\approx 1\%$), it will not significantly increase runoff or alter drainage pathways within other parts of the Village.

Page 2
Mr. Darrell Yagodich
September 14, 2004

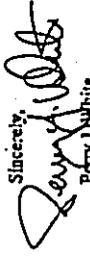
Comment 3

Continuous sidewalk pathways should be available leading to and from the community center and the main entry points in the parking lot and along Kalanianaʻōle Highway.

Response: The Housing and Community Development Corporation of Hawai'i has informed us that sidewalks will be provided to and from the Community Center to connect it with existing walkways in the Village (some of which lead to Kalaniana'ole Highway) and the parking lot. They will be incorporated into the Center's final design and installed upon its completion.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,


Stacy J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg
Village Waialeale Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawai'i
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates

PETER YOUNG
DIRECTOR
DEPARTMENT OF LAND AND NATURAL RESOURCES
1505 KALANOAU AVENUE, SUITE 1000
HONOLULU, HAWAII 96813-1000
PHONE: (808) 586-1000
FAX: (808) 586-1001
WWW.DLN.RH.HAWAII.GOV



RECEIVED



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 531
HONOLULU, HAWAII 96809

June 10, 2004
LD/NAV
WEINBERGVILLAGE.CHF

10-NAV

June 29, 2004
WEINBERGVILLAGE.MCH

Mr. Perry J. White
Planning Solutions
210 Ward Avenue, Suite 330
Honolulu, Hawaii 96814-4012

Dear Mr. White

SUBJECT: Draft Environmental Assessment for Weinberg Village
Maimanalo Facility Exemptions and Improvements

Thank you for the opportunity to review and comment on the subject matter

A copy of the document pertaining to the subject matter was transmitted or made available to the following Department of Land and Natural Resources' Divisions for their review and comment.

- Division of Forestry and Wildlife
- Engineering Division
- Commission on Water Resource Management
- Office of Conservation and Coastal Lands
- Land-Oahu District Land Office
- Land-Planning and Development

Enclosed please find a copy of the Engineering Division and Commission on Water Resource Management comment.

Based on the attached responses, the Department of Land and Natural Resources has no other comment to offer on the subject matter.

Should you have any questions, please contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0384.

Very truly yours,

DIERDRE S. MAMIYA
Administrator

C: ODLO

RECEIVED
LAND DIVISION
JUN 17 A 09
DEPT. OF LAND
NATURAL RESOURCES
STATE OF HAWAII

June 10, 2004
LD/NAV
WEINBERGVILLAGE.CHF

MEMORANDUM:

- TO: Dierdre S. Mamiya, Administrator
Land Division
- FROM: [Signature]
- SUBJECT: Draft Environmental Assessment
Anticipated finding of No Significant Impact
Rousing and Community Development Corporation of Hawaii
Weinberg Village Maimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-4483)

MEMORANDUM:

TO: [Signature]

FROM: [Signature]

SUBJECT: Draft Environmental Assessment
Anticipated finding of No Significant Impact
Rousing and Community Development Corporation of Hawaii
Weinberg Village Maimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-4483)

MEMORANDUM:

TO: [Signature]

FROM: [Signature]

SUBJECT: Draft Environmental Assessment
Anticipated finding of No Significant Impact
Rousing and Community Development Corporation of Hawaii
Weinberg Village Maimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-4483)

MEMORANDUM:

TO: [Signature]

FROM: [Signature]

SUBJECT: Draft Environmental Assessment
Anticipated finding of No Significant Impact
Rousing and Community Development Corporation of Hawaii
Weinberg Village Maimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-4483)

MEMORANDUM:

TO: [Signature]

FROM: [Signature]

SUBJECT: Draft Environmental Assessment
Anticipated finding of No Significant Impact
Rousing and Community Development Corporation of Hawaii
Weinberg Village Maimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-4483)

MEMORANDUM:

TO: [Signature]

FROM: [Signature]

SUBJECT: Draft Environmental Assessment
Anticipated finding of No Significant Impact
Rousing and Community Development Corporation of Hawaii
Weinberg Village Maimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-4483)

MEMORANDUM:

TO: [Signature]

FROM: [Signature]

SUBJECT: Draft Environmental Assessment
Anticipated finding of No Significant Impact
Rousing and Community Development Corporation of Hawaii
Weinberg Village Maimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-4483)

MEMORANDUM:

TO: [Signature]

LEOLA IZUMI
Deputy Director



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
HONOLULU, HAWAII 96811

June 15, 2004

Mr. Perry White
Planning Solutions
Ward Plaza
210 Ward Plaza, Suite 330
Honolulu, Hawaii 96814

Dear Mr. White:

This is regarding the Weinberg Village Waimanalo Facility Exemptions and Improvements. Based on a review of the Draft Environmental Assessment, the project will not require a stream channel alteration permit (Hawaii Revised Statutes §174C-71).

The proposed work may require other agency approvals regarding water quality, wetlands, grading, grubbing, stockpiling, and floodway and drainageway maintenance. This letter does not constitute or imply compliance with other Federal, state or county rules.

We appreciate the opportunity to review and comment on the Draft Environmental Assessment. If you have any questions regarding this letter, please call David Higa at 587-0249.

Sincerely,

DAWNNE Y. IZU
Deputy Director

PETER T. POLINE
Director
OFFICE OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
DAWN IZUMI
Deputy Director
YVONNE Y. IZU
Deputy Director
JESSIE BEZDECK
Deputy Director
HONOLULU, HAWAII 96811



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 1031
HONOLULU, HAWAII 96808

June 10, 2004
LD/NAV
WEINBERGVILLAGE.CH1

Suspense Date: 6/22/04

MEMORANDUM:

TO: *XXX Division of Forestry & Wildlife
*XXX Division of State Parks
*XXX Engineering Division
*XXX Commission on Water Resource Management
*XXX Office of Conservation and Coastal Lands
*XXX Oahu District Land Office
*XXX Oahu-Land Planning and Development

FROM: Dierdre S. Hamiya, Administrator
Land Division

SUBJECT: Draft Environmental Assessment
Anticipated Finding of No Significant Impact
Housing and Community Development Corporation of Hawaii
Weinberg Village Waimanalo Facility Exemptions and Improvements
Consultant: Planning Solutions (Ms. M. May 550-483)

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead within the time requested above.

Note: One copy of the document is available for review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at 587-0384.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments. Comments attached.

Name:
Signed:
Date: 6/15/04

LANDS & NATURAL RESOURCES

RECEIVED
LAND DIVISION

JUN 22 A 11:50
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 271
HONOLULU, HAWAII 96809

PETER S. HIRANO
Commissioner
Board of Land and Natural Resources
1505 KALANIANA'OHU DRIVE
HONOLULU, HAWAII 96813

ERIC T. HIRANO
Chief Engineer
1505 KALANIANA'OHU DRIVE
HONOLULU, HAWAII 96813

JUNE 10, 2004
LD/NAV
WEINBERGVILLAGE.CMT

Suspense Date: 6/22/04

MEMORANDUM:

- TO: *XXX Division of Forestry & Wildlife
 *XXX Division of State Parks
 *XXX Engineering Division
 *XXX Commission on Water Resource Management
 *XXX Office of Conservation and Coastal Lands
 *XXX Oahu District Land Office
 *XXX Oahu-Land Planning and Development

FROM: Dierdre S. Hamiyya, Administrator
Land Division

SUBJECT: Draft Environmental Assessment
Anticipated Finding of No Significant Impact
Housing and Community Development Corporation of Hawaii
Weinberg Village Mairamio Facility Exceptions and Improvements
Consultant: Planning Solutions (Ms. H. May 530-4883)

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead within the time requested above.

Note: One copy of the document is available for review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at 587-0384.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

() No have no comments. Comments attached.

Name: _____
Signed: ERIC T. HIRANO, CHIEF ENGINEER
Date: _____

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LANAV

Rd.: WEINBERGVILLAGE.CMT

COMMENTS

(X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is not located in Zone AE. The project site is located in Zones X and X (Shaded). The National Flood Insurance Program (NFIP) does not have any regulations for development within these areas.

() Please note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone _____.

() Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is Zone _____.

() Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Mr. Carol Tyte-Dean, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0367.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinances may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Swanson at (808) 573-4254 or Mr. Mario Sin Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomez at (808) 961-8327 (Hilo) or Mr. Karen Ender at (808) 377-3539 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cortes at (808) 770-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6670 of the County of Kauai, Department of Public Works.

(X) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored project requiring water services from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

(X) The applicant should provide the water demands and calculations to the Engineering Division as it can be included in the State Water Projects Plan Update.

() Additional Comments: _____

() Other: _____

Should you have any questions, please call Mr. Andrew Mendonca of the Planning Branch at 587-0229.

Signed: Eric T. Hirano
For ERIC T. HIRANO, CHIEF ENGINEER
Date: 6/22/04

RECEIVED LAND DIVISION
 JUN 16 10 49 AM '04
 DEPT. OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 STATE OF HAWAII
 POST OFFICE BOX 621
 HONOLULU, HAWAII 96809

RECEIVED LAND DIVISION
 JUN 14 9 06 AM '04
 DEPT. OF LAND AND NATURAL RESOURCES
 LAND DIVISION
 STATE OF HAWAII
 POST OFFICE BOX 621
 HONOLULU, HAWAII 96809

June 10, 2004
 LD/NAV
 WEINBERGVILLAGE.CMT
 Suspense Date: 6/22/04

June 10, 2004
 LD/NAV
 WEINBERGVILLAGE.CMT
 Suspense Date: 6/22/04

MEMORANDUM:

TO: *XXX Division of Forestry & Wildlife
 *XXX Division of State Parks
 *XXX Engineering Division
 *XXX Commission on Water Resource Management
 *XXX Office of Conservation and Coastal Lands
 *XXX Oahu District Land Office
 *XXX Oahu-Land Planning and Development

TO: *XXX Division of Forestry & Wildlife
 *XXX Division of State Parks
 *XXX Engineering Division
 *XXX Commission on Water Resource Management
 *XXX Office of Conservation and Coastal Lands
 *XXX Oahu District Land Office
 *XXX Oahu-Land Planning and Development

FROM: Dierdre S. Mamiya, Administrator
 Land Division

FROM: Dierdre S. Mamiya, Administrator
 Land Division

SUBJECT: Draft Environmental Assessment
 Anticipated Finding of No Significant Impact
 Housing and Community Development Corporation of Hawaii
 Weinberg Village Waianai Facility Exemptions and Improvements
 Consultant: Planning Solutions (Ms. H. May 550-448)

SUBJECT: Draft Environmental Assessment
 Anticipated Finding of No Significant Impact
 Housing and Community Development Corporation of Hawaii
 Weinberg Village Waianai Facility Exemptions and Improvements
 Consultant: Planning Solutions (Ms. H. May 550-448)

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead within the time requested above.

Please review the document pertaining to the subject matter and submit your comments (if any) on Division letterhead within the time requested above.

Note: One copy of the document is available for review in the Land Division Office, Room 220.

Note: One copy of the document is available for review in the Land Division Office, Room 220.

Should you need more time to review the subject matter, please contact Nick Vaccaro at 587-0384.

Should you need more time to review the subject matter, please contact Nick Vaccaro at 587-0384.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

We have no comments.

Name: *[Signature]*

Name: *[Signature]*

Signed: MICHAEL G. BUCK, ADMINISTRATOR
 DIVISION OF FORESTRY AND WILDLIFE
 Date: JUN 14 2004

Signed: *[Signature]*
 Date: 6/15/04

**P L A N I M I N G
S O L U T I O N S**



September 14, 2004

Page 2
Ms. Dierdre S. Mamiya
September 9, 2004

Ms. Dierdre S. Mamiya, Administrator
Department of Land and Natural Resources
Land Division
State of Hawai'i
P.O. Box 621
Honolulu, HI 96809

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility
Exemptions and Improvements

Dear Ms. Mamiya:

Thank you for your June 29, 2004 letter commenting on the Housing and Community Development Corporation of Hawai'i's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent distributing and reviewing the document and providing written comments. Item-by-item responses to the comments of DLNR's various divisions (reproduced for your convenience in italics below each response) are provided below:

Comment 1

Comment on Water Resource Management

(See attached letter.)

Response: We received the Commission on Water Resource Management's comments in a separate letter (Comment Letter #1 in this document). The letter included in the packet we received from you is identical.

Comment 2

Engineering Division

1) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is not located in Zone AE. The project site is located in Zones X and X (Shaded). The National Flood Insurance Program (NFIP) does not have any regulations for development within these areas.

Response: Thank you for confirming that the project site (i.e., the site of the proposed Community Center and the areas affected by the proposed exemptions) is located in Flood Zone X.

Comment 3

2) The applicant should include project water demands and infrastructure required to meet water demand. Please note that the implementation of any State-sponsored projects requiring water services from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

Word Plaza, Suite 320 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808 550-4483 • Fax: 808 550-4549 • www.ost-hi.com

Response: The proposed action will not increase the number of people using the site or otherwise lead to an increase in water use. It may shift a small amount of water use from fixtures in existing facilities to fixtures in the proposed community center. Water infrastructure will be incorporated into the Community Center design plans and will be submitted to the Engineering Division for approval.

Comment 4

3) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

Response: Water demands and calculations for the proposed Community Center will be submitted to the Engineering Division as soon as the design plans are developed.

We understand that there are no additional comments from the Land Division, the Division of Forestry and Wildlife, the Division of State Parks, and the Office of Conservation and Coastal Lands. If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,


Percy J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawai'i
Lloyd Higo, Yamamoto, Fujiwara, Higa and Associates



STATE OF HAWAII
DEPARTMENT OF HEALTH
PO Box 330
Honolulu, Hawaii 96811-0330

DEBORAH L. PERROW, M.D.
DIRECTOR OF PUBLIC HEALTH

In Reply, please refer to:
EPO-04-112

#11

June 29, 2004

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

SUBJECT: Weinberg Village Waimanalo Facility Exemptions and Improvements
Draft Environmental Assessment/ Anticipated FONSI

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

Clean Water Branch Standard Comments Dated 3/2/04

1. The Army Corps of Engineers should be contacted at (808) 438-9258 to identify whether a Federal license or permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "every applicant for Federal license or permit to construct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters...."
2. A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:
 - a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(1)(i) through 122.26(b)(1)(iv)(x) and 122.26(b)(1)(v)(a).

Mr. Perry J. White
June 29, 2004
Page 2

- b. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities.
- c. Discharges of treated effluent from leaking underground storage tank remedial activities.
- d. Discharges of once through cooling water less than one (1) million gallons per day.
- e. Discharges of hydrotesting water.
- f. Discharges of construction dewatering effluent.
- g. Discharges of treated effluent from petroleum bulk stations and terminals.
- h. Discharges of treated effluent from well drilling activities.
- i. Discharges of treated effluent from recycled water distribution systems.
- j. Discharges of storm water from a small municipal separate storm sewer system.
- k. Discharges of circulation water from decorative ponds or tanks.

The CWB requires that a Notice of Intent (NOI) to be covered by a NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.state.hi.us/health/cwb/forms/formsindex.html>.

3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible (i.e. NPDES general permits do not cover discharges into Class I or Class AA receiving waters). An application for the NPDES permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.state.hi.us/health/cwb/forms/formsindex.html>.
4. Hawaii Administrative Rules, Section 11-35-38, also requires the owner to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. Please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.

If you have any questions, please contact the CWB at 586-4309.

Wastewater Branch

We have reviewed the document on the subject project submitted which proposes exemption from requirements to place utility lines underground and to construct roadway improvements, and construction of a Community Center.

We have no objections and offer our recommendation to approve the proposed exemptions and improvements, as wastewater will be handled via connection to the County sewer service system.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at telephones (808)586-4294.

Sincerely,

June F. Harrigan-Lum

JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

c: WWB
CWB

**P L A N N I N G
S O L U T I O N S**

September 14, 2004

Ms. June F. Harrigan-Lum, Manager
Environmental Planning Office
Department of Health
State of Hawaii
P.O. Box 3378
Honolulu, HI 96801-3378

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Ms. Harrigan-Lum:

Thank you for your June 29, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's *Draft Environmental Assessment (DEA)* for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments. Item-by-item responses to your comments (reproduced for your convenience in italics below; each response) are provided below.

Comment 1

Clean Water Branch (CWB) Standard Comments (Dated 3/20/04)

1. *The Army Corps of Engineers should be contacted to identify whether a Federal permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(d)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters...."*

Response: Insofar as we have been able to determine, no Federal permit will be needed for the proposed project. We provided a copy of the DEA to the Corps of Engineers (COE) but have not received any comments from that agency.

Comment 2

2. *A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:*
 - a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.24(b)(1-4)(i) through 122.24(b)(14)(ii) and 122.26(b)(14)(ii); (Note: After March 10, 2003, an NPDES permit will be required for construction activities, including clearing, grading, and excavation that result in the disturbance of one (1) acre or more.)

- b. Construction activities, including clearing, grading, and excavation that result in the disturbance of equal to or greater than five (5) acres of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may

be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities.

- c. Discharge of treated effluent from leaking underground storage tank remedial activities;
- d. Discharge of once through cooling water less than one (1) million gallons per day;
- e. Discharge of hydrate-storing water;
- f. Discharge of construction dewatering effluent;
- g. Discharge of treated effluent from petroleum bulk stations and terminals;
- h. Discharge of treated effluent from well drilling activities;
- i. Discharges of treated effluent from recycled water distribution systems;
- j. Discharges of storm water from a small municipal separate storm sewer system; and
- k. Discharge of circulation water from decorative ponds or tanks.

The CIPB requires that a Notice of Intent (NOI) to be covered by a NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities.

3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters, and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible. An application for the NPDES permit is to be submitted at least 180 days before the commencement of the activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/npdes/forms/index.html>.

4. Hawaii Administrative Rules, Section 11-55-38, also requires the owner to either submit a copy of the NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD.

Response: The area disturbed for the proposed community center will be substantially smaller than one acre (see Section 1.3.2 of the DEA). Consequently, a construction NPDES permit will not be required.

The proposed project does not involve any of the other discharges you noted. More specifically, HCDCCH will not discharge treated effluent from leaking underground storage tank remedial activities, once-through cooling water, hydro-testing water, construction dewatering effluent, treated effluent from petroleum bulk stations and terminals, treated effluent from well drilling activities, treated effluent from recycled water distribution systems, storm water from a small municipal separate storm sewer system, or circulation water from decorative ponds or tanks. Consequently, HCDCCH anticipates that no NPDES discharge permits will be required for the project. Absent the need for an NPDES discharge permit, there is no need for the SHPD clearance specified in HAR §11-55-38.

Comment 3
Wastewater Branch

1. We have no objections and offer our recommendation to approve the proposed exemptions and improvements, as wastewater will be handled via connection to the County sewer service system.

Response: Thank you for your positive comment.

Comment 4

2. All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

Response: All plans for connecting the proposed new community center to the existing wastewater system will conform to the applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. Ujiga
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimakalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawai'i
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates



P L A N N I N G
S O L U T I O N S

September 14, 2004

#12



LEILA LUKATEL
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KALANIOUPELE BUILDING, ROOM 555
601 KAMOLEKA BLVD.
HONOLULU, HAWAII 96814

PERRY J. WHITE
DIRECTOR OF LAND AND NATURAL RESOURCES
CHIEF OF BUREAU OF HISTORIC PRESERVATION
STATE OF HAWAII
601 KAMOLEKA BLVD., ROOM 555
HONOLULU, HI 96814
PHONE: 808-551-4133
FAX: 808-551-4518
WWW.DLN.RIS.COM

June 22, 2004

Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

LOG NO: 2004.1783
DOC NO: 0408EJ22

Dear Mr. White:

SUBJECT: Chapter 6E-9 Historic Preservation Review-HCDC Draft Environmental Assessment for Weinberg Village Waimanalo Facility Exemptions and Improvements
Waimanalo, Ko'olaupoko, O'ahu
TMK: [1]4-1-013:030

Thank you for the opportunity to comment on the DEA for the Weinberg Village Facility exemptions and improvements. The HCDC proposes to seek exemptions from requirements to place utility line underground and to construct roadway improvements and also proposes construction of a new community center. We received the DEA for comments on June 8, 2004.

A review of our records shows that there are no known historic sites at this location. In 1883 SHPD commented that there were no known sites at the parcel which had been used for cattle pasture for over 30 years at the time. The parcel had not been inventoried for sites and SHPD noted that buried traditional Hawaiian taro lo'i may be present since the parcel bordered Kahawai Stream. A portion of the parcel was thought to be wetlands and a commitment was made to take appropriate mitigative actions if this was the case. According to our files, no findings of wetlands or historic sites including cultural deposits were found during the construction of the existing Weinberg Village. Since the area proposed for new construction is an existing open lawn which has been previously modified and no historic sites are likely to be found, we believe that "no historic properties will be affected" by the construction of the community center. We also believe no historic properties will be affected by the granting of the exemptions, since HCDC is requesting that underground utility lines and road way improvements not be required and thus no ground disturbance will occur.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,

Perry J. White
P. Holly McEldowney, Administrator
State Historic Preservation Division

EJ:jen

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Ms. McEldowney:

Thank you for your June 22, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments.

Thank you for summarizing SHPD's involvement since the initial construction of Weinberg Village and for confirming that no wetlands or historic sites including cultural deposits were found during the construction of the existing Weinberg Village. We also appreciate your opinion that "no historic properties will be affected" by the construction of the community center or granting the exemption.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,
Perry J. White
Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamaoto, Fujiwara, Higa and Associates

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808-550-4133 • Fax: 808-550-4518 • www.dln.ris.com

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

575 KOWALE STREET SUITE 4113 HONOLULU HAWAII 96813-4943
TELEPHONE: (808) 851-1151 FAX: (808) 851-1750 INTERNET: www.honolulu.gov



(PRINT NAME)
TITLE

ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
SAFETY FIRE CHIEF

#13

June 24, 2004

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

Subject: Draft Environmental Assessment and Anticipized Finding of No Significant Impact
Weinberg Village Waimanalo Facility Exemptions and Improvements
Kalaniana'ole Highway
Waimanalo, Oahu, Hawaii
Tax Map Key: 4-1-013: 030

We received your letter dated June 7, 2004, requesting our review and comments on the above-mentioned subject.

The Honolulu Fire Department (HFD) requires that the following be complied with for the new Community Center:

1. Provide a private water system where all appearances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000-pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.

Mr. Perry J. White
Page 2
June 24, 2004

3. Submit civil drawings to the HFD for review and approval.
Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778.

Sincerely,

ATTILIO K. LEONARDI
Fire Chief

AKL/SK:bh



**P L A N N I N G
S O L U T I O N S**

September 14, 2004.

Page 2
Mr. Attilio K. Leonard
September 9, 2004

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

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Leonard:

Thank you for your June 24, 2004 letter commenting on the Housing and Community Development Corporation of Hawai'i's (HCDC) *Draft Environmental Assessment (DEA)* for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments. Item-by-item responses to your comments (reproduced for your convenience in italics before each response) are provided below:

The Honolulu Fire Department (HFD) requires that the following be complied with for the new Community Center:

- 1. Provide a private water system where all apartments, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.*

Response: The Housing and Community Development Corporation will coordinate with the Honolulu Fire Department and the Honolulu Board of Water Supply before proceeding with the proposed Community Center to ensure that all applicable standards are met. The Board of Water Supply (BWS) has reviewed the Draft EA for the proposed action and concluded that "the existing water system is presently adequate to accommodate the proposed community center."

The BWS' comment letter does note that: (i) HCDC must obtain a water allocation from the State Department of Land and Natural Resources; (ii) the BWS will confirm the availability of water when the building permit is submitted for approval, and; (iii) when water is made available, HCDC will be required to pay the BWS' Water System Facilities Charges for transmission and daily storage. HCDC understands the need to comply with applicable DINR and BWS requirements. At present, it intends to seek a waiver from BWS' Water System Facilities Charges.

- 2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000-pound weight of our fire apparatus, and with a gradient not to exceed 10%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.*

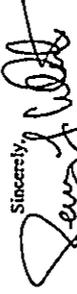
Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808 550-4453 • Fax: 808 552-4549 • www.planning.com

Response: The proposed Community Center is less than 100 feet from Kahaniana'ole Highway and approximately 25 feet from Saddle City Road. Both roadways have the vertical clearance, all-weather surface, and other required characteristics outlined in the comment. As noted above, the Housing and Community Development Corporation will coordinate with the Fire Department when it initiates design of the proposed Community Center Building.

3. Submit civil drawings to the HFD for approval.

Response: The Housing and Community Development Corporation will submit civil drawings for the proposed Community Center to the Honolulu Fire Department for approval before proceeding.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawai'i
Lloyd Higa, Yamasato, Fujiwara, Higa and Associates



BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
531 SOUTH BETHUNE STREET
HONOLULU, HI 96813



July 2, 2004

#14

STAFF LISTING
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Manager and Chief Engineer
DOUGLAS E. STUBBS
Deputy Manager and Chief Engineer

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

Subject: Your Letter of June 7, 2004 on the draft Environmental Assessment for Weinberg Village Waimanalo Facility Exemptions and Improvements. **JMK-4-133-30**

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

The existing water system is presently adequate to accommodate the proposed community center. The applicant is required to obtain a water allocation from the State Department of Land and Natural Resources.

The availability of water will be confirmed when the building permit is submitted for approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer



P L A N N I N G
S O L U T I O N S

September 14, 2004

Mr. Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Jamile:

Thank you for your July 2, 2004 letter commenting on the Housing and Community Development Corporation (HCDC) of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments. Item-by-item responses to your comments (reproduced for your convenience in italics before each response) are provided below.

The existing water system is presently adequate to accommodate the proposed community center. The applicant is required to obtain a water allocation from the State Department of Land and Natural Resources.

Response: Thank you for confirming that the existing water system is adequate to accommodate the proposed community center building. HCDC will coordinate with the State Department of Land and Natural Resources and obtain a water allocation if the Department determines that this is necessary.

The availability of water will be confirmed when the building permit is submitted for approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.

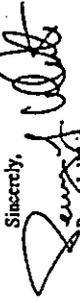
Response: HCDC understands that the availability of water will not be confirmed until it submits a building permit application for the proposed community center. At present, it intends to seek a waiver from the Water System Facilities Charges for transmission and daily storage. If the waiver is denied, HCDC will pay the applicable amount.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit.

Response: HCDC understands that the proposed community center must satisfy Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit.

Page 2
Mr. Clifford S. Jamile
September 14, 2004

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg
Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawai'i
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
100 SOUTH KULUUPU DRIVE, SUITE 300
HONOLULU, HAWAII 96813
TEL: 808-550-4183
FAX: 808-550-4184
WWW.DEA.HAWAII.GOV

GOSEVIVE SALMONSON
DIRECTOR

#15

July 6, 2004

Ms. Stephanie Aveiro, Executive Director
Housing and Community Development Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Ms. Aveiro:

Subject: Draft Environment Assessment for the Weirberg Village Waimanalo Facility Improvements

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

1. Please include the repairs of the housing units in the analysis of the environmental assessment.

Should you have any questions, please call Jayan Thiruganaram at 586-4185.

Sincerely,
Gosevive Salmonson
Gosevive Salmonson
Director

cc: Planning Solutions



P L A N N I N G
S O L U T I O N S

September 14, 2004

Ms. Gosevive Salmonson, Director
Office of Environmental Quality Control
Department of Health
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA), Weirberg Village Waimanalo Facility Exemptions and Improvements

Dear Ms. Salmonson:

Thank you for your July 6, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's (HCDC) Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weirberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments.

Your letter suggested that we include repairs to the existing housing units in the analysis presented in the DEA. Based on subsequent telephone conversations with your staff, it is our understanding that the suggestion stemmed from the fact that in the DEA, we suggest that repairs would be a better use for the resources than compliance with the infrastructure requirements for which HCDC is seeking exemptions, but that we do not analyze the impacts of such repairs, citing that they are included in the appropriate List of Categorical Exclusions and that they are not part of the proposed action.

Your staff pointed out that the inclusion of repairs on the List of Categorical Exclusions does not justify its exclusion from the environmental analysis if such repairs are part of or linked in some causative chain to the proposed action.

Our mention of repairs in the DEA was intended only to demonstrate that there are higher priorities for funds that could be dedicated to the Village than the infrastructure requirements for which we are seeking an exemption. Such repairs are not directly or indirectly consequences of the proposed action.

In response to your comment, we have modified the Final EA to omit all mention of repairs to the Village, thus removing any potential inference that might link such repairs to the proposed action.

If you have any further questions regarding the project, please call me at (808) 550-4483.

Sincerely,
Perry J. Weir
Perry J. Weir
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weirberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

150 SOUTH KING STREET, 3RD FLOOR - HONOLULU, HAWAII 96813
TELEPHONE: (808) 525-4475 - FAX: (808) 525-4130 - WWW.HONOLULU.HI.GOV



#16

CHERYL D. SOON
DIRECTOR

TP604-64930R

July 22, 2004

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

Subject: Waimanalo Village Waimanalo Facility Exemptions and Improvements

In response to your June 7, 2004 letter, we reviewed the draft environmental assessment for the subject project. The following comments are the result of this review:

1. The Tax Map Key cited in the PROJECT SUMMARY and in Section 1.2 PROJECT AREA should be verified. The parcel should be plotted on a tax map to show its location in relation to the other properties in the area.
2. On Page 1-6, Section 1.3.1.2 Installing Sidewalk along Kalua Side of Saddle City Road discusses the rationale for requesting the exemption. It should be noted that Saddle City Road is a State-owned road and improvements should conform to State requirements.
3. On Page 3-13, Section 3.12.1.2 Potential Impacts and Mitigation Measures states that Table 3-1 suggests that the Village has not caused any substantial change to the traffic in the area. Table 3-1 does not suggest any change in traffic due to improvements at the Village. It only shows traffic volumes along Kalamansole Highway. A traffic study should be conducted to verify that the Village has not caused any substantial change in traffic.
4. The City's paratransit service (TheHandi-Van) is curb-to-curb only. Therefore, pickups and drop-offs will be on the street at the curb. Accessible paths to and from the street-side walkways are necessary.

Mr. Perry J. White
Page 2
July 22, 2004

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

Sincerely,

CHERYL D. SOON
Director





**P L A N N I N G
D E P A R T M E N T**

September 14, 2004

Page 2
Ms. Cheryl D. Soon
September 14, 2004

4. The City's paratransit service (The Handi-Van) is curb-to-curb only. Therefore, pickups and drop-offs will be on the street at the curb. Accessible paths to and from the streetside walkways are necessary.

Response: The walkways serving the proposed Community Center will connect with existing walkways in the Village that lead to the bus and Handi-Van stop located along Kalaniana'ole Highway adjacent to the Village.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Ms. Cheryl D. Soon, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, HI 96813

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimeaalo Facility Exemptions and Improvements

Dear Ms. Soon:

Thank you for your July 22, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weinberg Village Waimeaalo. We appreciate the time you and your staff spent reviewing the document and providing written comments. Item-by-item responses to your comments (reproduced for your convenience in italics before each response) are provided below:

1. *The Tax Map Key cited in the PROJECT SUMMARY and in Section 1.2 PROJECT AREA should be verified. The parcel should be plotted on a tax map to show its location in relation to the other properties in the area.*

Response: A copy of the tax map for Zone 4, Section 1, Plat 13 is attached, which confirms that the TMK of Weinberg Village is 4-1-013:030, as stated in the EA. The Village TMK parcel is outlined in bold for your convenience.

2. *On Page 1-6, Section 1.3.1.2 Installing Sidewalk along Keolu Side of Saddle City Road discusses the rationale for requesting the exemption. It should be noted that Saddle City Road is a State-owned road and improvements should conform to State requirements.*

Response: Any improvements along Saddle City Road will conform to the State of Hawaii's Department of Transportation's requirements.

3. *On Page 3-13, Section 3.12.1.2 Potential Impacts and Mitigation Measures states that Table 3-1 suggests that the Village has not caused any substantial change to the traffic in the area. Table 3-1 does not suggest any change in traffic due to improvements at the Village. It only shows traffic volumes along Kalamianole Highway. A traffic study should be conducted to verify that the Village has not caused any substantial change in traffic.*

Response: The purpose of this EA is to assess the effects of the proposed actions (i.e., the construction of the new Community Center and the granting of the exemptions) rather than the effects from the existing Weinberg homeless housing facility. Table 3-1 on Page 3-13 was not intended to imply that the Village does not generate vehicle trips. It simply shows the traffic levels along Kalaniana'ole Highway to demonstrate existing traffic conditions, point out that large increases have not occurred since the Village has been occupied, and suggest that further traffic increases will not occur with the construction of the proposed Community Center or the granting of infrastructure exemptions.

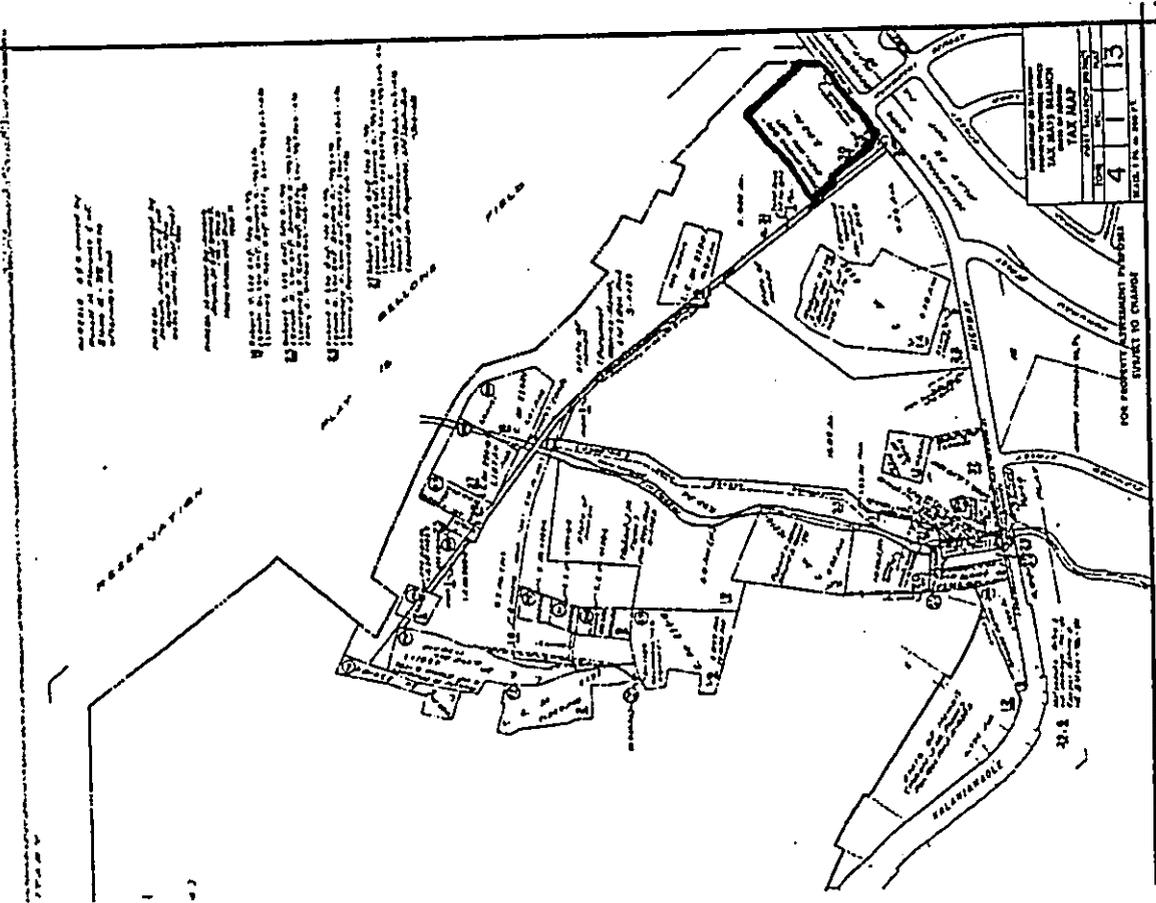
Sincerely,

Perry J. White
Project Consultant

Enclosures:

- (1) Tax Map (Zone 4, Section 1, Plat 13) showing Weinberg Village in bold
- (2) Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimeaalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamamoto, Fujihara, Higa and Associates



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
514 SOUTH KING STREET, PUNCH BOWL PARK 96813
TELEPHONE: (808) 521-7411 FAX: (808) 521-7413 E-MAIL: PERMITTING@CITYANDCOUNTY.HI



#17

ERIC CRISPIN, AIA
DIRECTOR
2004VELOG-1334(ES)
SPECIAL USE PERMIT
SUPPORT SECTION

July 29, 2004

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814

Dear Mr. White:

Draft Environmental Assessment (EA)
Weinberg Village Waimanalo
Tax Map Key 4-1-13: 30

This is in response to your letter dated June 7, 2004 requesting comments on the Draft EA for a new community center and permanent exemptions from certain infrastructure improvements required as conditions of the original Special Management Area Use Permit that the City granted in 1993 for the Weinberg Village's construction. We have the following comments:

Zoning Regulations and Permits Branch

1. Section 1.3.1 states that exemptions from various zoning requirements expired in 1998. The Final EA should clarify that permanent exemptions will also be requested for the existing portions of the project, pursuant to the provisions set forth in Chapter 201G, Hawaii Revised Statutes.

Civil Engineering Branch

2. Any grading on site would require grading permit.
3. There is an error in Section 1.3.1, first paragraph, second sentence.
"The City completed construction in 1994, and the Village has been used continuously for the homeless since that time." The State did the construction, not the City.

Policy Planning Branch & Community Actions Plans Branch

4. The General Policy and Guidelines of the Koolauoko Sustainable Communities Plan (KP SCP) state that new utility distribution lines should be placed underground and that existing overhead lines should be placed underground wherever feasible. We have concerns regarding the inconsistency of the project with this aspect of the KP SCP. If an exemption from installation of underground utility lines is requested, then the Environmental Assessment should provide the analysis made of the feasibility and cost

Mr. Perry J. White
Page 2
July 29, 2004

of implementing the policy of placing utility distribution lines underground and explain the basis for deciding not to follow the policy.

We disagree with potential overall impact. The EA should identify this community benefit which was recognized in the Koolauoko SCP. The reasons why implementing the SCP policy is not feasible for this project need to be provided in the Final EA.

We disagree with statements that there is no community benefit to the underground placement of utility lines. The visual benefit of underground lines would accrue to residents of the site, neighbors, and visitors traveling along Kalamanaole Highway and Saddle City Road and would be cumulative over time in potential overall impact. The EA should identify this community benefit which was recognized in the Koolauoko SCP.

Traffic Review Branch

5. Roadway improvements along Saddle Road may be deferred until a later date. However, a commitment as to timing of the construction of the sidewalk should be specified and schematic plans showing the roadway cross-section should be provided prior to submittal of the building permit plans for the new community center.

Thank you for the opportunity to review the Draft EA. Should you have any questions, you may contact Adrian Sta-U of our staff at 527-5072.

Sincerely yours

ERIC G. CRISPIN, AIA
Director of Planning and Permitting

EGC:cs

G:\Ad\EA\com\ericd\weinberg\velog\es.doc



**PLANNING
SOLUTIONS**

September 14, 2004

Page 2
Mr. Eric G. Crispin
September 9, 2004

Mr. Eric G. Crispin, Director
Department of Planning and Permitting
City and County of Honolulu
650 South Beretania Street
Honolulu, HI 96813

**Subject: Draft Environmental Assessment (DEA), Weiberg Village Waimānalo Facility
Exemptions and Improvements**

Dear Mr. Crispin:

Thank you for your July 29, 2004 letter commenting on the Housing and Community Development Corporation (HCDC) of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weiberg Village Waimānalo. We appreciate the time you and your staff spent reviewing the document and meeting with us on September 1, 2004 to discuss your written comments. For your convenience, we have reproduced each comment in *italics* immediately before each response.

1. *Section 1.3.1 states that exemptions from various zoning requirements expired in 1998. The Final EA should clarify that permanent exemptions will also be requested for the existing portions of the project, pursuant to the provisions set forth in Chapter 201 G, Hawaii Revised Statutes.*

Response: Thank you for this suggestion. It is an important one that other reviewers had also requested. Because of this, the Final EA notes that exemptions are being requested pursuant to the provisions of Chapter 201 G, HRS.

2. *Any grading on site would require grading permit.*

Response: HCDC understands that a grading permit will be required if the final plans for the community center exceed the *de minimis* amount specified in City and County of Honolulu regulations.

3. *There is an error in Section 1.3.1, first paragraph, second sentence. "The City completed construction in 1994, and the Village has been used continuously for the homeless since that time." The State did the construction, not the City.*

Response: Thank you for calling this error to our attention. We have corrected this error in the Final EA. Consequently, that document correctly notes that the State completed construction in 1994.

4. *The General Policy and Guidelines of the Ko'olauloa Sustainable Communities Plan (SCP) state that new utility distribution lines should be placed underground and that existing overhead lines should be placed underground wherever feasible. We have concerns regarding the inconsistency of the project with this aspect of the KP-SCP. If an exemption from installation of underground utility lines is requested, then the Environmental Assessment should provide the*

analysis made of the feasibility and cost of implementing the policy of placing utility distribution lines underground and explain the basis for deciding not to follow the policy.

We disagree with potential overall impact. The EA should identify this community benefit which was recognized in the Koolapoko SCP. The reasons why implementing the SCP policy is not feasible for this project need to be provided in the Final EA.

We disagree with statements that there is no community benefit to the underground placement of utility lines. The visual benefit of underground lines would accrue to residents of the site, neighbors, and visitors traveling along Kalamoole Highway and Saddle City Road and would be cumulative over time in potential overall impact. The EA should identify this community benefit which was recognized in the Koolapoko SCP.

Response: HCDC appreciates the value in placing new utility distribution lines underground and converting existing overhead lines to underground lines wherever feasible as recommended in the Ko'olauloa SCP. There is no doubt that other things being equal, this is the preferred course of action. As we discussed with members of your staff during our September 1, 2004 meeting, it is HCDC's limited financial resources rather than disagreement with the policies of the Ko'olauloa SCP that lead it to seek the requested Chapter 201G exemption from undergrounding existing utility lines. HCDC believes that in the specific case of the existing Villages, the community benefits that will accrue from a permanent exemption outweigh the benefits that would be foregone. The reasons for this are discussed in detail in Sections 1-3 and 1-4 of the Draft EA. We thank you for expressing your support of HCDC's exemption request during our recent meeting.

5. *Roadway improvements along Saddle Road may be deferred until a later date. However, a commitment as to timing of the construction of the sidewalk should be specified and schematic plans showing the roadway cross-section should be provided prior to submittal of the building permit plans for the new community center.*

Response: As discussed in the Draft EA, sidewalks have already been provided on the side of Saddle City Road adjacent to the Village. There are no users who would benefit from constructing a sidewalk on the opposite side of the road as well. This is particularly true in view of the fact that the Ko'olauloa SCP calls for the other areas adjacent to Saddle City Road to remain in open space and agricultural use, i.e., free of land uses that would benefit from a second sidewalk.

In addition, the Ko'olauloa SCP acknowledges that placing sidewalks and gutters within rural residential and suburban areas such as Waimānalo may be cost-prohibitive and inconsistent with the desired character of those communities. Section 4.1.4 (*Pedestrian Circulation*) of the Ko'olauloa SCP states:

"High costs and adverse environmental effects make it impractical and undesirable to install formal sidewalks along all roadways in rural and older, low-density suburban areas."

The EA points out that the existing sidewalks in and around the Village provide good access to pedestrians en route to the Waimānalo Shopping Center and other local destinations; installing additional sidewalk on the opposite side of Saddle City Road would not serve additional users. Moreover, the new sidewalk would not connect with any other paved pedestrian walkways, as none

Page 3
Mr. Eric G. Crispin
September 9, 2004

exist along that side of Saddle City Road or along Kalaniana'ole Highway at that location. Therefore, HCDCH intends to request a permanent exemption from constructing the sidewalk and gutter under the provisions of Chapter 201 G, Hawaii Revised Statutes.

Once again, I want to thank you for your comments and for the time that your staff spent meeting with us to go over the items outlined in this response. HCDCH believes that the exemptions being sought are critical to the continued operation of the Weinberg Village Waianalo Facility and that the small community center will improve its ability to serve families who would otherwise be homeless. We'd like to thank DPP for supporting us in this endeavor. If you have any further questions, please call me at (808) 550-4483.

Sincerely,



Perry J. White
Project Coordinator

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waianalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates

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

ATTENTION OF

August 4, 2004

#18

**P L A N N I N G
S O L U T I O N S**

September 14, 2004

Regulatory Branch

Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

This responds to your request for review comments on the Draft Environmental Assessment (DEA) for the proposed Weinberg Village Waimanalo Facility Exemptions and Improvements, Ko'olau Piko District, Oahu (TMK 4-1-013-030). We have reviewed the project information in the document with respect to the Corps' authority to issue DA permits under Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344).

Based on the information in the DEA, it appears that the proposed construction of the new Community Center within the Weinberg Village property will not involve any activity in Kahawai Stream or any adjacent wetlands; therefore, a DA permit will not be required.

Should you have questions concerning this determination, please contact Mr. Peter Galloway of my staff by telephone at (808) 438-8416 or by fax at (808) 438-4060. Written inquiries should cite File No. 200400360 and should be sent to: Regulatory Branch (CFFOH-EC-R/P, Galloway); U.S. Army Engineer District, Honolulu; Building 230; Fort Shafter, Hawaii 96858-5440.

Sincerely,



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

Mr. George P. Young, P.E., Chief
Regulatory Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, HI 96858-5440

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Young:

Thank you for your August 4, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's *Draft Environmental Assessment (DEA)* for the proposed facility exemptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments.

We appreciate your confirmation that the proposed project will not require a Department of the Army Permit.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,



Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808-550-4123 • Fax: 808-550-4549 • www.psl.hi.com

LEONARDO
CANTRELL



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
P. O. Box 339
Honolulu, Hawaii 96809

August 4, 2004

Ref. #04-0529

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

The Department of Human Services supports the Draft Environmental Assessment for the Weinberg Village Waimanalo Facility Exceptions and Improvements as it will provide needed support for the residents of this transitional shelter facility.

Thank you for the opportunity to respond. Should you have any questions, please contact Stephanie Aveiro, Executive Director of the Housing and Community Development Corporation of Hawaii, at 587-0680.

Sincerely,

Lillian B. Koller, Esq.
Director

c: Stephanie Aveiro
Executive Director, HCDCH



P L A N N I N G
S O L U T I O N S

September 14, 2004

Ms. Lillian B. Koller, Esq., Director
Department of Human Services
State of Hawaii
P.O. Box 339
Honolulu, HI 96809

Subject: Draft Environmental Assessment (DEA), Weinberg Village Waimanalo Facility
Exceptions and Improvements (Ref. #04-529)

Dear Ms. Koller:

Thank you for your August 4, 2004 letter commenting on the Housing and Community Development Corporation of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exceptions and improvements at Weinberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments.

We are pleased that the Department of Human Services supports HCDCH's efforts to provide transitional housing to the homeless and favors the construction of the proposed Community Center and the granting of the requested exemptions at Weinberg Village.

If you have any further questions concerning the project, please call me at (808) 550-4483.

Sincerely,

Perry J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg Village Waimanalo Facility Exceptions and Improvements

cc: Wayna Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamamoto, Fujiwara, Higa and Associates

AN EQUAL OPPORTUNITY AGENCY

Ward Plaza, Suite 330 • 210 Ward Avenue • Honolulu, Hawaii 96814-4012
Phone: 808-550-4483 • Fax: 808-550-4549 • www.dhlc.com



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

RODNEY K. HARAGA
DIRECTOR
DRAFT REVIEW
PROJECT MANAGER
LUCY H. JOHNSON
SARAH K. SOROGAN
HONOLULU, HI 96813-5097
STP 8.1325

#21

Mr. Perry J. White
Planning Solutions
Ward Plaza, Suite 330
210 Ward Avenue
Honolulu, Hawaii 96814-4012

Dear Mr. White:

Subject: Weisberg Village Waimanalo Facility Exemptions and Improvements
Draft Environmental Assessment/Anticipated Finding of No Significant Impact

Thank you for your transmittal requesting our review of the subject Draft Environmental Assessment.

Our concern would be the impacts at the intersection of Kalaianoaole Highway and Saddle City Road. The report does not adequately discuss the existing intersection operations or the proposed activities envisioned at the new Community Center (e.g., hours of operation, size of parking lot, anticipated patronage, etc.).

A traffic assessment should be prepared which specifically addresses the current and projected peak hour operations at the intersection, and discusses any operational and safety concerns, including pedestrian safety. The report should be submitted for our review and approval.

Mitigation requirements may be discussed with our Highways Traffic Branch.

Should construction work within our rights-of-way be necessary, plans and permits must be submitted to our Highways Division for their review and approval.

We appreciate the opportunity to provide comments.

Very truly yours,

Rodney K. Haraga

RODNEY K. HARAGA
Director of Transportation



PLANNING
SOLUTIONS

September 14, 2004

Mr. Rodney K. Haraga, Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, HI 96813-5097

Subject: Draft Environmental Assessment (DEA), Weisberg Village Waimanalo Facility Exemptions and Improvements

Dear Mr. Haraga:

Thank you for your August 24, 2004 letter commenting on the Housing and Community Development Corporation (HCDC) of Hawaii's Draft Environmental Assessment (DEA) for the proposed facility exemptions and improvements at Weisberg Village Waimanalo. We appreciate the time you and your staff spent reviewing the document and providing written comments. For your convenience, we have reproduced each comment in italics immediately before each response.

1. *Our concern would be the impacts at the intersection of Kalaianoaole Highway and Saddle City Road. The report does not adequately discuss the existing intersection operations or the proposed activities envisioned at the new Community Center (e.g., hours of operation, size of parking lot, anticipated patronage, etc.).*

A traffic assessment should be prepared which specifically addresses the current and projected peak hour operations at the intersection, and discusses any operational and safety concerns, including pedestrian safety. The report should be submitted for our review and approval.

Mitigation requirements may be discussed with our Highways Traffic Branch.

Response: As discussed in Sections 1.3.2, 3.8.2 and 3.12.1.2 of the Draft EA, the purpose of the community center is to provide more suitable space for activities that already take place there. It will not increase the number of persons living within or visiting the Village. Consequently, except for construction, it does not have the potential to affect traffic in any way. Neither will it change the amount of parking that is needed or provided.

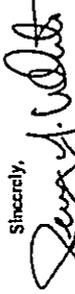
2. *Should construction work within our rights-of-way be necessary, plans and permits must be submitted to our Highways Division for their review and approval.*

Response: HCDCCH understands that the Highway Division's approval will be required if the final plans for the community center require construction work within the State Department of Transportation's rights-of-way. At present we do not believe that will be required.

Page 2
Mr. Rodney K. Hara
September 14, 2004

If you have any further questions concerning the project, please call me at 550-4483.

Sincerely,


Peggy J. White
Project Consultant

Enclosure: Final Environmental Assessment and Finding of No Significant Impact, Weinberg
Village Waimanalo Facility Exemptions and Improvements

cc: Wayne Nakamoto, Housing and Community Development Corporation of Hawaii
Lloyd Higa, Yamasato, Fujiwara, Higa and Associates

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**APPENDIX A: CITY & COUNTY OF HONOLULU COUNCIL
SPECIAL MANAGEMENT AREA USE PERMIT APPROVAL
FOR WEINBERG VILLAGE WAIMĀNALO
(RESOLUTIONS 93-292 & 93-314)**



CITY COUNCIL
 CITY AND COUNTY OF HONOLULU
 HONOLULU, HAWAII 96813 / TELEPHONE 523-4291
 NOV 16 1993

GARY GILL
 CHAIR & PRESIDING OFFICER
 ANDY MARIKITANI
 VICE CHAIR
 DONNA MERCADO KIM
 MAJORITY LEADER
 JOHN DESOTO
 LEIGH-WAI DOO
 JOHN HENRY FELIX
 STEVE HOLMES
 RENE MANSHO
 ARNOLD MORGADO, JR.

RAYMOND K. PUA
 CITY CLERK

November 16, 1993

Mr. Mitsuo Shito
 Executive Director
 State Hawaii Housing Authority
 1002 North School Street
 Honolulu, HI 96817

Dear Mr. Shito:

This is to inform you that Resolutions 93-292 and 93-314 (CD-1, FD-1) were adopted by the Council of the City and County of Honolulu on Wednesday, November 10, 1993.

Sincerely and Aloha,

CITY COUNCIL

[Signature]
 BY
 RAYMOND PUA
 City Clerk

ds

Enclosures

DHS 4008 (10/88)

Suspense

No.	Info	Case	Act	File
	EXECUTIVE DIRECTOR			
	DEP. EXECUTIVE DIRECTOR			
	PUBLIC INFORMATION			
	LEGAL			
	HEARINGS OFFICER			
	PLANNING			
	HOUSING COMPLIANCE			
	ADMINISTRATIVE SVC. DIV.			
	PERSONNEL			
	PURCHASING			
	ENGINEERING & INSPECTION			
	TERMINAL SERVICES			
	HOUSING MANAGEMENT			
	OHAI			
	NEIGHBOR ISLAND			
	CENTRAL MAINTENANCE			
	ELIAPU			
	HALL			
	FILE			

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO CONSTRUCT TRANSITIONAL HOUSING AND A PARKING LOT

WHEREAS, the Department of Land Utilization (DLU) on July 14, 1993, accepted the application of The Hawaii Housing Authority, herein referred to as the Applicant, for a Special Management Area Use Permit (SMP) to construct transitional housing and a parking lot for homeless families located at 41-490 Saddle City Road in Waimanalo, Oahu and identified as a portion of Tax Map Key 4-1-13: 23; Reference Number 93/SMA-031; and

WHEREAS, DLU received two letters opposing the project prior to the public hearing, which mentioned concerns such as traffic increase, use of a septic tank system, flood area, loss of open space, noise, vandalism, and alternative sites; and

WHEREAS, on August 18, 1993, the DLU held a public hearing which was attended by two representatives of the applicant and 40 members of the community; and

WHEREAS, those testifying in opposition cited increased traffic congestion, dust from the soil on the project site, and lack of public notification for the proposed project, while those in support of the project noted the adequate community involvement including mailed notices and community meetings, close proximity to schools, stores and public transportation, Waimanalo homeless families would be given first preference to live in the village, and the need to provide a stable home environment and protection from the elements; and

WHEREAS, on _____, within ten (10) working days after the close of the public hearing, the DLU, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu, completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of DLU on September 3, 1993, and at its meeting of November 10, 1993, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

A:DLU31SMA.R93

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RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

- A. Prior to implementation of the project, the Applicant must meet the requirements and obtain approval of all government agencies normally required for such projects.
- B. If, during construction, any previously unidentified sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Department of Land and Natural Resources, Historic Sites Office at 587-0047 immediately. Work in the immediate area shall be stopped until the office is able to assess the impact and make further recommendations for mitigative activity.
- C. The project shall be constructed within three years of the date of this permit. Failure to obtain a building permit within this period shall render this permit null and void, provided that the Director of Land Utilization may extend this period if the Applicant demonstrates good cause.
- D. Construction shall be in general conformity with the plans on file with the Department of Land Utilization and in accordance with the Land Use Ordinance. Any change in the size or nature of the project which has a significant effect on coastal resources addressed in Chapter 25, ROH, shall require a new application. Any change which does not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of Land Utilization.
- E. Prior to approval of a grading permit, the applicant shall submit a revised Site Plan to be reviewed by DLU's Subdivision Branch, indicating the proposals and flood zone boundaries.
- F. Temporary berms to protect Kahawai Stream from siltation due to runoff, shall be erected adjacent to the stream and maintained until construction is completed.
- G. No fill shall be placed within 10 feet of the wetland boundary, and no construction on drainage structures within the ordinary water mark of the drainage channel to the east of the property. Prior to approval of a grading permit, the

RESOLUTION

applicant shall submit photos to DLU to show that this condition has been met.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and he is, hereby directed to transmit copies of this resolution to Mr. Donald A. Clegg, Director of Land Utilization; Mr. Herbert Muraoka, Director and Building Superintendent, Building Department; Mr. Keith W. Ahua, Director, State Department of Land and Natural Resources, Historic Preservation Office, P. O. Box 621, Honolulu, Hawaii 96809; and Mr. Mitsuo Shito, Executive Director, Hawaii Housing Authority, P.O. Box 17907, Honolulu, Hawaii 96817.

INTRODUCED BY:

[Handwritten Signature] BR

DATE OF INTRODUCTION:

SEP 8 1993

 Honolulu, Hawaii

Councilmembers:

0:mlireso.dt

CITY COUNCIL
 CITY AND COUNTY OF HONOLULU
 HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated to the right.

ATTEST:

[Handwritten Signature]
 RAYMOND K. PUA
 CITY CLERK

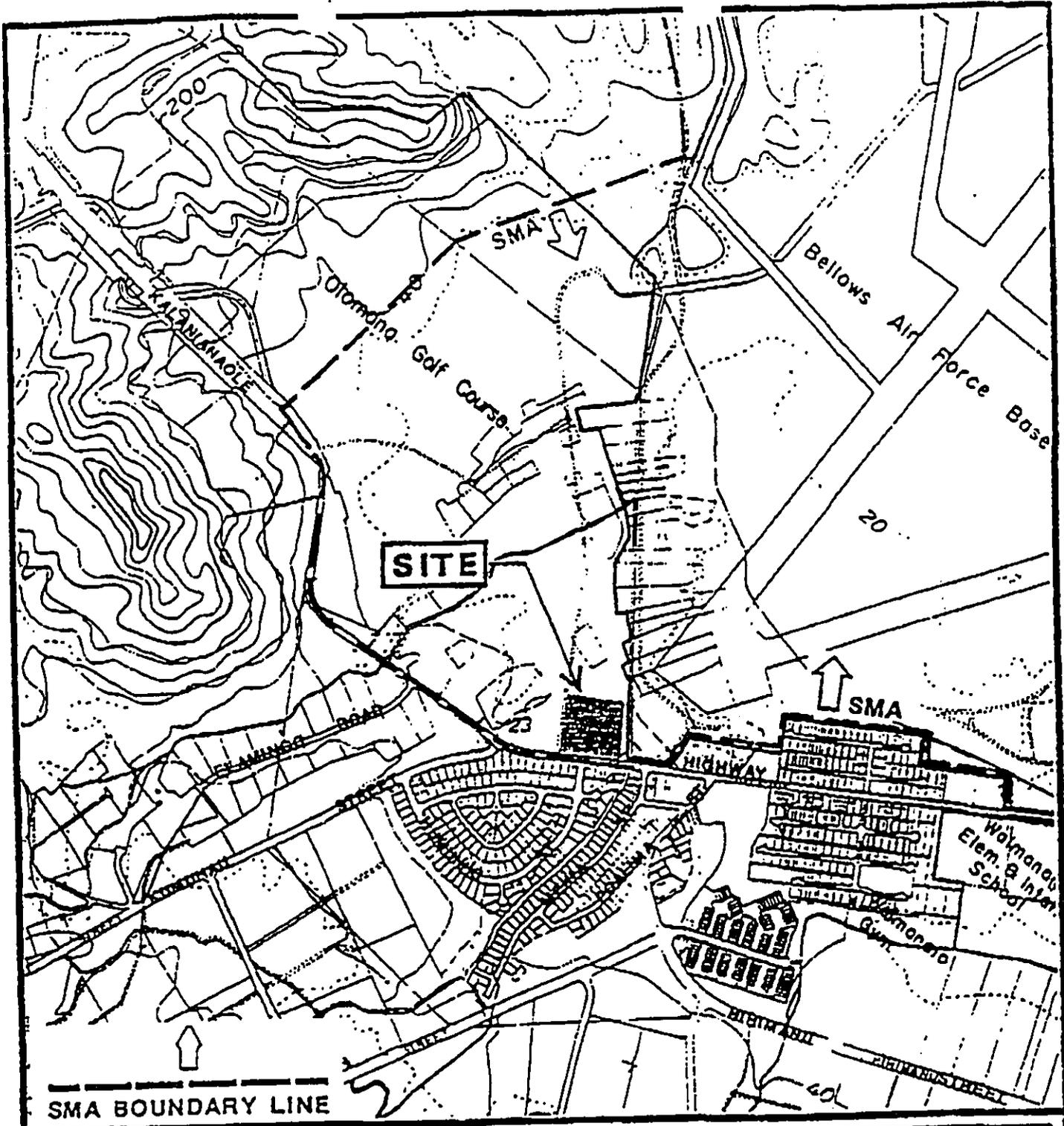
[Handwritten Signature]
 GARY GILL
 CHAIR AND PRESIDING OFFICER

Dated NOV 10 1993

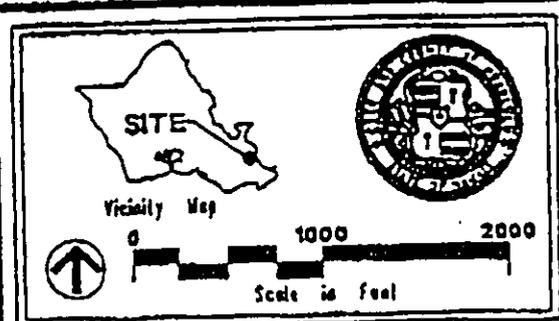
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Reference: **924**
 Report No. Z-574

Resolution No.
93-292



SMA BOUNDARY LINE

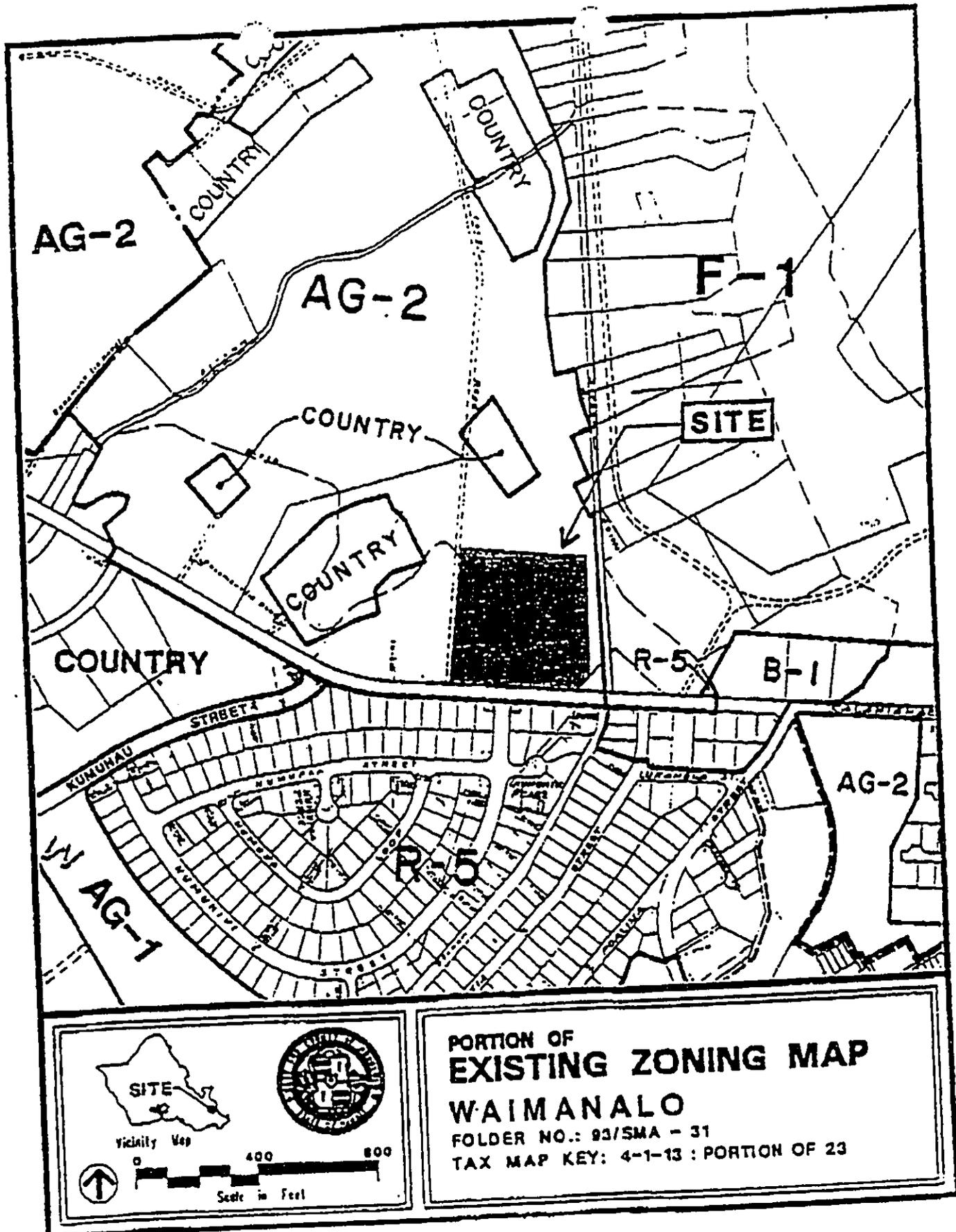


LOCATION MAP WAIMANALO

FOLDER NO.: 93/SMA - 31
TAX MAP KEY: 4-1-13 : PORTION OF 23

PREPARED BY: Department of Land Utilization
City and County of Honolulu
DATE PREPARED: 7/03

EXHIBIT A



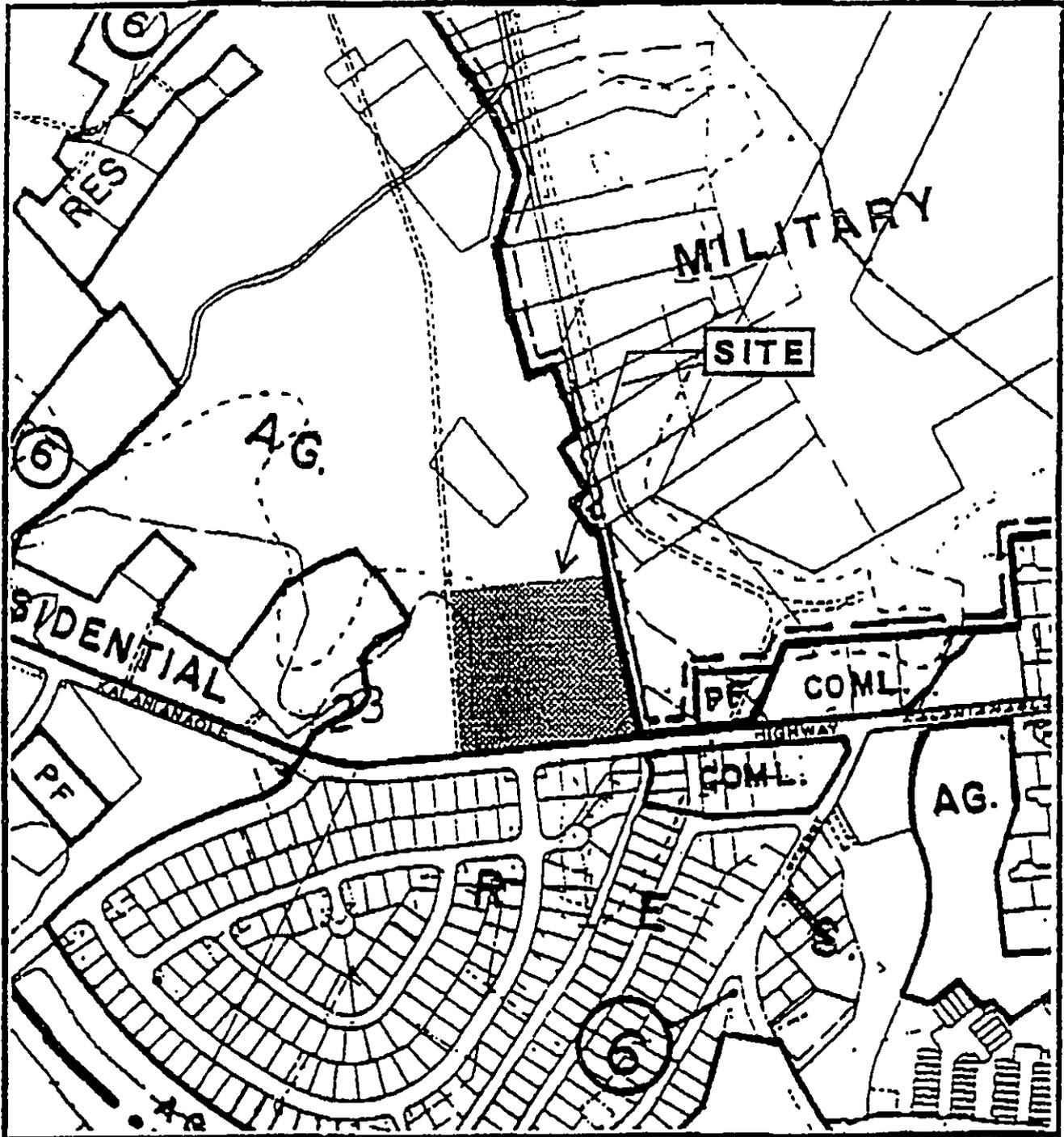
PREPARED BY Department of Land Utilization
City and County of Honolulu

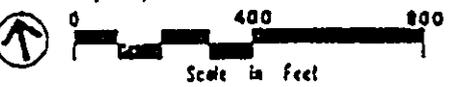
EXHIBIT B

APR-03-03 18:20 FROM:HCDCH

FILE 12 10

ID: 6085670588



 <p>Vicinity Map</p>  <p>Scale in feet</p>	<p>PORTION OF DEVELOPMENT PLAN LAND USE MAP</p> <p>FOLDER NO.: 93/SMA - 31 TAX MAP KEY: 4-1-13 : PORTION OF 23</p>
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RESOLUTION

AUTHORIZING TEMPORARY EXEMPTIONS FROM CERTAIN REQUIREMENTS
RELATING TO THE DEVELOPMENT OF THE WEINBERG VILLAGE AT WAIMANALO
PROJECT AT WAIMANALO, OAHU, TAX MAP KEY: 4-1-13: 23

WHEREAS, the Hawaii Housing Authority ("HHA"), proposes to subdivide a 15-acre, State-owned parcel in Waimanalo identified as Tax Map Key: 4-1-13: 23 into two lots and relocate 14 existing structures from various locations to provide temporary, transitional rental units for homeless families to be known as the Weinberg Village at Waimanalo Project ("Project"); and

WHEREAS, the City Council is empowered to authorize exemptions from statutes, ordinances, charter provisions and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land and the construction of units thereon pursuant to Sections 46-15.1 and 201E-210 of the Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Project is consistent with the housing goals and objectives of the City; and

WHEREAS, the City Council has reviewed the preliminary plans and specifications for the Project submitted to the Council by the Department of Housing and Community Development ("DHCD"); and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the exemptions do not adversely affect the public health, safety and welfare; now, therefore,

BE IT RESOLVED by the City Council of the City and County of Honolulu that it authorizes exemptions from certain requirements for the Project as follows:

1. Exemption from Ordinance No. 83-11, Development Plan Land Use Map Koolaupoko, to allow multi-family development in areas designated for agricultural uses.
2. Exemption from Ordinance Number 86-125, Zoning Map Number 24, Waimanalo, to allow single-family dwellings (which are not farm dwellings) and multi-family dwellings in an area zoned AG-2, General Agriculture District, and to allow the Project to be developed pursuant to A-1, Low Density Apartment District standards.

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H

RESOLUTION

3. Exemption from Section 3.70-13, Land Use Ordinance ("LUO"), relating to loading spaces, to waive the requirement that the loading space be provided within or adjacent to the building and allow provision of the space in the parking lot.

4. Exemption from Chapter 22, Section 5.1, Revised Ordinances of Honolulu ("ROH"), relating to installation of utility lines for subdivisions, to postpone for a period of no more than five years from the date of this Resolution's approval, the requirement that utility lines be installed underground and to allow utility lines to be temporarily installed overhead; provided that the final plans and specifications for the Project shall be amended within 18 months of this Resolution's approval to include underground utility lines.

5. Exemption from Section 5-502, Subdivision Rules and Regulations, relating to streets and highways, to postpone the immediate imposition of the requirement that streets and highways shall have gutters for proper drainage. Provided, however, that the final plans and specifications for the Project shall be amended within 18 months of this Resolution's approval to include such gutters along Saddle City Road and that HHA shall begin construction of these gutters within 18 months from the date of this Resolution's approval and complete their construction within 5 years of this Resolution's approval.

6. Exemption from Section 22-4.1, ROH, and applicable sections of the Subdivision Rules and Regulations, relating to required sidewalks and curbs, to postpone the immediate imposition of the requirement to construct sidewalks and curbs along the Saddle City Road. Provided, however, that the final plans and specifications for the Project shall be amended within 18 months of this Resolution's approval to include such sidewalks and curbs, and such improvements shall conform to and be in compliance with the requirements of the Americans with Disabilities Act (ADA), and that HHA shall begin construction of these improvements within 18 months from the date of this Resolution's approval and complete their construction within 5 years of this Resolution's approval.

7. Exemption from Section 22-1.1, ROH, and Section 1-113 of the Subdivision Rules and Regulations, to waive the payment of subdivision filing fees.

8. Exemption from Sections 22-7.1 through 22-7.12, ROH, relating to parks and playgrounds, to waive park dedication requirements and payment of in-lieu fees.

RESOLUTION

9. Exemption from Section 14-14.3, ROH, relating to subdivision permit limitations, to allow issuance of a grading permit prior to approval of preliminary subdivision map.

10. Exemption from Section 18-6.1, ROH, to waive payment of building permit fees.

11. Exemption from Section 14-14.1, ROH, to waive payment of grading permit fees.

BE IT FURTHER RESOLVED that the above exemptions are authorized subject to the following conditions:

1. The exemptions granted only apply to this Project for the purpose of developing transitional shelters and providing support services for homeless families and/or permanent affordable rental housing; and

2. The exemptions granted will only be in effect for five years after the adoption of this resolution; provided however, that prior to the expiration of these exemptions, HHA may submit a report to the Honolulu City Council detailing compliance with all conditions and requirements which are a part of this resolution, and requesting a continuance of the exemptions granted by this resolution;

and :

BE IT FURTHER RESOLVED that except as authorized herein, the final plans and specifications for the Project, which shall include the provisions required in items 4, 5 and 6 within 18 months of this Resolution's approval, shall be deemed approved if those plans and specifications do not substantially deviate from the preliminary plans and outline specifications submitted to the Council; and

BE IT FURTHER RESOLVED that the Hawaii Housing Authority shall contract an independent, licensed civil engineer to study and assess the type and quality of the soil and fill material on the site and submit a report regarding the adequacy of the soil/fill to safely support and accommodate the proposed project to the Director of the City Department of Public Works and the Director of the State Department of Health for their review and approval; and

BE IT FURTHER RESOLVED that the Hawaii Housing Authority shall establish, within 30 days of the adoption of this

RESOLUTION

resolution, a Waimanalo Homeless Project Community Advisory Board to facilitate the resolution of any community problems or concerns which may arise during the construction or operation of the Project and to address all community concerns, including issues regarding education, human services, health and safety, and that such Advisory Board shall include one representative each from the HHA, the Waimanalo Task Force on the Homeless, the Waimanalo Neighborhood Board, the immediate surrounding community, and the Project's on-site management organization; and

BE IT FURTHER RESOLVED that no occupancy of the project shall be permitted until the State Department of Land and Natural Resources has completed construction of three new injection wells, and the State Department of Health has completed its testing and approved the City Department of Wastewater Management's application to increase the Underground Injection Control Permit for the Waimanalo Sewage Treatment Plant; and

BE IT FURTHER RESOLVED that the Hawaii Housing Authority shall construct and maintain a landscaped buffer along both Kalaniana'ole Highway and Saddle City Road; and

BE IT FURTHER RESOLVED that the Director of the Department of Housing and Community Development is hereby authorized to execute any incidental or related documents to implement this Resolution, as long as the provisions stated in those documents do not increase either directly or indirectly the financial obligation of the City; and

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk is hereby directed to transmit copies of this Resolution to the Department of Housing and Community Development; the Hawaii Housing Authority; the Waimanalo Neighborhood Board; the Waimanalo Task Force on the Homeless; the State Senator, the State Representative, and the City Councilmember in whose respective districts the Project lies; the respective chairs of the housing committees of the State Senate and the State House of Representatives; the Director of the City Department of Public Works; and the Director of the State Department of Health.

INTRODUCED BY:

Gary Gill (BR)

Councilmembers

DATE OF INTRODUCTION:

September 29, 1993

Honolulu, Hawaii

(OCS/110893/pn)

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CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED
MEETING HELD

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 93-314

CP-1 EP-1