LINDA LINGLE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

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CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

ref: OCCL: MC

File No: CDUA OA-3314

JUL 27 2006

MEMORANDUM

TO: Genevieve Salmonson, Director
Office of Environmental Quality Control

FROM: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: Final Environmental Assessment (FEA)/Finding of No Significant Impact (FONSI) for Conservation District Use Application (CDUA) OA-3314

The Department has reviewed the Newtown Estates' CDUA OA-3314, and Final Environmental Assessment (FEA) for the landscaping and maintenance of a firebreak in the greenbelt surrounding Newtown Estates and Royal Summit Ridge in Waimalu, 'Ewa District, O'ahu, TMK (1) 9-8-73:3. Draft Environmental Assessment (DEA) for CDUA OA-3314 was published in OEQC's May 23, 2006 *Environmental Notice* for the subject project.

The FEA is being submitted to OEQC. We have determined that this project will not have significant environmental effects, and have therefore issued a FONSI. The FONSI does not constitute approval of the CDUA; authority to grant or deny the final permit lies with the Board of Land and Natural Resources.

Please publish this notice in OEQC's upcoming August 8, 2006 *Environmental Notice*. We have enclosed four copies of the FEA for the project. Comments on the draft EA were sought from relevant agencies and the public, and were included in the FEA.

Please contact Michael Cain of our Office of Conservation and Coastal Lands staff at 587-0380 if you have any questions on this matter.

RECEIVED
'06 JUL 27 P1:22
OFC. OF ENVIRONMENTAL QUALITY CONTROL

cc: Rodney Funakoshi, Project Manager, Wilson Okamoto Corporation

2006-08-08-OA-FEA NEWTON ESTATES LANDSCAPING & MAINT.
IN THE CONSERVATION DISTRICT.

AUG 8 2006
FILE COPY

Final Environmental Assessment

RECEIVED
'06 JUL 27 P1:23
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Newtown Estates Landscaping and Maintenance in the Conservation District

Aiea, Oahu, Hawaii

2006 JUL 24 P 2:32
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII
OFFICE OF CONSERVATION AND COASTAL LANDS

Prepared for:
Newtown Estates Community Association
98-456 Kaahele Street
Aiea, Hawaii 96701

Prepared by:
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

August 2006

FINAL ENVIRONMENTAL ASSESSMENT

NEWTOWN ESTATES

LANDSCAPING AND MAINTENANCE

IN THE CONSERVATION DISTRICT

Prepared For:

Newtown Estates Community Association
98-456 Kaahele Street
Aiea, Hawaii 96701

Prepared By

Wilson Okamoto Corporation
Engineers and Planners
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

August 2006

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PROJECT SUMMARY

Applicant:	Newtown Estates Community Association 98-456 Kaahele Street Aiea, Hawaii 96701
Approving Agency:	Department of Land and Natural Resources
Location:	Waimalu, Oahu, Hawaii
Tax Map Key:	9-8-073: portion of 3
Land Area:	approximately 17 acres
Recorded Fee Owner:	Newtown Estates Community Association 98-456 Kaahele Street Aiea, Hawaii 96701
Existing Use:	Undeveloped slope and gully areas
State Land Use Classification:	Conservation District, General Subzone
County Zoning:	P-1 Restricted Preservation District
Proposed Action:	Landscaping and maintenance clearing of an approximately 30-foot wide strip of land within the Conservation district alongside the residential ridge properties of the Newtown Estates.
Impacts:	No significant impacts are anticipated from the landscaping and maintenance of the proposed area
Anticipated Determination:	Finding of No Significant Impact (FONSI)
Required Permits & Approvals:	Conservation District Use Permit (CDUP)

Parties Consulted During Pre-Assessment Consultation:

State of Hawaii
Department of Land & Natural Resources (DLNR)
DLNR, Division of Forestry and Wildlife
DLNR, Historic Preservation Division
U.S., Fish and Wildlife Service

City & County of Honolulu
Department of Planning & Permitting
Honolulu Board of Water Supply

1. INTRODUCTION

Newtown Estates Community Association (NECA) proposes to undertake landscaping and maintenance activities within an approximately 30-foot wide strip of land alongside the residential properties of the Newtown Estates ridges. The project site is located on State Conservation District lands in Waimalu, Oahu.

To conduct these improvements, a Conservation District Use Application (CDUA) permit is required pursuant to Chapter 13-5, Hawaii Administrative Rules (HAR), governing land use(s) within the State of Hawaii Conservation District. An Environmental Assessment (EA) is required due to its location within the State Conservation District. The site is classified within the General Subzone of the Conservation district.

2. SETTING AND PROJECT DESCRIPTION

2.1 Project Location and Setting

Newtown Estates is located in Waimalu between the Aiea and Pearl City communities of Leeward Oahu. The subject parcel (TMK: 9-8-073:003) is owned by NECA and functions as part of a greenbelt that surrounds the residences of the NECA. The subject parcel is a vegetated gully, which is flanked by NECA residences. See Figure 2-1, Location Map.

2.2 Project Need

The proposed project will cover approximately 17 acres of land surrounding the residential parcels and will provide a "firewise" maintenance buffer to create a defensible space that reduces the threat of fire. The Firewise Communities Program, endorsed by the State of Hawaii Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife, educates the public to identify and address areas in their environment that may encourage the spread of wildfire. For the Newtown Estates Community, a firewise ethic is especially important as many residents along the ridges reside in a wildland/urban interface. The project proposes to undertake a firebreak that will encourage Newtown Estates residents to maintain vegetation along the perimeter of their homes and allow them the opportunity to trim overhangs and brush vegetation within a portion of the Conservation district adjacent to their property. Firebreak Management Guidelines will provide a suggested list of native species ideal for planting. The project involves the procurement of a CDUA to enable the ongoing maintenance of greenbelt areas in the State Conservation district of Newtown Estates.

2.3 Project Description

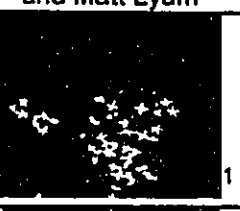
Newtown Estates is a community with over 2,500 single and multifamily residences, a major community recreation center, and parks and playground recreational facilities designed for the welfare, enjoyment and convenience of the residents of Newtown Estates. The area's community association, Newtown Estates Community Association,

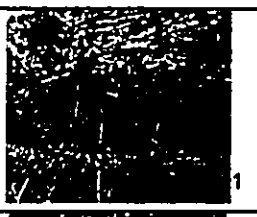
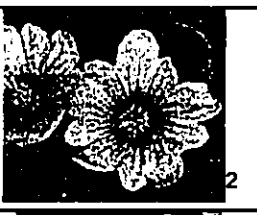
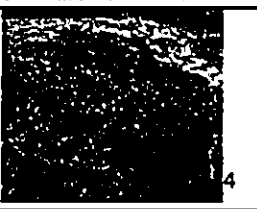
is governed by a board of directors that is committed to the goals and mission of the community. By working closely with staff and residents, NECA plans and maintains many of the services necessary to live, work, relax, and grow in the neighborhood.

NECA is responsible for upkeep of common spaces within and around the community. Due to the Conservation District zoning adjacent to the residential property line, NECA and residents are restricted from undertaking landscaping or maintenance without a permit. The procurement of a CDUA permit accompanied by guidelines associated with Firebreak Management will allow NECA or individual homeowners to maintain a preventative firebreak in the Conservation district on an as-needed basis within the approximate 30-foot wide strip of land in the Conservation district. The Firebreak Management Guidelines set limitations on allowable landscaping and maintenance and identify native species of vegetation suitable for replanting, while suggesting consultation with local nurseries or landscaping contractors for specific details on additional non-invasive, fire tolerant species.

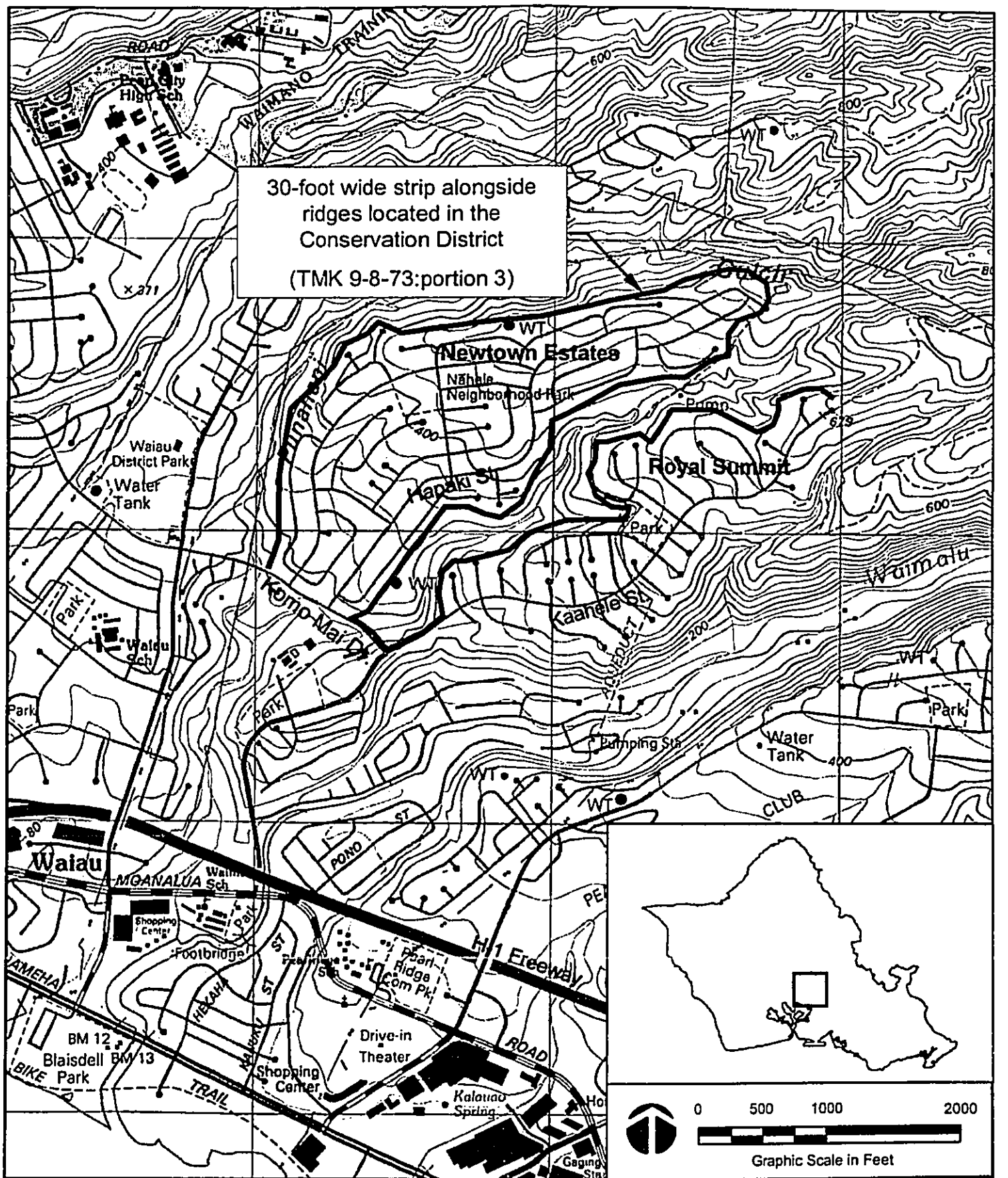
The Firewise Communities Program recommends that firebreaks be at least 30-feet from any structure, in order to create a survivable space. Firewise strategies include pruning shrubs and cutting back tree branches so that the lowest branches are at least 6 to 10 feet above the ground and removing all dead limbs within 15 feet of the ground to prevent fire from climbing to treetops. Residents will be advised to remove dry grass within 3 feet of buildings and to continually keep grass mowed short. Residents will also be advised to remove all dead shrubs, brush, and combustible debris from the Conservation district and around residential property. The Firebreak Management Guidelines emphasize trimming surrounding vegetation and if desired, removing invasive species and replanting native, non-invasive flora species.

A suggested list of native, non-invasive and succulent plants is provided in Table 1. The suggested plants for landscaping are drought tolerant and include trees, shrubs, groundcovers, and other vegetation that can grow and reproduce with only natural moisture such as rainfall. This will reduce the risk of dry, fire-prone vegetation as irrigation is only necessary in extreme drought situations. No plant is fire resistant; however, plants with large amounts of oil, sap, rough bark and other flammable material will burn more easily. The plants in Table 1 are native to Hawaii and therefore less harmful to the surrounding environments. This list of species has been reviewed and endorsed by the Division of Forestry and Wildlife.

Table 1: Suggested Native Plants List			
Scientific Name	**Hawaiian Name**	**Plant Description**	**Photo** Courtesy of: Leeward Community College[1], Dr. Carr, UH Botany [2], DOE [3], and Matt Lyum[4]
Canthium odoratum	Alahe'e, Ohe'e	White flowering tree with glossy leaves	 1
Dodonaea sp.	'A'ali'i, Hop Bush, Kumakani	Leafy shrub	1
Myoporum sandwicense	Naio	Shrub, tree in best habitat	1
Scaevola sp.	Naupaka kuahiwi, Mountain naupaka	Shrub	2
Smilax melastomifolia	Hoi kuahiwi	Vine	2
** Evangeline J. Funk, PH.D, Botanical Consultants, January 2006			
Achyranthes splendens	Ewa hinahina	Shrub/gray leaves, greenish flowers	2

Artemisia sp.	Ahinahina	Shrub/fine silver leaves	2
Cordia subcordata	Kou	Tolerates drought and harsh conditions	3
Erythrina sandwicensis	Wiliwili, Hawaiian coral tree	Canopy tree	 1
Gossypium tomentosum	Ma'o, Hawaiian cotton, Huluhu	Shrub/groundcover; bright yellow flowers	2
Melanthera integrifolia	Nehe	Groundcover, perennial plant with spreading stems	2
Sida fallax	'Ilima	Shrub about 4 feet in height	 2
Vitex rotundifolia	Pohinahina, Kolokolo Kahakai	Groundcover, coastal shrub, bluish-purple flowers	2
Wilkstromia uva-ursi	'Akia, Kauhi, Molokai osmanthus	Densely branched shrub	 4

*** County of Kauai, Dennis Kim, ASLA, March 2002*



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LOCATION MAP

FIGURE 2-1

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3. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The following is a description of the existing environment, assessment of potential impacts and proposed measures to mitigate potential adverse impacts resulting from the proposed project.

3.1 Climate

This portion of Oahu is generally dry and hot, with very little seasonal rainfall, most occurring between November and April. Annual rainfall within the watershed ranges from 30 inches at the Waimalu Stream mouth to 150 inches at the highest elevations near the crest of the Koolau Mountains. Due to the exposed nature of the site it is also subject to strong trade winds and benefits from the cooling effects of the trade winds.

The southern most point of the project site is located approximately 4.5 miles from the Honolulu International Airport where the average annual temperature varies between 72 and 81 degrees Fahrenheit. The trade winds, or northeasterly winds, typically range from 4 to 12 miles per hour, and rarely exceeds 24 miles per hour, though peak gusts have been recorded to 51 miles per hour. The average annual precipitation is 23 inches.

3.2 Geology, Topography and Soil

The geologic features of the project area emerged from the period of quiescence following the formation of the Koolau volcanic dome. During this period of quiescence, erosion carved great valleys that were subsequently filled with sediments as the sea level rose. The project area lies on a remnant slope that was formed from the lavas of the Honolulu Volcanic Series, or the secondary eruptions that occurred after the Koolau Range had become inactive and deeply eroded.

The geology of the watershed reflects the overall volcanic nature of the Island of Oahu. The Conservation district, which is 66 percent of the total watershed is comprised of steep slopes and a highly dissected terrain with highly erodible soils. Typically, in Hawaii, these upland, erodible areas incur the highest rainfall and the most severe soil erosion.

The project site covers an area of approximately 17 acres. Within the project area, the Newtown Estates ridge has an average slope of 7 percent while the Royal Summit ridge has an average slope of 8 percent. The elevation averages from approximately 180 feet to 620 feet at its upper boundary. See figure 3-1, Topography Map.

The 1973 Soil Survey of the Islands of Hawaii indicates that the predominant soil type in the project area is the Helemano silty clay (HLMG), 30 to 90 percent slopes (PID). The series consists of well-drained soils on alluvial fans and colluvial slopes on the sides of gulches. They are steep to extremely steep. Elevations range from 500 to 1,200 feet.

The annual rainfall dominantly amounts to 30 to 60 inches. Typically, the surface layer is dark reddish-brown silty clay about 10 inches thick. The subsoil is about 50 inches thick, is dark reddish-brown and dark-red silty clay that has subangular blocky structure. The substratum is soft, and highly weathered basic igneous rock. The soil is neutral in the surface layer and neutral to slightly acid in the subsoil. Permeability is moderately rapid. Runoff is medium to very rapid, and the erosion hazard is severe to very severe. These soils are typically used for pasture, woodland, and wildlife habitat.

The eastern portion of the project site generally consists of Manana Silty clay (MpE); 25 to 40 percent slope. The Manana Series consists of well-drained soils on uplands on Oahu, and developed in material weathered from basic igneous rock. Elevations range from 500 to 1,200 feet. On this particular soil, runoff is medium to rapid and the erosion hazard is medium to severe. The depth of the panlike sheet is 30 to 50 inches. See figure 3-2, Soils Map.

The Agricultural Lands of Importance in the State of Hawaii *(ALISH)* Map, prepared by the State Department of Agriculture classifies agricultural lands into three categories: 1) prime agricultural land, 2) unique agricultural land, and 3) other important agricultural land. The Agricultural boundary is intended to protect important agricultural lands for their economic and open space values, and for their value in helping to give the region its identifiable rural character. A portion of the project area located on Royal Summit ridge is classified as prime and other important agricultural lands. See figure 3-3, ALISH Map.

Impact and Mitigation Measures

No significant impact to the geology or overall topography of the project site is anticipated during the landscaping and maintenance of the proposed area as no grubbing or grading will be undertaken as part of landscaping. There will be no removal of trees, as large trees do not act as fuel for fires. Residents are encouraged to regularly keep vegetation thin by trimming, cutting overhangs and brush, and replanting using non-invasive, succulent flora species.

3.3 Water Resources

Three aquifer systems from the Koolau shield enter into the upper Pearl Harbor basin: Waimalu, Waiawa, and Waipahu. The site is located within the Waimalu system that contains a basal lens. The ground water sources and potable water wells derive their source from the Waimalu system that approximately underlies the Waimalu watershed. The Waimalu aquifer system has a sustainable yield of 45.0 million gallons per day (CWRM, 2000).

The Waimalu Stream watershed is comprised of approximately 7,796 acres, of which 66 percent is not developed and classified as a Conservation district and 34 percent is developed and classified as an Urban District (Office of State Planning, 1994).

The Waimalu stream extends for 30 miles and is the nearest perennial stream to the project site, located approximately 960 feet east of the nearest point of the project site. The Punanani Gulch is located west of the project site and an unnamed intermittent stream flows between the project site. These intermittent streams range from 85 to 800 feet from the project site.

Impact and Mitigation Measures

No significant impacts to ground water underlying the project site are anticipated during the landscaping of the proposed project site. There are no surface water resources or potable water wells within the project site. Landscaping activities are not likely to introduce, nor release any materials that could adversely affect ground water. Landscaping without grubbing or grading minimizes the potential of sediments entering surface waters through storm water or natural runoff, while planting and replanting native plants will decrease erosion and runoff, and encourage increased ground absorption during periods of rain.

In compliance with the Firewise Communities Program supported by the State Division of Forestry and Wildlife, dead plant material and debris will be removed and appropriately disposed of away from the Conservation district to prevent their leaching into receiving bodies of water or serving as fuel for a wildfire.

3.4 Flood Hazard

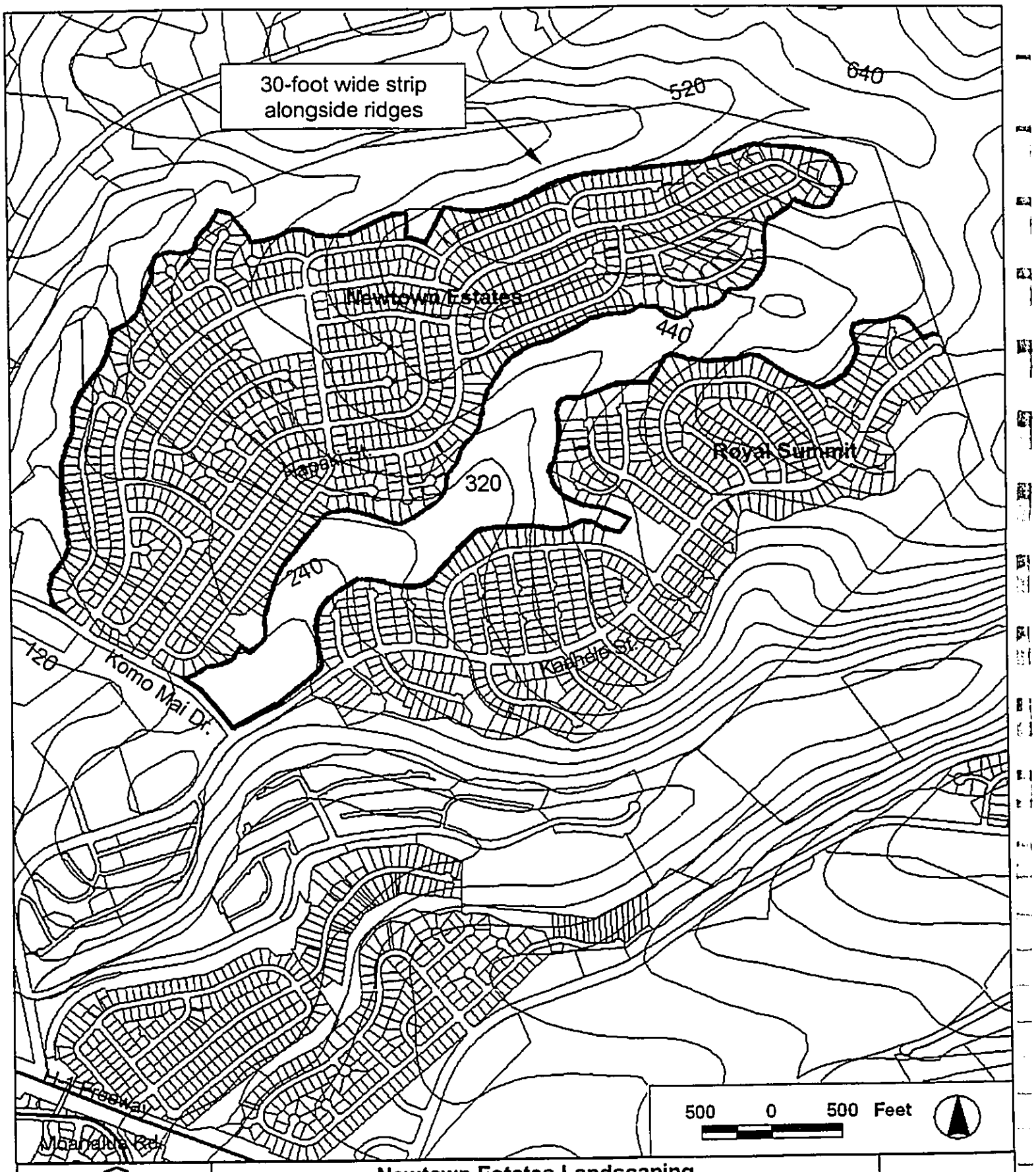
Based on the Flood Insurance Rate Map (FIRM), the project site is located in panel number 1500010245E, Flood Zone D, areas in which flood hazards are undetermined.

Impact and Mitigation Measures

No impacts related to flooding are anticipated.

3.5 Flora and Fauna

Botanical Consultants conducted a botanical survey of the proposed project site in August 2005. The project area has been extensively urbanized and along the upper rims of the gulches, the vegetation is made up almost entirely of weedy species. Characteristic plants include summer deciduous Koa haole (*Leucaena leucocephala* (Lam.) deWit) and dry Guinea grass (*Panicum maximum* Jacq.) especially in the area closest to Komo Mai Drive. Further up the gulches, Formosa koa (*Acacia confuse* Merr.), strawberry guava (*Psidium cattleianum* Sabine), and silk oak trees (*Grevillea robusta* A. Cunn) are to be found. At the uppermost end of the project site nearest Hapaki Street, native species such as Hawaiian koa (*Acacia koa* A. Gray) and Pukiawe (*Styphelia tameiameiae* F.v.Muell.) persist. Within the project area, skeleton trees and green waste typically from residential landscaping cover the ground creating an unnecessary fire hazard. Flora found during the botanical survey is provided in the Appendix.



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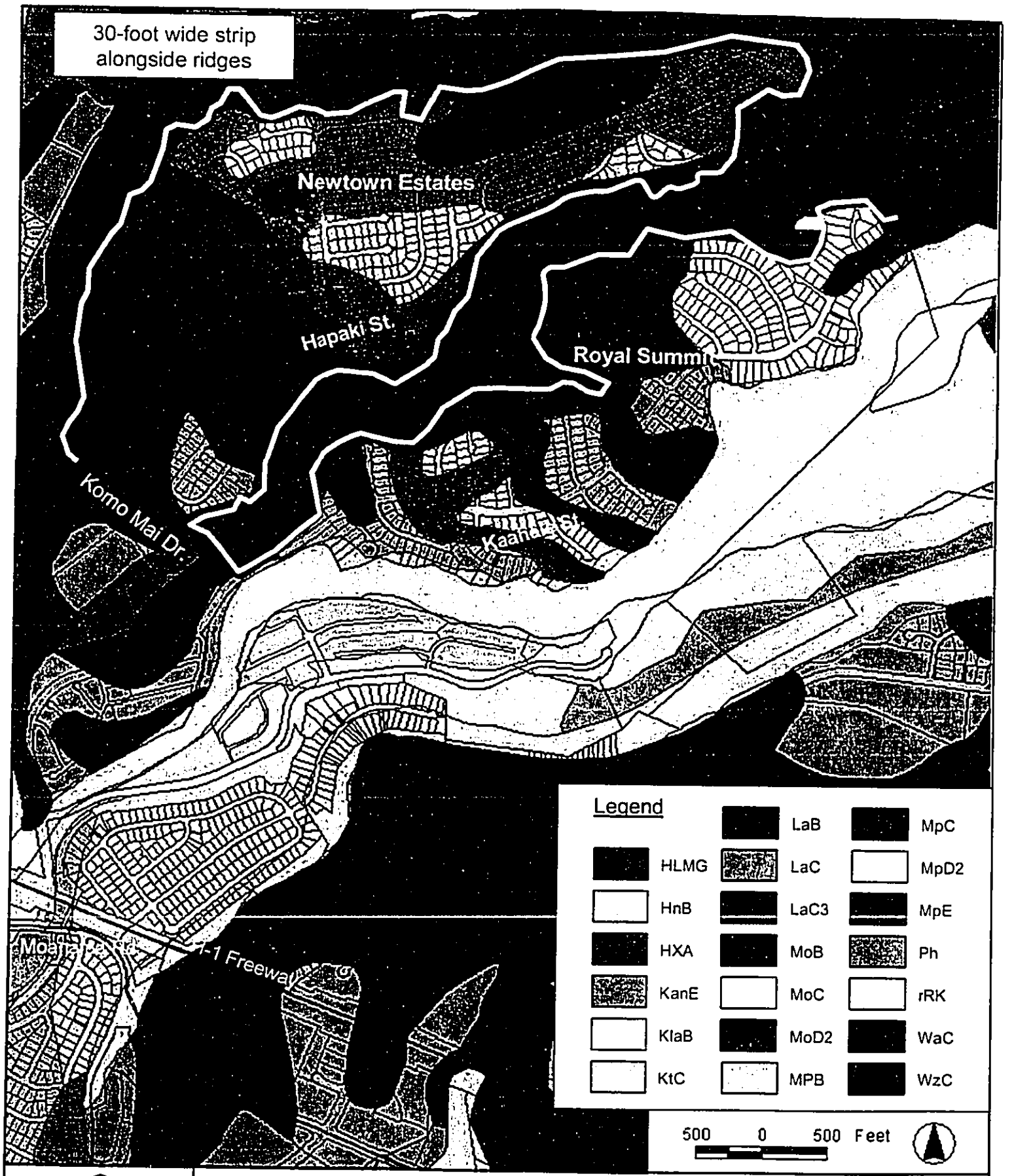
TOPOGRAPHY MAP

Figure
3-1



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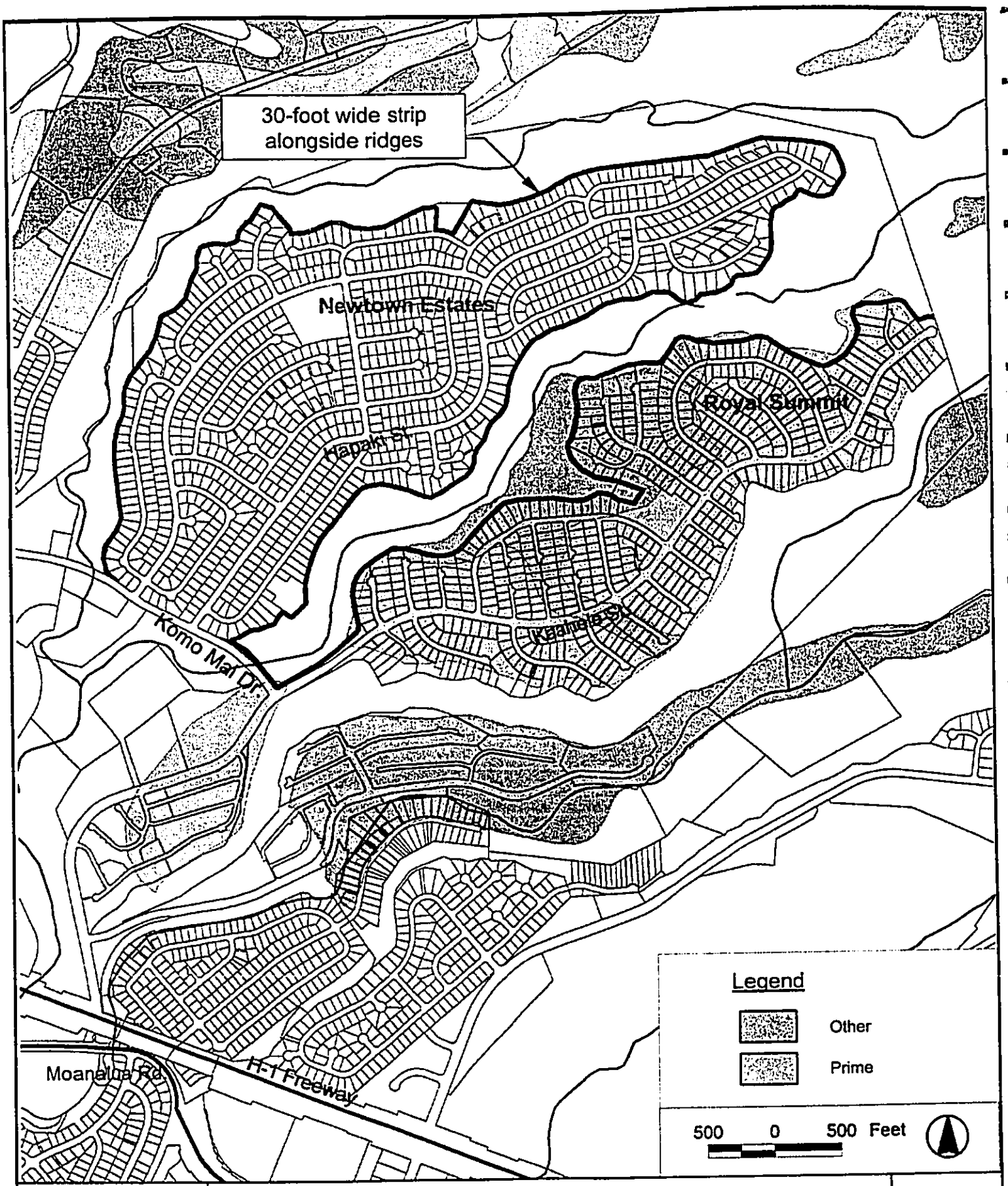
SOILS MAP

FIGURE
3-2



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ALISH MAP

Figure
3-3

The big grasses found during this survey had all shed their seeds leaving little food for small seed eating birds. However, some insectivorous birds were present. Cattle egrets (*Bubulcus ibis*) were hunting insects along Kaahele Street near Komo Mai Drive and at the top of Royal Summit, migratory plovers (*Pluvialis dominica*) were hunting food. Several Mynas (*Acridotheres tristis*) were sited and along Newtown Ridge, northern cardinals (*Cardinalis cardinalis*) and bulbuls (*Pycnonotus* sp.) were heard.

Impact and Mitigation Measures

No listed threatened or endangered species are known from this site, none were expected and none were found during the survey. The project is anticipated to have no adverse impacts to the flora and fauna. The suggested plants for landscaping in Table 1 are drought tolerant and include trees, shrubs, groundcovers, and other vegetation that can grow and reproduce with only natural moisture such as rainfall. This will reduce the risk of dry, fire-prone vegetation as irrigation is only necessary in extreme drought situations. No plant is fire resistant; however, plants with large amounts of oil, sap, rough bark and other flammable material will burn more easily. The plants in Table 1 are native to Hawaii and therefore less harmful to the surrounding environments.

3.6 Air Quality

Air quality in the vicinity is generally good. The nearest DOH air-monitoring station to the project site is in Pearl City, located atop the Leeward Medical Center. The area is a combination of commercial and residential units and situated approximately 1.6 miles from the southern portion of the project site. This station is equipped to measure PM_{10} (particulate matter smaller than 10 microns). Generally PM_{10} levels are well below the maximum Federal and State 24-hour ambient air quality standard of 150 mg/m_3 (micrograms per cubic meter) except for measurements from 1/1/00 and 12/31/00, probably due to fireworks. In 2000, 24-hour air quality measurements of total particulate matter, excluding measurements from January and December 2000, ranged from a minimum of 7 mg/m_3 to a high of 33 mg/m_3. The 2000 annual mean for all hours was 15.4 mg/m_3, which was well below the federal and state standards maximum of 50 mg/m_3.

Short-term air quality impacts in the project area are expected to be primarily influenced by carbon monoxide from landscaping equipment and vehicular emissions. Due to the presence of fairly constant trade winds, air quality should be considered good.

Impact and Mitigation Measures

No significant impacts on ambient air quality are anticipated during construction and operation of the proposed landscaping.

Since no grubbing or grading methods will be used during firebreak landscaping, and no machinery will assist in landscaping, the impacts from fugitive dust will be

minimal. Fugitive dust and exhaust emissions from landscaping vehicles and equipment are not anticipated to significantly impact ambient air quality due to relatively low levels of vehicular activity and constant trade winds. In the case of fugitive dust, dust control measures stipulated by Section 11-60.1-33, HAR, Air Pollution Control-Fugitive dust, will be employed during the landscaping and maintenance period. These measures include, but are not limited to:

(1) Use of water or suitable chemicals for control of fugitive dust in the clearing of land;
(7) Prompt removal of earth or other materials from paved streets, which have been transported there by trucking, earth-moving equipment, erosion, or other means.

(b) Except for persons engaged in agricultural operations or persons who can demonstrate to the director that the best practical operation or treatment is being implemented, no person shall cause or permit the discharge of visible fugitive dust beyond the property lot line on which the fugitive dust originates.

3.7 Noise

Ambient noise levels in the project area are generally low. Noise levels are primarily affected by vehicular traffic and natural conditions.

Impact and Mitigation Measures

Ambient noise levels in the vicinity of the project site may slightly increase due to project activity and the use of landscaping vehicles and equipment. Vehicles and equipment that may be utilized include trucks, lawn mowers, saws, and similar landscaping hand tools. Adverse impacts will be mitigated by performing work only during daytime hours and using properly muffled equipment. Noise during landscaping and normal hours of operation will follow the guidelines established in the Firebreak Management Guidelines, and as stipulated in Chapter 11-46, HAR, Community Noise Control, and Chapter 11-42, HAR, Vehicular Noise Control of Oahu.

3.8 Historic, Archaeological and Cultural Resources

There are no known natural, historical or archaeological sites within the project area. However, should any evidence of historical and/or archaeological sites be cited during the landscaping, the State Historic Preservation Office will be notified for a field investigation.

Impact and Mitigation Measures

The proposed project will not involve any known destruction of existing natural or cultural resources or curtail the range of beneficial uses of the environment. The

Department of Land and Natural Resources, Historic Preservation Division was consulted to ensure that no adverse effects on historic and cultual resources would be achieved.

3.9 Population

The project lies within a primary residential district on Leeward, Oahu. The general mix of land use consists of residential, apartment and community business. The land use nearest to the site is residential property. Based on the 2000 Census, the population in Waimalu has declined 2.0 percent since the 1990. In 1990, Waimalu had a population of 29,967 and in 2000 the population had decreased to 29,371. During the same 10-year period, the population of the island of Oahu had increased 4.8 percent, from 836,231 to 876,156 (State of Hawaii Data Book 2001). The implications of this change in Waimalu is that of stability, not a growing community with additional housing units, and that the population is aging with younger people moving out of the area into their own dwellings.

During the thirty year time period between 1970 and 2000, the Honolulu Census Designated Place (CDP) population grew from 371,657 persons to 629,716 persons. The proposed project site is within Census Tract (CT) 78.09, Newtown and Royal Summit, and in 2000, had a population of 3,873.

- By age group, there is a higher proportion of people 20 to 64 years old in Newtown and Royal Summit, but a lower proportion of those 65 and older than in Honolulu CDP;
- By racial mix, there are proportionately more Asians and less Whites and Native Hawaiian and other Pacific Islanders than Honolulu CDP;
- Households have a greater average size, proportionately more married-couple families and less non-family householders than Honolulu CDP;
- There are proportionately less vacant units; and,
- Economic indicators show a higher percentage of those 16 and over in the work force, greater family and per capita income.

Impact and Mitigation Measures

The socio-economic impacts of the proposed project are positive for the local community as well as the City and State by providing a survivable space around the residential homes to reduce the threat and spread of fire.

TABLE 2: DEMOGRAPHIC CHARACTERISTICS: 2000

Subject	CT 78.09 (Newtown/Royal Summit)		Honolulu CDP	
	Number	Percent	Number	Percent
Total population	**3,873**	**100**	**371,657**	**100**
AGE				
Under 5 Years	175	4.5	18,896	5.1
5 – 19 years	866	22.3	61,453	16.6
20 – 64 years	2,485	64.2	225,051	60.6
65 years and over	347	9.0	66,257	17.8
Median age (years)	40.6	--	39.7	--
RACE				
White	506	13.1	73,093	19.7
Black or African American	55	1.4	6,038	1.6
American Indian and Alaska Native	0	0	689	0.2
Asian	2,669	68.9	207,588	55.9
Native Hawaiian and other Pacific Islander	110	2.8	25,457	6.8
Two or more races	521	13.5	55,474	14.9
Other	12	0.3	3,318	0.9
HOUSEHOLD (BY TYPE)				
Total Households	**1,223**	**100**	**140,337**	**100**
Family households (families)	1,030	84.2	87,374	62.3
With own children under 18 years	494	40.4	33,192	23.7
Married-couple family	896	73.3	63,809	45.5
With own children under 18 years	435	35.6	24,570	17.5
Female householder, no husband present	96	7.8	16,994	12.1
With own children under 18 years	43	3.5	6,592	4.7
Nonfamily households	193	15.8	52,963	37.7
Average household size	3.17	--	2.57	--
HOUSING OCCUPANCY AND TENURE				
Total Housing Units	**1,248**	**100**	**158,663**	**100**
Occupied units	1,223	98.0	140,337	88.4
By owner	1,007	82.3	65,861	46.9
By renter	216	17.7	74,476	53.1
Vacant units	25	2.0	18,326	11.6
Homeownership rate (%)	80.7	--	46.9	--
SOCIAL CHARACTERISTICS				
Population 25 years and over	**2,535**	**100**	**267,587**	**100**
High school graduate or higher	2,330	91.9	223,187	83.4
Bachelor's degree or higher	1,028	40.6	83,207	31.1

Table 2: DEMOGRAPHIC CHARACTERISTICS: 2000 (Continued)

Subject	CT 78.09 (Newtown/Royal Summit)		Honolulu CDP	
	Number	Percent	Number	Percent
Total population	**3,873**	**100**	**371,657**	**100**
ECONOMIC CHARACTERISTICS				
In labor force (pop. 16 & over)	2,336	76	187,467	60.7
Median household income (dollars)	82,898	--	45,112	--
Median family income (dollars)	85,973	--	56,311	--
Per capita income (dollars)	29,341	--	24,191	--

*Source: U.S. Census Bureau, Census 2000 Summary**

3.10 Roadways and Access

Komo Mai Drive and Hapaki Street are the main roads that lead to the project site on Royal Summit and Newtown Estates ridge, respectively. From the main street, the project site is accessible through the parks, roads, cul-de-sacs, and residential property. For NECA to undertake the landscaping and firebreak work, access through private property will require special arrangements with property owners and residents. Non-residential property access points to the Conservation district include Komo Mai Drive, Naalii Park, and Hapaki Street.

The City and County of Honolulu owns eight drainage easements located within or which terminate in proximity to the 30-foot firewise buffer. See Figure 3-5A through 3-5H, Location of City and County of Honolulu Easement Locations.

Impact and Mitigation Measures

No significant impacts on roadway operations are anticipated during the landscaping and maintenance of the proposed project. The property owners and residents abutting the project site may experience some inconvenience from construction-related noises and "backyard" landscaping.

The proposed landscaping and maintenance will permit residents adjacent to the Conservation district to cut and trim overhangs and overgrown non-native species. The Department of Facility Maintenance has directed that planting will not be permitted within City drainage easements as potential damage may be caused during preparation for planting, root intrusion and plant growth. Residents adjacent to these easements will be notified of these specific restrictions.

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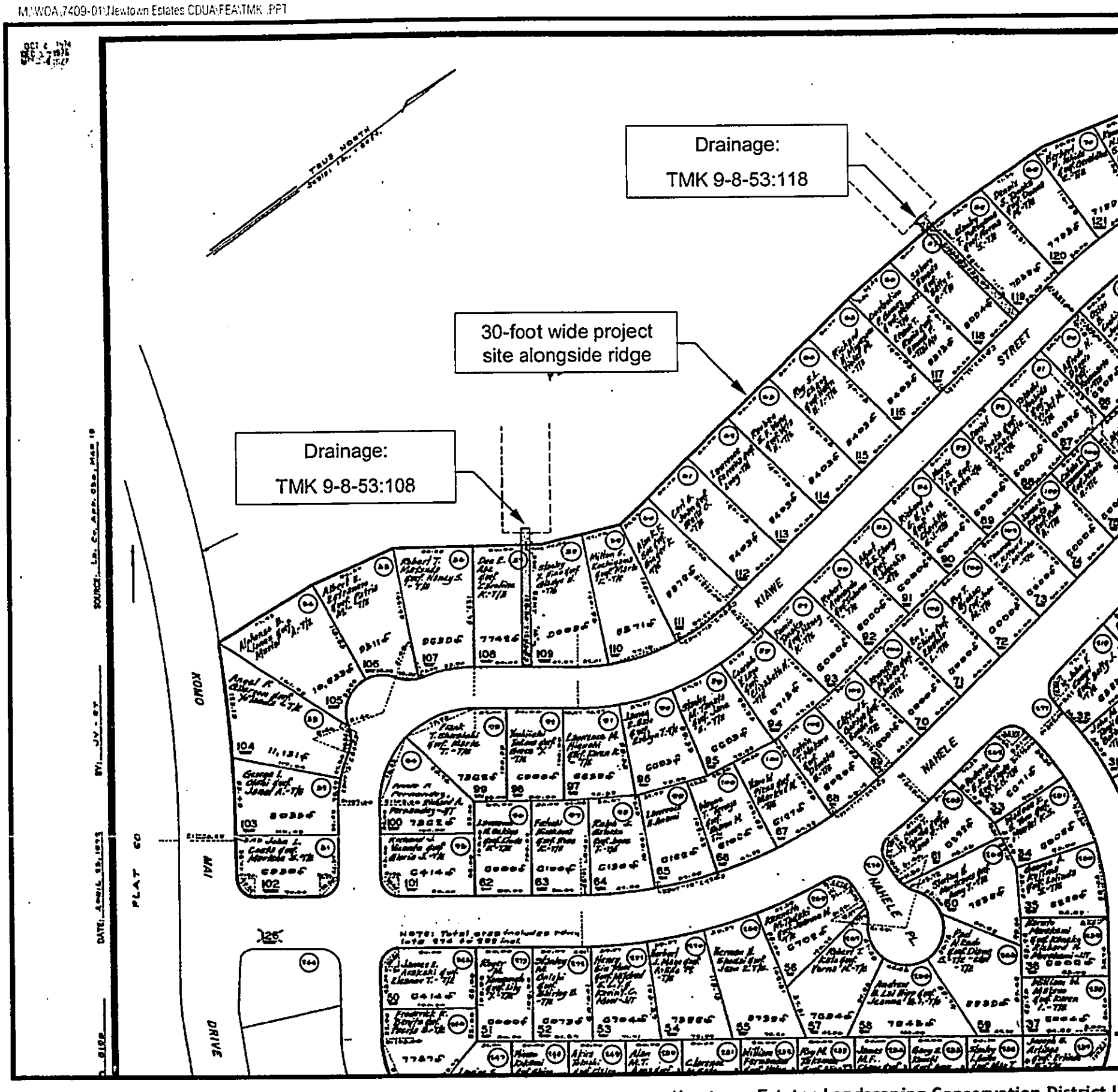

Newtown Estates Landscaping Conservation District U

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City and County of Honolulu Easement

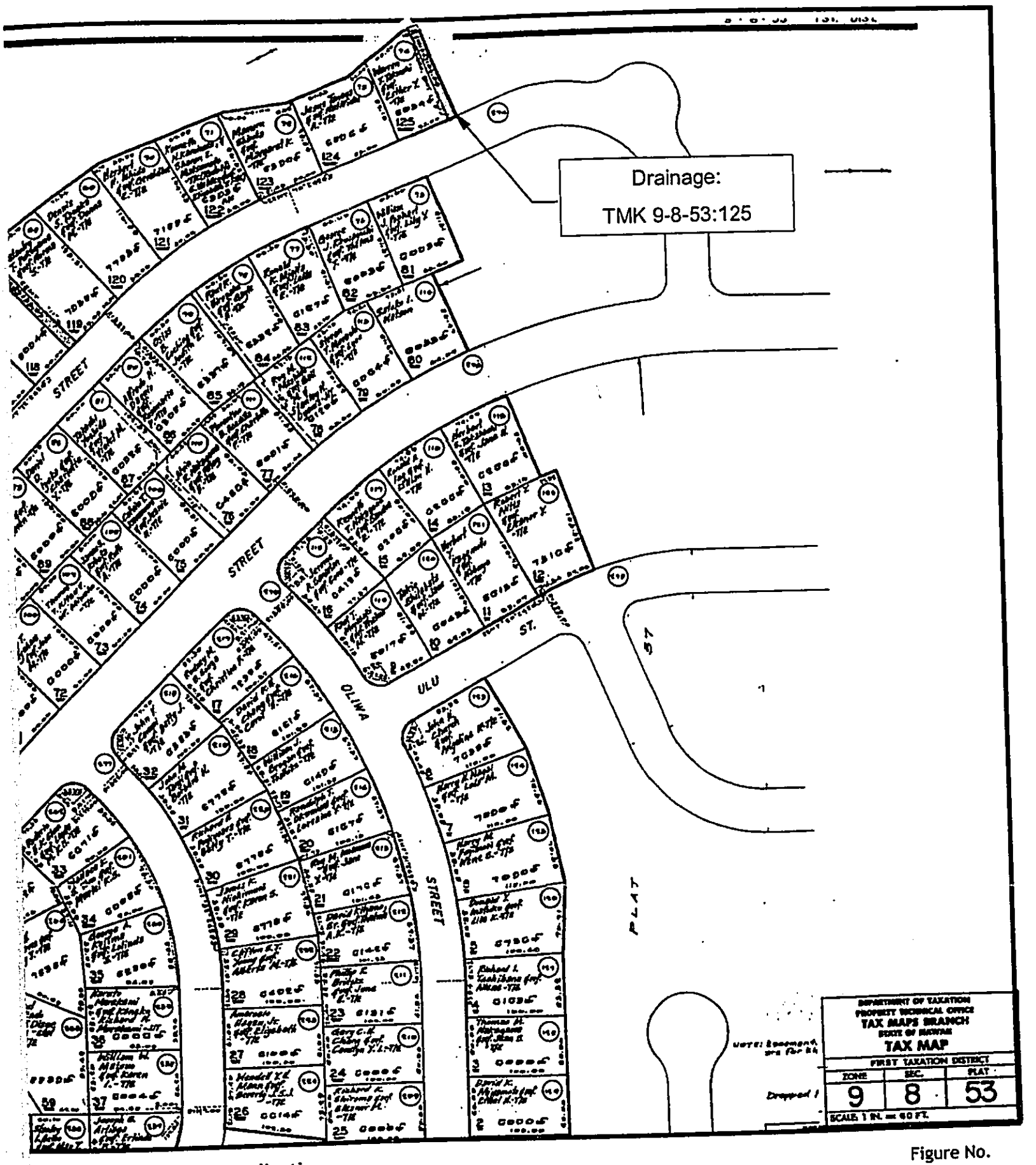

Figure No.

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03-5A

ulu Easement Locations

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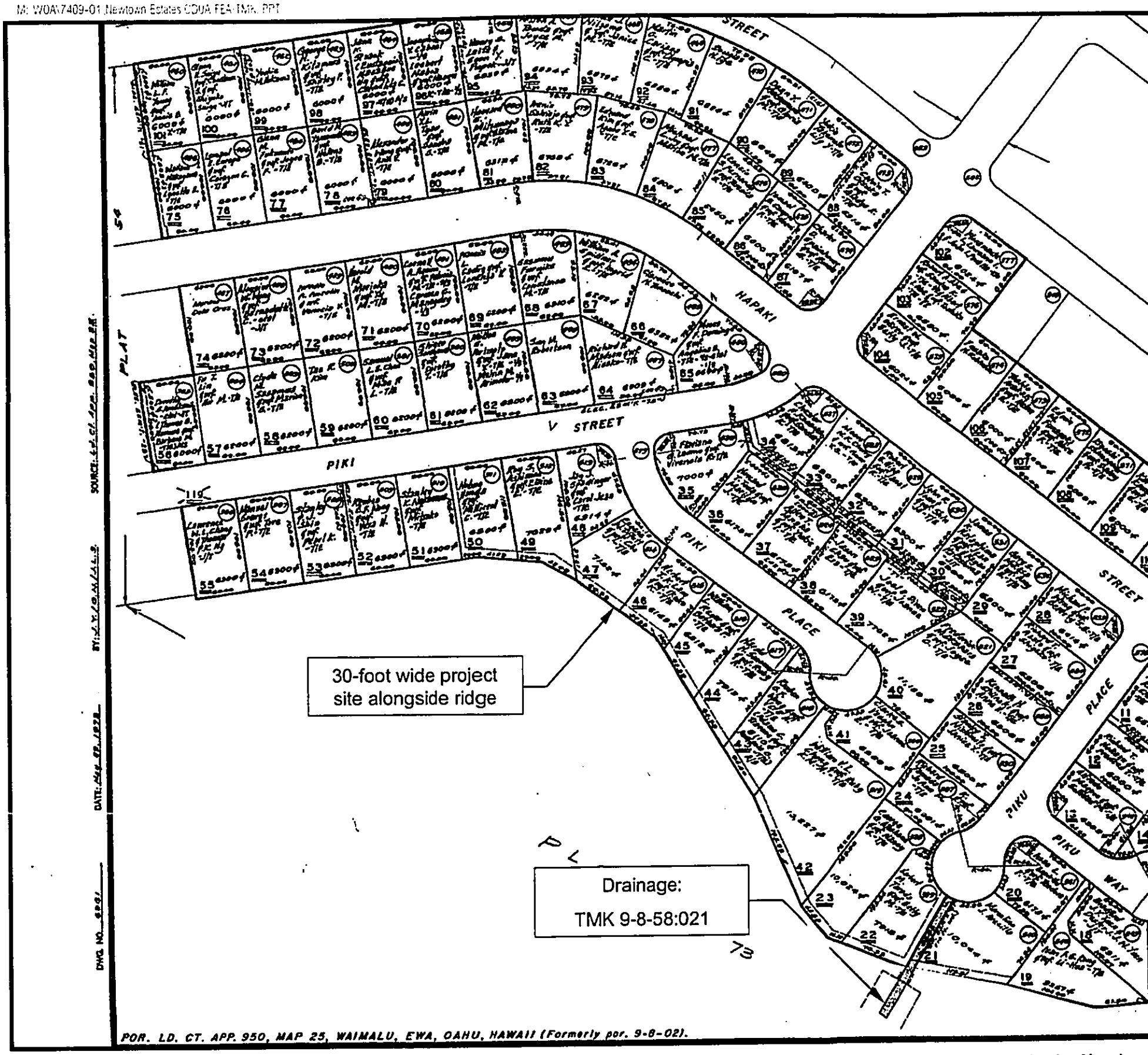

Newtown Estates Landscaping Conservation District Use App

WILSON OKAMOTO CORPORATION

City and County of Honolulu Easement Loca

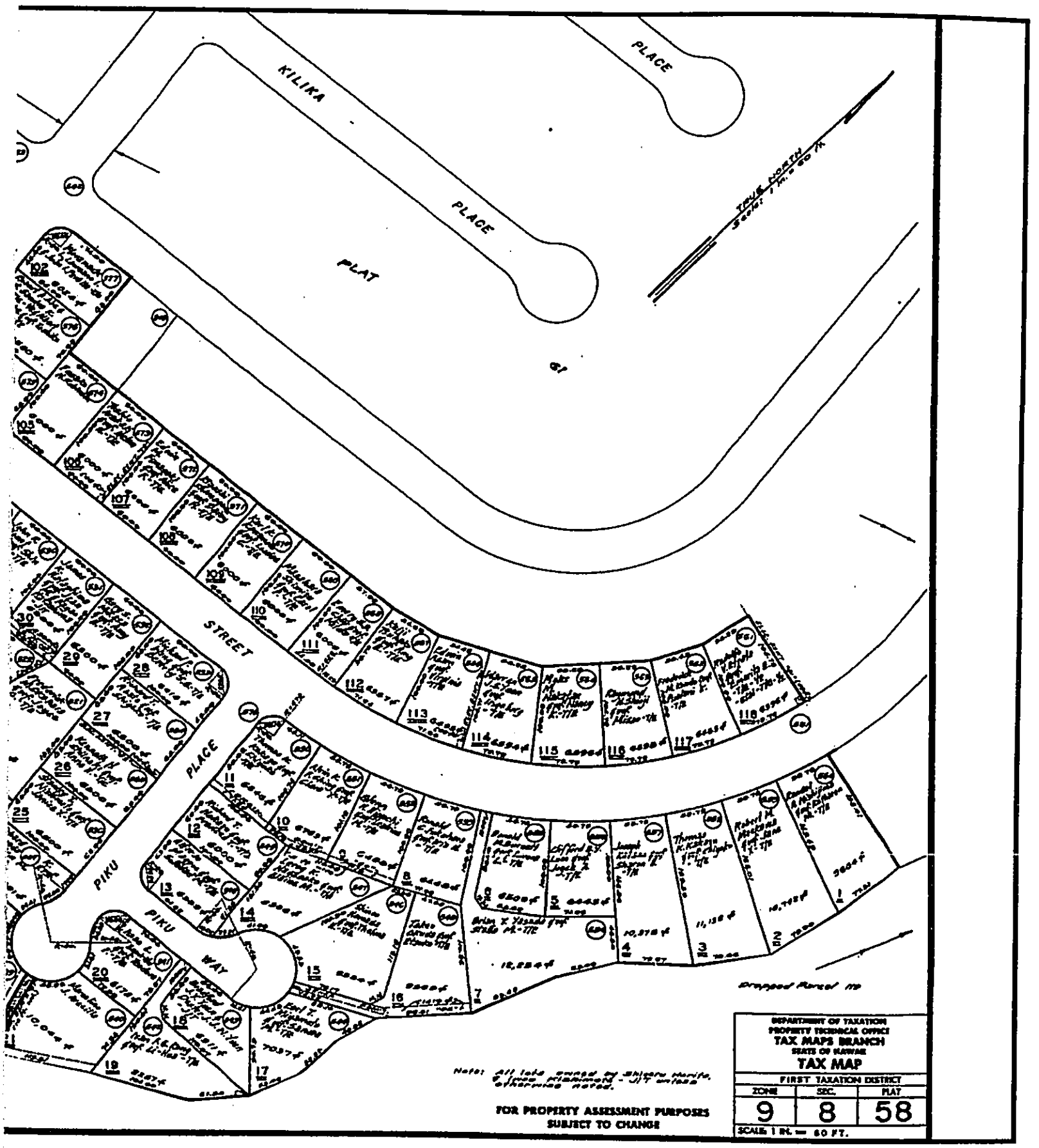

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Figure No.

lulu Easement Locations

03-5B

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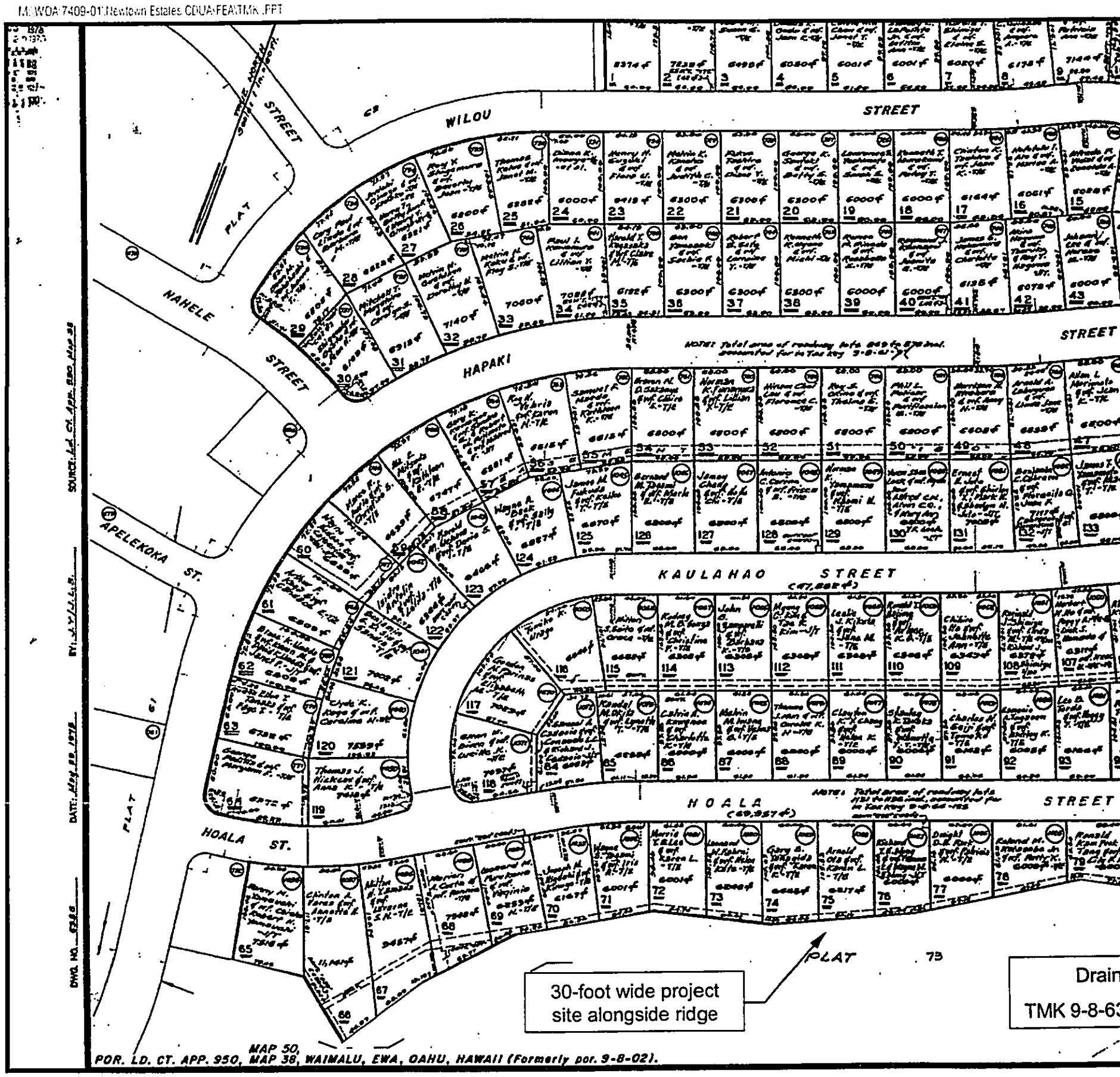

Newtown Estates Landscaping Conservation District Use

WILSON OKAMOTO CORPORATION

City and County of Honolulu Easement

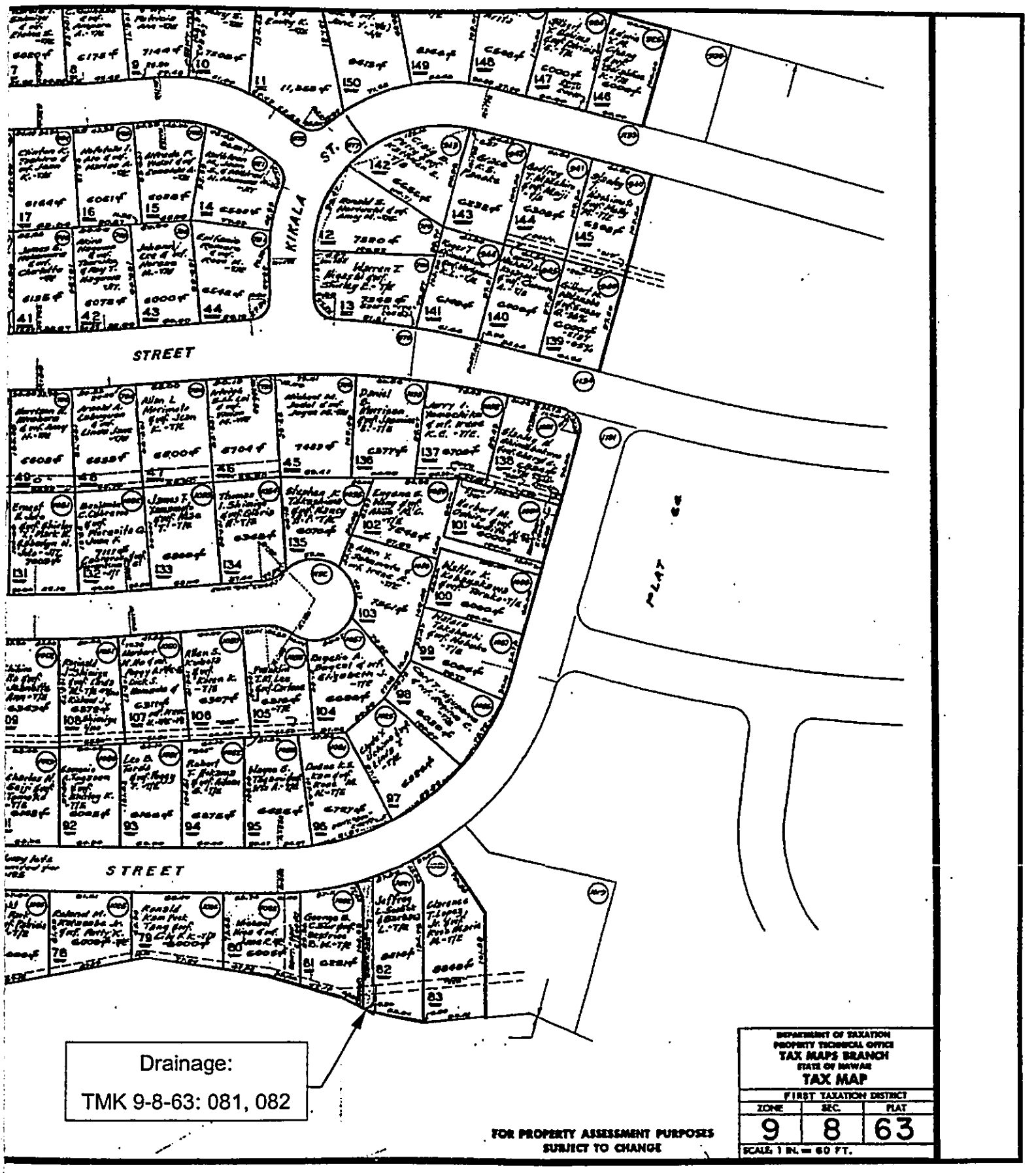

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Figure No.

ulu Easement Locations

03-5C

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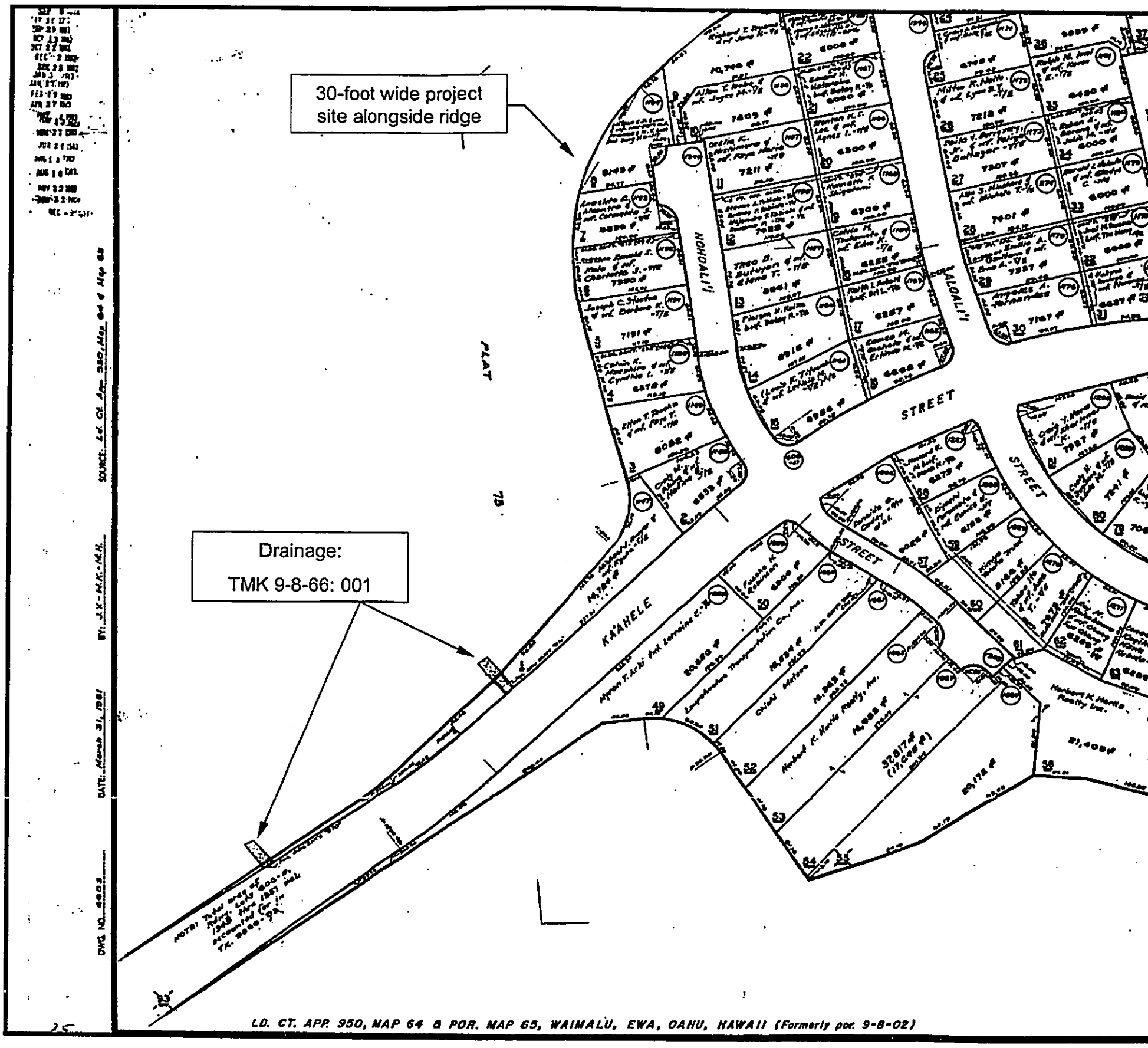

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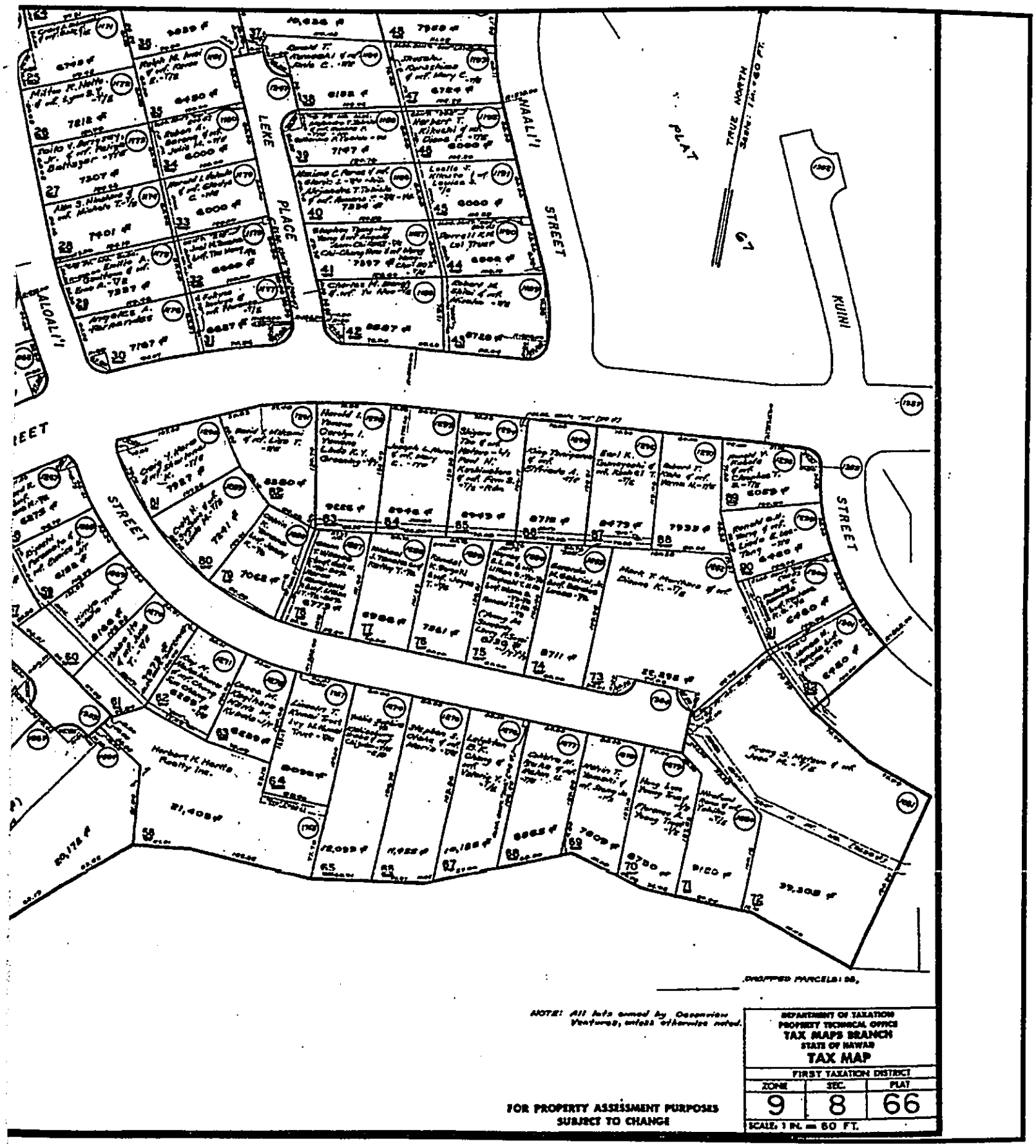

nservation District Use Application

Figure No.

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03-5D

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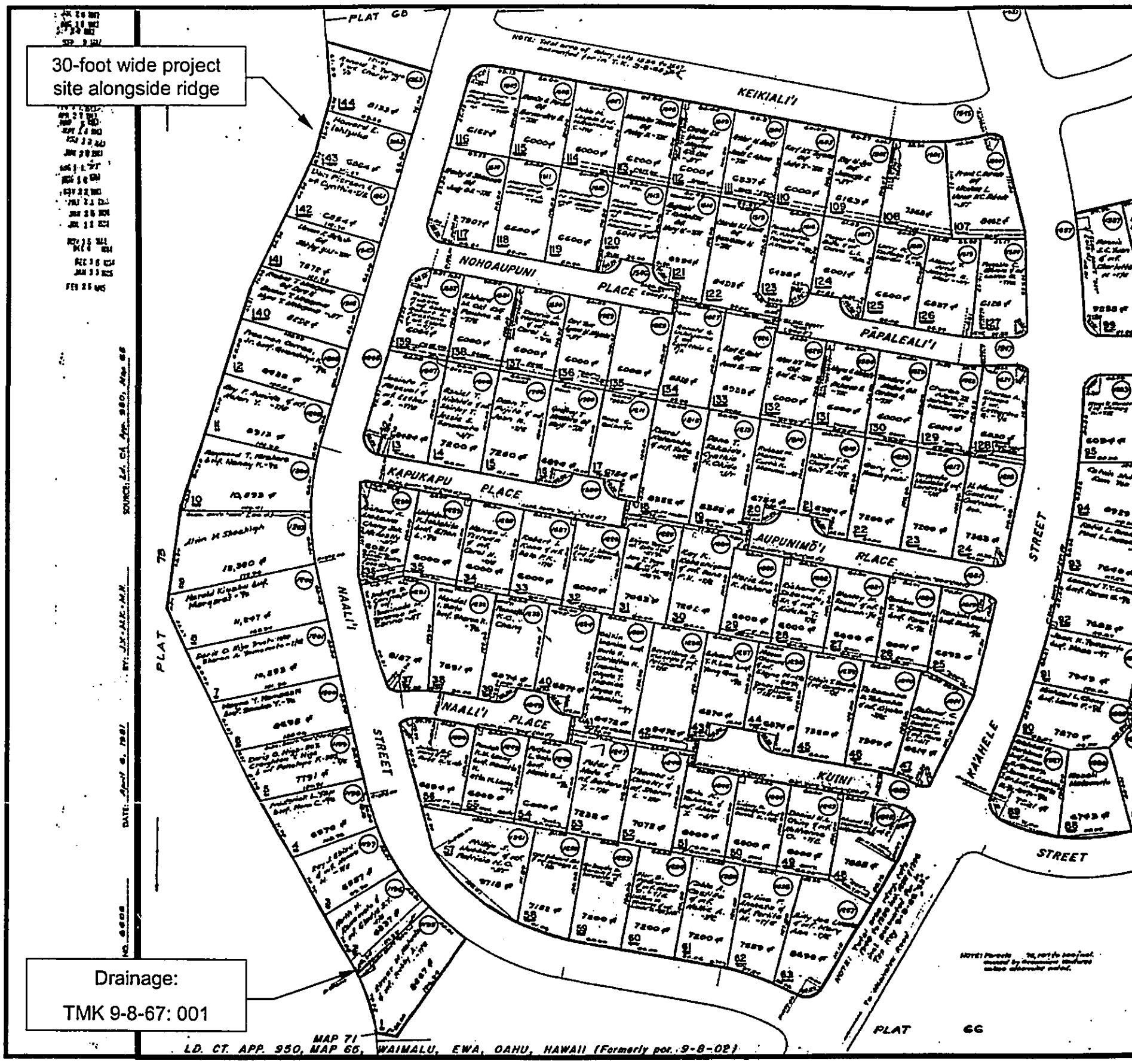

Newtown Estates Landscaping Conservation District Use

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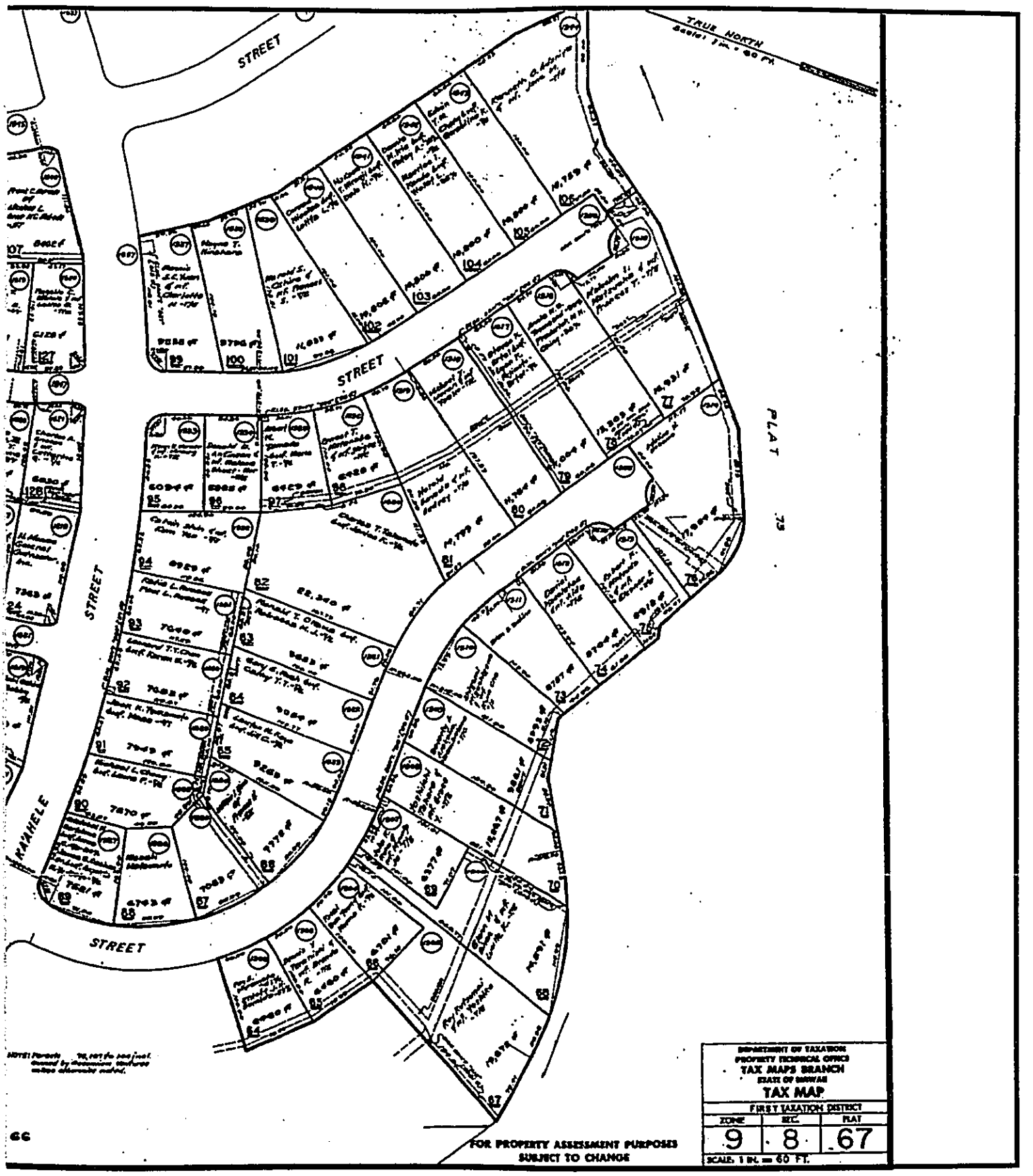
City and County of Honolulu Easement L



ervation District Use Application

Figure No.

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03-5E

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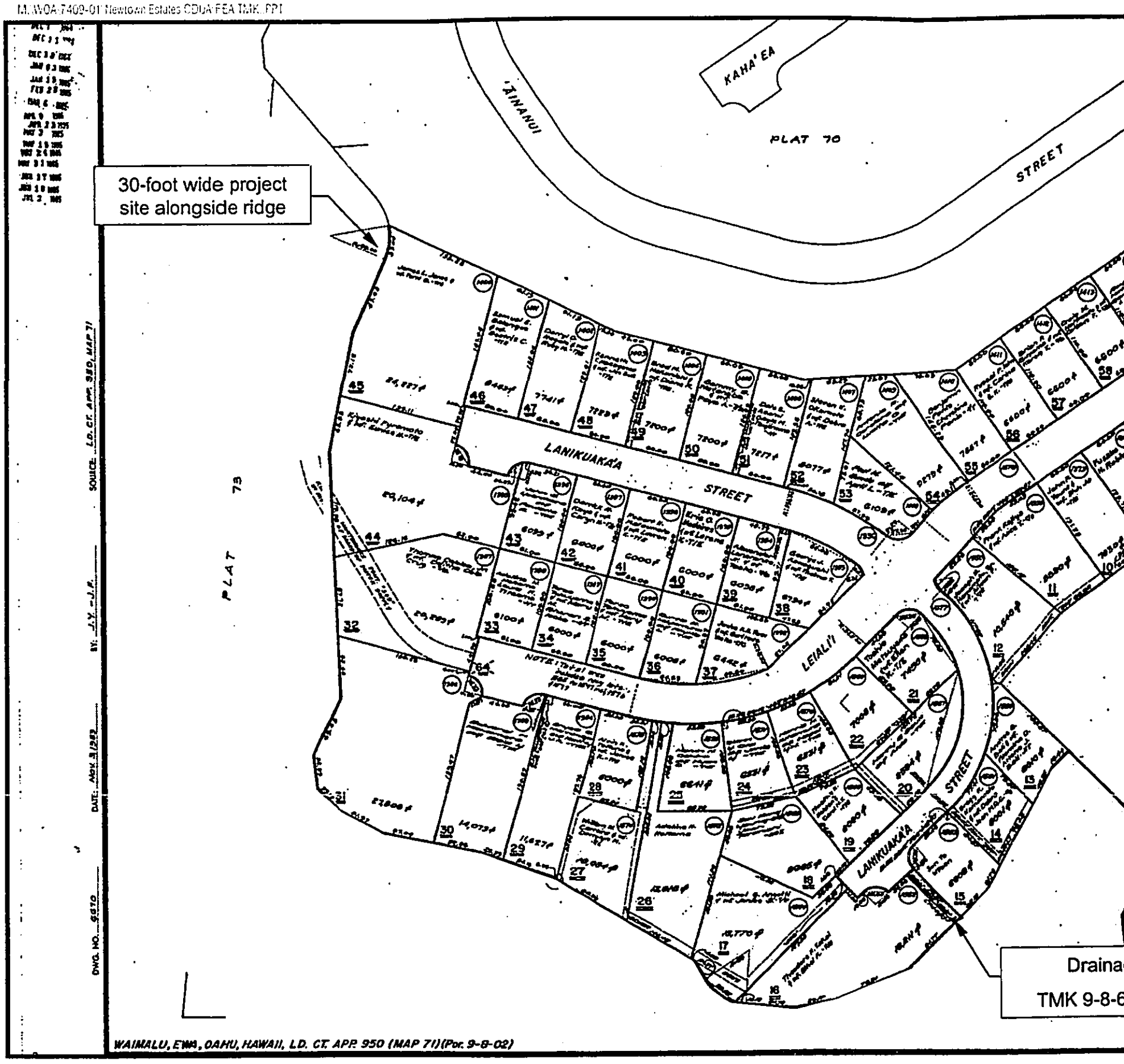

Newtown Estates Landscaping Conservation District Use A

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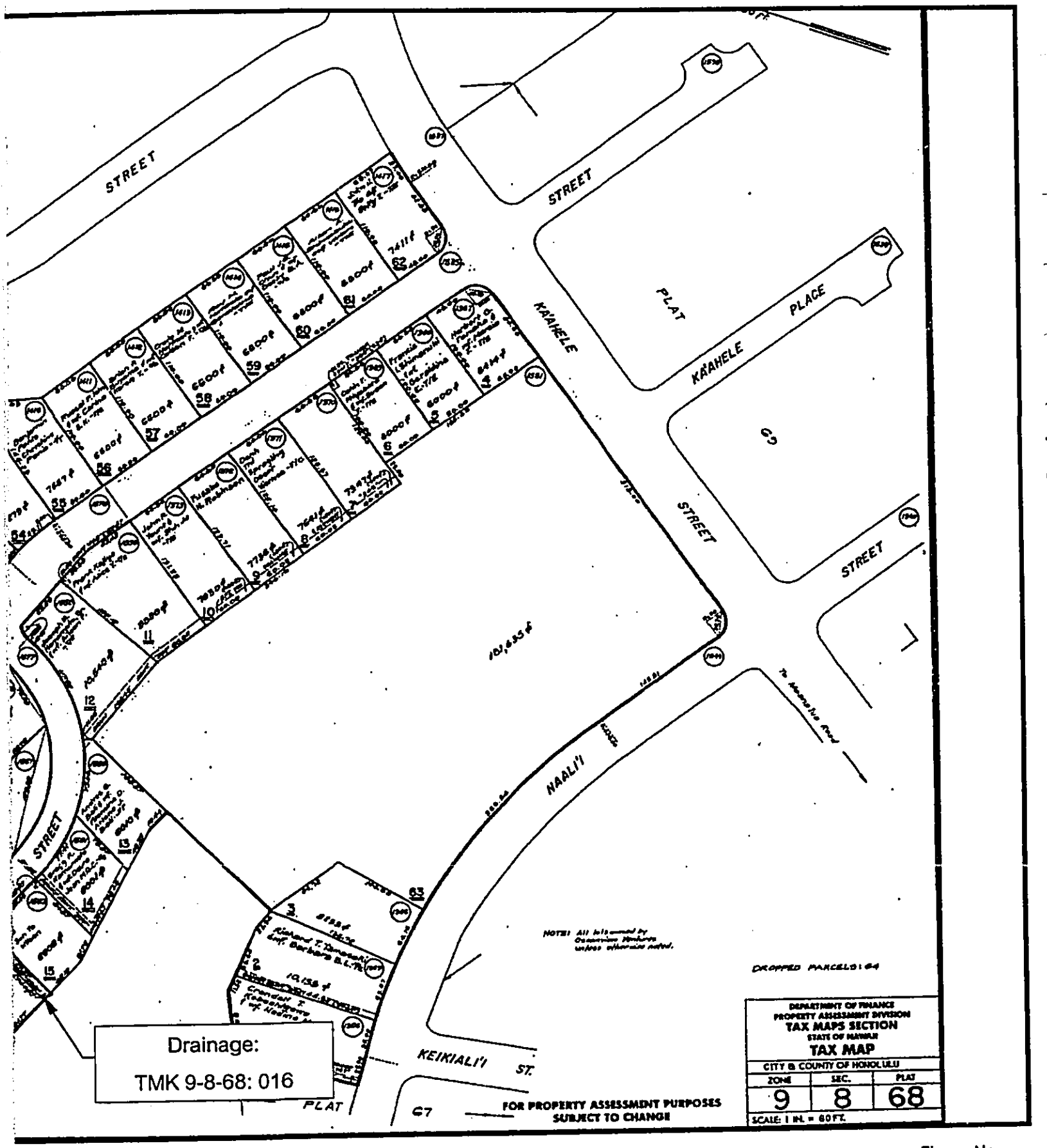
City and County of Honolulu Easement Lo



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03-5F

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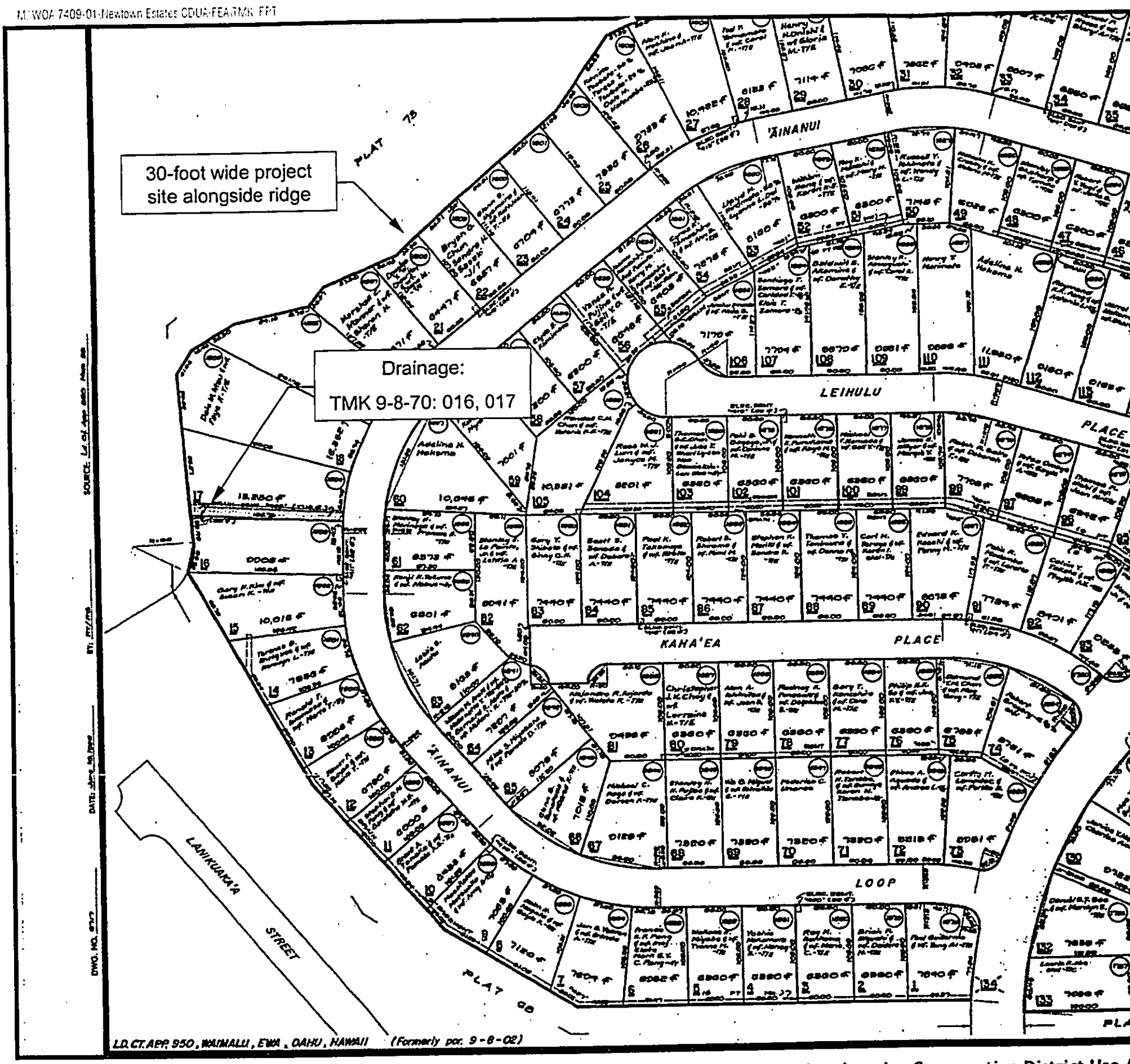

Newtown Estates Landscaping Conservation District Use A

City and County of Honolulu Easement Lo

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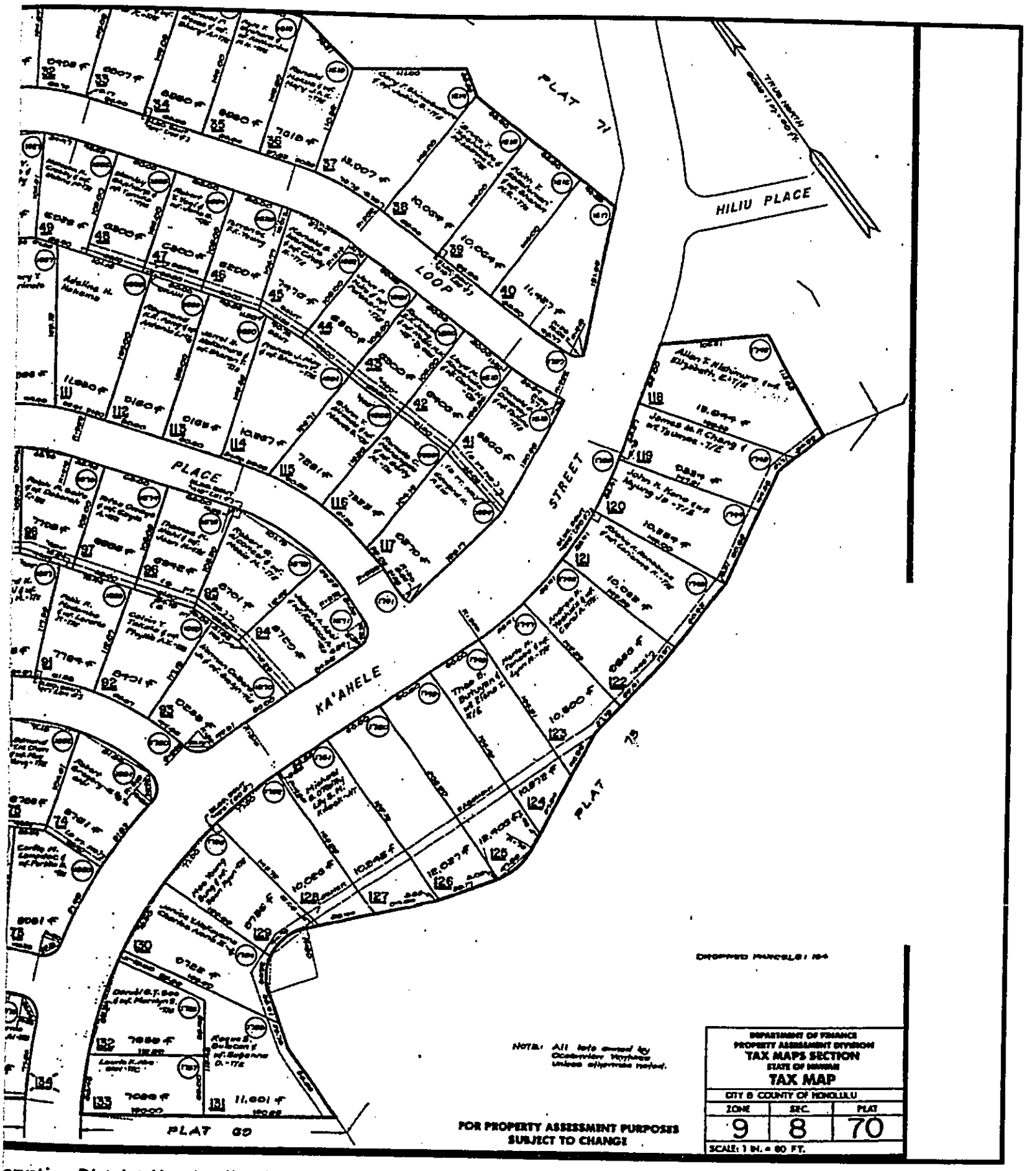

ervation District Use Application

Figure No.

ulu Easement Locations

03-5G

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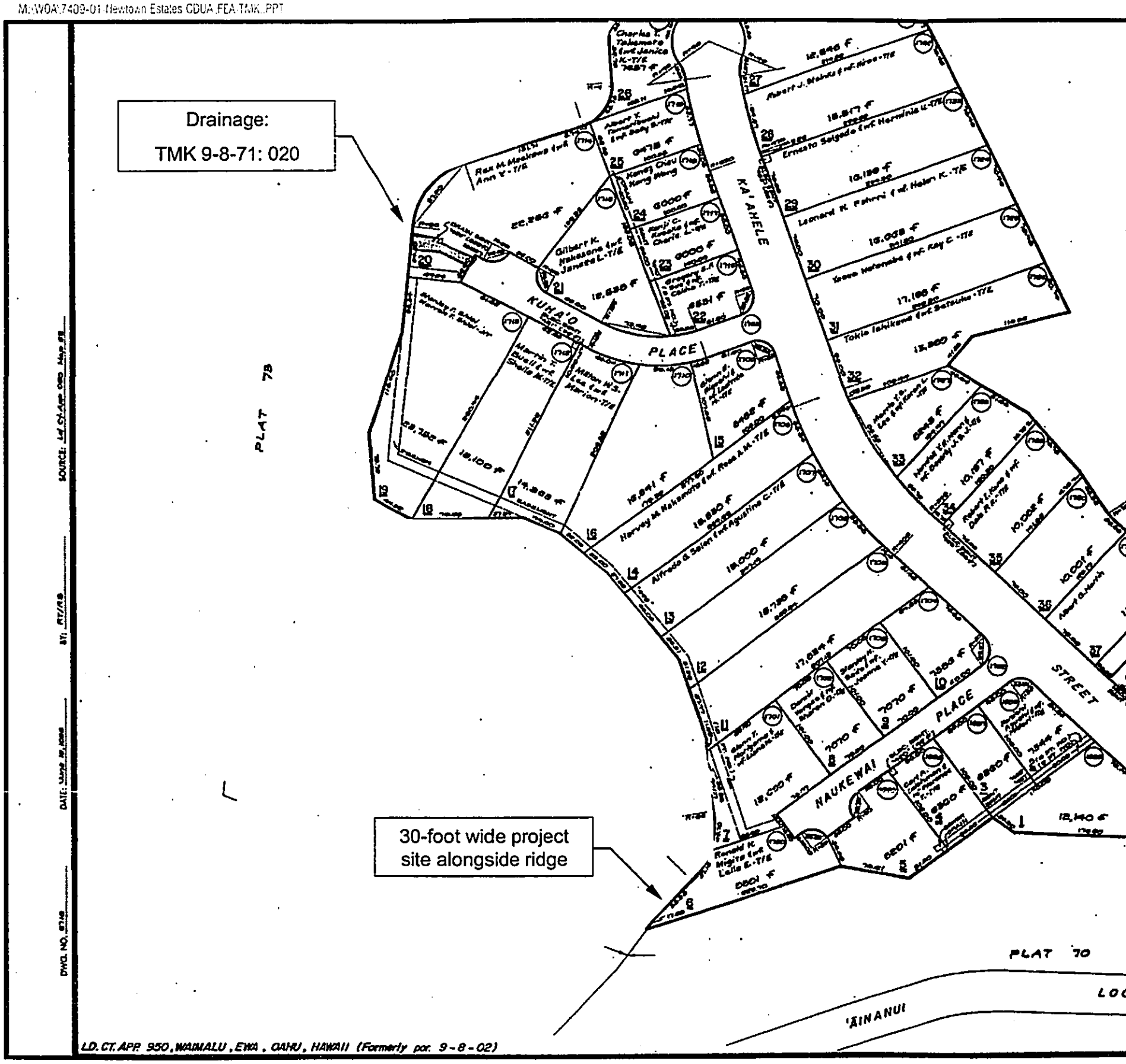

Newtown Estates Landscaping Conservation District Use A

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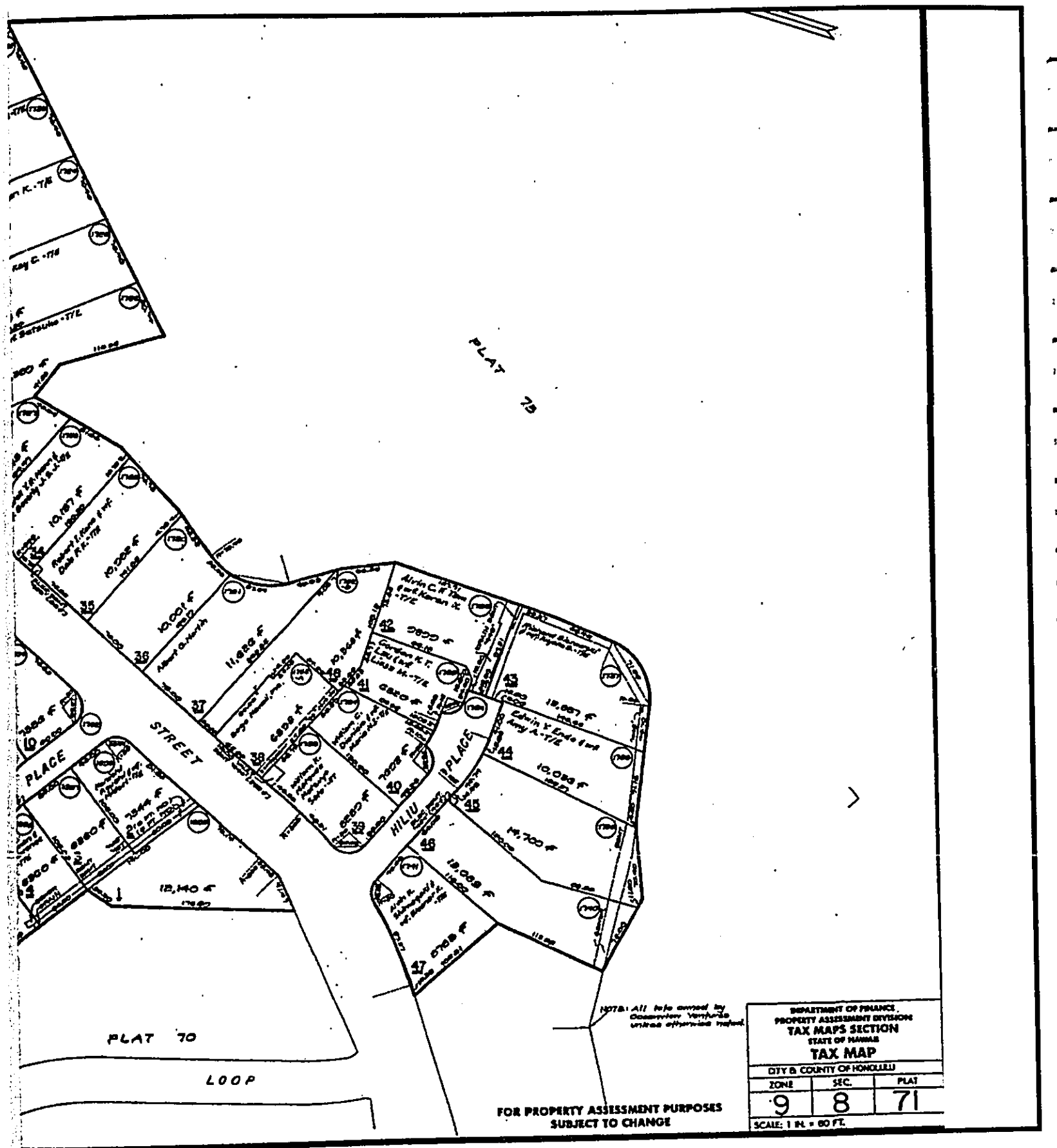
City and County of Honolulu Easement Lo



nservation District Use Application

olulu Easement Locations

Figure No.

03-5H

4. RELATIONSHIP TO LAND USE PLANS AND POLICIES

The project's consistency with relevant State and County land use plans and policies is discussed below.

4.1 State Land Use Districts

The State Land Use Law, Chapter 205, Hawaii Revised Statutes (HRS), is intended to preserve, protect and encourage the development of lands in the State for uses that are best suited to the public health and welfare of Hawaii's people. All lands in the State are classified into four land use districts by the State Land Use Commission: Urban, Agricultural, Conservation, and Rural.

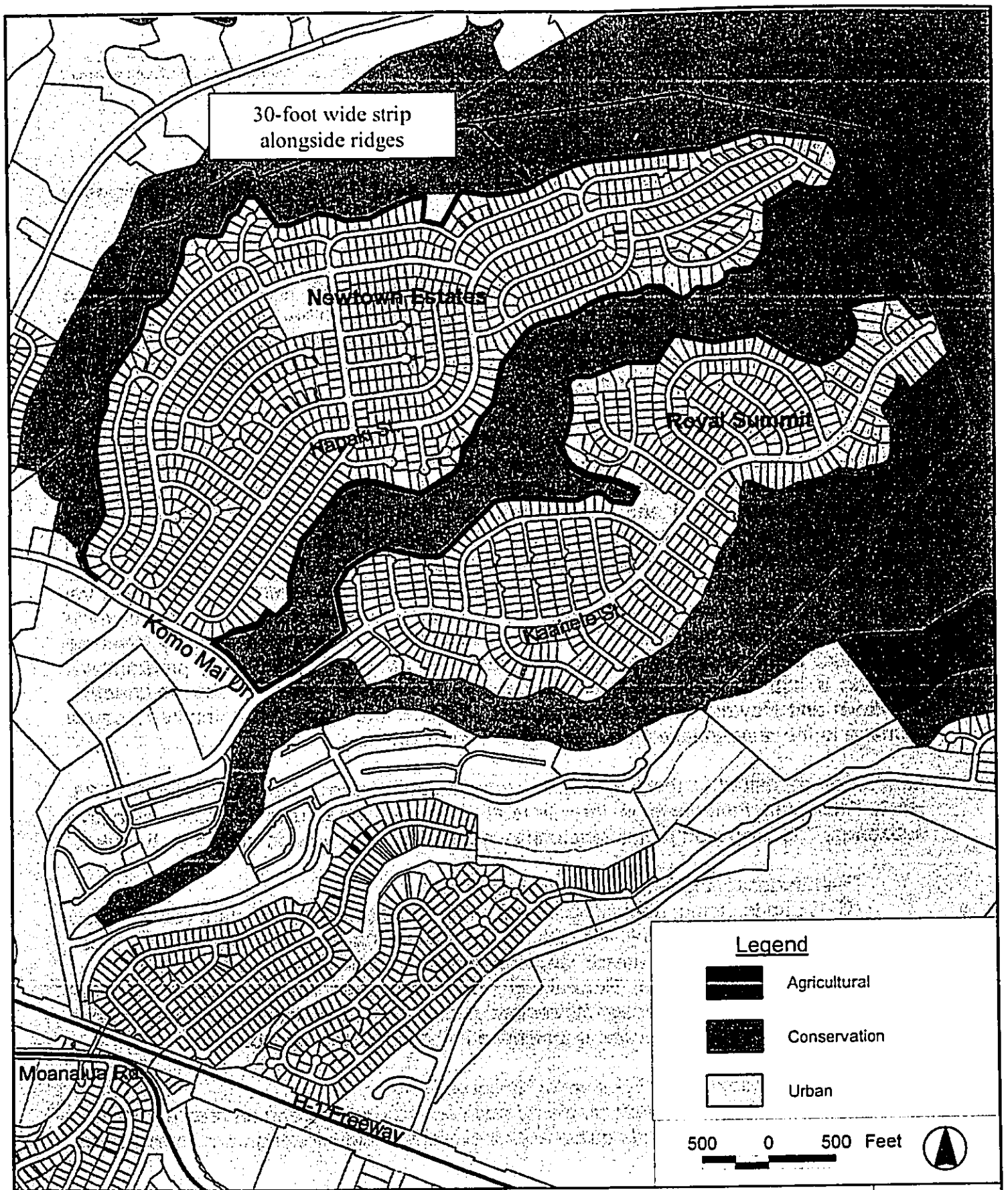
The entire project site is within the State Conservation district, General Subzone. See figure 4-1, State Land Use Map. The purpose of the Conservation district is to conserve, protect and preserve the important natural resources of the State through appropriate management and use to promote long-term sustainability and the public health, safety, and welfare. The objective of the General Subzone is to designate open space where specific conservation uses may not be defined, but where urban use would be premature. The proposed project is consistent with the objective of the General Subzone as NECA and its residents are encouraged to replant using native Hawaiian and less flammable vegetation as well as maintain the open space area by trimming vegetation, and cutting overhangs and brush. A Firewise landscaping program will maintain a higher quality of open space and ensure the safety of the neighboring Newtown and Royal Summit ridges against wild fires that have the potential to cause damage to the residential community and conservation area.

Land uses permitted in the General Subzone include those listed in Section 13-5-25, HAR, "Identified land uses in the General Subzone", and uses in more restrictive subzones. The proposed project encompasses the following uses identified in the rules:

P-4 Landscaping, Removal of Noxious Plans
(C-1) Landscaping, defined as alteration (including clearing) of plant cover. Such alteration shall be limited to plant materials that are endemic or indigenous and similar in character and appearance to existing vegetation in the surrounding area. Natural vegetative plant cover, where disturbed, shall be restored or replaced with endemic or indigenous planting. The introduction of alien plant species is prohibited in the protective subzone.

L-4 Landscaping and Removal of Noxious Plants
(D-1) Removal of noxious plants for maintenance purposes in an area of more than ten thousand square feet that results in significant ground disturbance

R-5 Landscaping
(C-1) Landscaping, defined as alteration of plant cover, including trees, in an



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STATE LAND USE MAP

FIGURE
4-1

area of more than ten thousand square feet.

Therefore, the proposed project requires a board permit. To be consistent with the General Subzone, a CDUA has been submitted to authorize the proposed landscaping and maintenance.

4.2 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu sets forth broad statements of social, economic, environmental, and design objectives and policies which are desired over the long term. The Plan is also a statement of broad policies that facilitate the attainment of the objectives of the Plan. The proposed action is consistent with the following policies and objectives of the General Plan:

Natural Environment

Objective A: To protect and preserve the natural environment.

Policy 7: Protect the natural environment from damaging levels of air, water, and noise pollution.

Policy 8: Protect plants, birds, and other animals that are unique to the State of Hawaii and the Island of Oahu.

Comment: A botanical survey was conducted to identify any endangered or threatened flora or fauna species. The survey concluded that the project does not pose any threat to these species and its habitat. Maintenance and landscaping will reduce risk of wildfire and help protect the natural environment from the detrimental effects of fire and overgrowth of invasive species.

Objective B: To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policy 1: Protect the Island's well-known resources: its mountains and craters; forests and watershed areas; marshes, rivers, and streams; shoreline, fishponds, and bays; and reefs and offshore islands.

Policy 2: Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.

Comment: The project proposes to protect the area's natural habitat using firewise strategies. The project encourages NECA and its residents to landscape by trimming and thinning vegetation, and cutting overhangs and brush. Thus,

benefiting from the aesthetic and safety improvements that result from the proposed actions.

Urban Development and Physical Design

Objective E: To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

Policy 7: Preserve and maintain beneficial open space in urbanized areas.

Comment: In the event of the spread of a wildfire, the proposed action will provide a protective space between the Conservation district and residential interface. By maintaining a 30-foot wide firebreak and replanting native vegetation, NECA and its residents will be upholding the quality of open space within the Conservation district.

Public Safety

Objective B: To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

Policy 7: Provide adequate fire protection and effective fire prevention programs.

Policy 12: Provide educational materials on civil defense preparedness, fire protection, traffic hazards and other unsafe conditions.

Comment: The proposed action will facilitate the establishment of firewise landscaping such as firebreaks and remedial measures such as thinning and trimming overhangs and brush to protect nearby residential property in the event of fire. Residents of Newtown Community Association will be provided Firebreak Management Guidelines, an informative document establishing state and county regulations and best practice landscaping options.

4.3 Primary Urban Center Development Plan

The island of Oahu is divided into eight Development/Sustainable Community Plan areas. Each plan implements the objectives and policies of the General Plan on an area wide basis and serves as a guide for public policy, investment, and decision making within their respective region. The project site is within the Primary Urban Center Development Plan (PUC-DP) area.

The PUC-DP establishes policies to shape the growth and development of the PUC over the next 20 years and maintain a compact urban core. The PUC extends from the core of historic downtown Honolulu to Pearl City in the west and Waialae-Kahala in the

east, and from the shorelines of East Mamala Bay and Pearl Harbor to the Koolau Range in the north.

The PUC-DP Land Use Map, which illustrates the long-range vision of the plan, designates the project area as "Preservation". The proposed site follows the urban community boundary line of the designated "Low-Density" residential property of Newtown Estates.

Comment: The proposed project is consistent with the policies, guidelines, and vision of the proposed PUC-DP as it supports the desired land use for the area by maintaining a fire safe space near low-density residential properties to ensure the preservation of land and the safety of the residents

4.4 Land Use Ordinance

The City and County of Honolulu Land Use Ordinance (LUO) also referred to as the comprehensive zoning ordinance, regulates land use in accordance with adopted land use policies, including the General Plan, Development Plans or Sustainable Community Plans.

Under the LUO, the entire project site is zoned within the Restricted Preservation District (P-1), while the adjacent Newtown Community residences are located within the Residential District (R-5). See figure 4-2, Zoning map. According to Revised Ordinances of Honolulu,

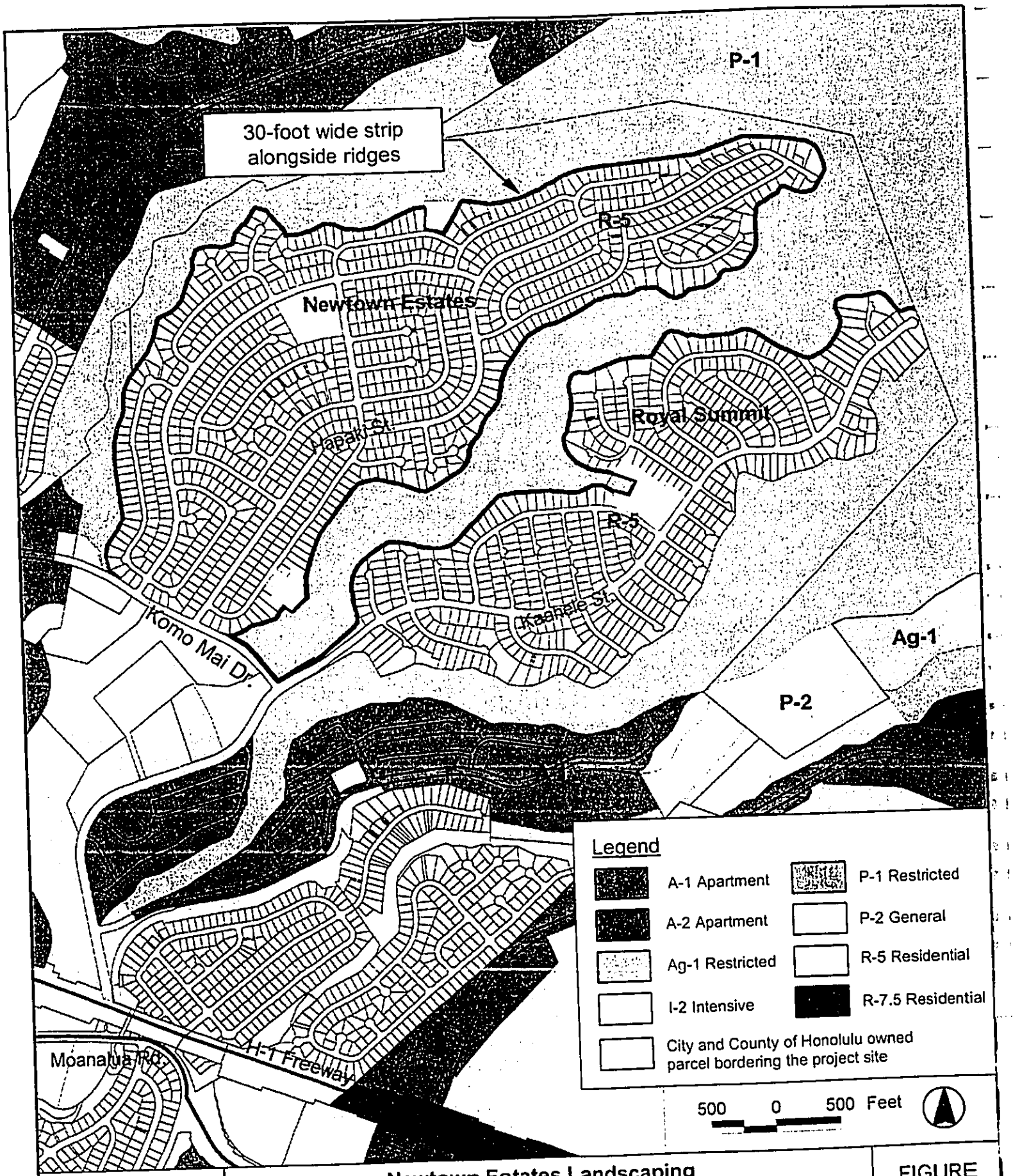
Section 21-3.40 Preservation districts

a) The purpose of the preservation districts is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value.

Section 21-3.70 Residential districts

a) The purpose of residential district is to allow for a range of residential densities. The primary use shall be detached residences.
b) The intent of the R-7.5, R-5 and R-3.5 districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island.

Table 21-3.2, Residential Districts Development Standards, provides that a residential structure must be set back at least 5 feet from the rear and side property lines, and that the roof overhang cannot be less than 2.5 feet from the property line. While most of the existing residences are set back approximately 10 to 15 feet from the rear property line, the residential zoning allows structures to be fairly close to the property line. Accordingly, the project proposes a 30-foot wide area for landscaping and maintenance to meet the firebreak setback recommendation by the Department of Land and Natural Resources.



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ZONING MAP

FIGURE 4-2

5. ALTERNATIVES TO THE PROPOSED ACTION

5.1 No Action Alternative

Under the No Action Alternative, the proposed 30-foot wide landscaping and firebreak area within the Conservation district will not be undertaken. The "No Action" alternative would result in no landscaping and maintenance activities in the Conservation district bordering Newtown Estates. This alternative is undesirable as it increases the threat and risk of fire damage to homes and open spaces in the area, particularly during the dry summer months or other periods of low rainfall.

6. REQUIRED PERMITS AND APPROVALS

The following permits and approvals are required for the project:

- Conservation District Use Application (CDUA)

7. ANTICIPATED DETERMINATION

The short-term landscaping impacts include a minor increase in noise levels near the project site. The long-term project effect will reduce the risk of fire as a result of educating residents with fire safe strategies to protect ones home and through a community wide effort to maintain vegetation around their homes and within 30-feet of the Conservation district interface.

Based on analysis of the anticipated impacts, a Finding of No Significant Impact (FONSI) has been determined for the proposed landscaping and maintenance action. The significance criteria to make this determination is set forth in Section 11-200-12, HAR:

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

There will be no loss or destruction of any natural or cultural resource. Residents will be actively protecting their homes and property by maintaining a firewise prescribed space between the urban and open slopes through trimming overgrown vegetation, overhangs and brush.

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

The proposed action will enhance the range of beneficial uses of the environment. The landscaping and maintenance will improve safety and firewise knowledge among residents by providing guidelines and recommendations for an effective firebreak. The guidelines include information on replanting native plants in the event of landscaping

overgrown areas of invasive species. The trimming and cutting undertaken with hand tools will be executed in accordance to the rules set forth in the Firebreak Management Guidelines as a means to minimize damage and adverse affects on nearby environments.

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 adheres to the State's long-term environmental policies, goals and guidelines. Consistent with the State's environmental policy in Section 344-1, HRS, encouraging management practices that conserve and protect open space areas through landscaping and maintenance of a uniform firebreak will encourage productive and enjoyable harmony between people and their environment, promote efforts which will prevent or eliminate damage to the environment and biosphere, stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawaii. Consistent with the environmental guidelines in Section 344-4(B), HRS, the proposed project would foster the planting of native as well as other shrubs, and flowering plants compatible to the enhancement of our environment.

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

The proposed action will not adversely impact the economic or social welfare of the community. The proposed landscaping improvements would have minimal effects on the economic or social welfare of the community. The ongoing maintenance will beautify and improve fire safety within the Newtown Estates Community. Newtown Estates Community Association has reviewed and endorsed the proposed project.

5) Substantially affects public health;

The proposed action will not affect the current state of public health relative to air, noise, and water quality. Cutting and trimming of overhangs, overgrown vegetation, and weeds will positively impact the environment and improve the quality of living for nearby residents.

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

No secondary effects on population or drainage facilities are anticipated within the proposed action. The landscaping and maintenance project serves as a precautionary measure to ensure the safety of the current property owners and residents of Newtown Estates without causing impacts on existing public facilities.

7) Involves a substantial degradation of environmental quality;

The proposed action will improve the environmental quality of the 30-foot wide area of conservation land abutting the residential property and reduce the potential for environmental degradation by maintaining vegetation and replanting of native species.

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

The proposed action will not create a commitment for any larger actions, nor will it contribute to cumulative negative effect upon the environment. The purpose of the project is to maintain a survivable space between residential property and open space to prevent the spread of wildfire. There are no apparent hazards posed by the proposed action that may involve a commitment for larger actions. On-going maintenance of the project site will be required, as regeneration of species naturally occurs.

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

There are no known rare, threatened or endangered species or habitats in the proposed project area. Cutting and trimming without grading or grubbing of overgrown invasive vegetation, and the replanting of native species will benefit the health of current native specie populations within and near the project site.

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

The proposed action is not anticipated to affect air, water quality or ambient noise levels. Air, water quality, and noise regulations of the Department of Health will be adhered to in any subsequent maintenance and landscaping within the project area. The Firebreak Management Guidelines will inform residents to take action only if it complies with the Department of Health regulations.

11) Affects or is likely to suffer damage by being located in an environmentally sensitive area;

The project site is adjacent to a highly urbanized residential area. The botanical survey conducted concluded that there are no threatened or endangered flora or fauna species in the project site. There are also no identified historic sites, wetlands, streams, or other natural resources located within the project site. Cutting and trimming of overgrown non-native vegetation, and replanting of native plants will be encouraged. No significant impacts to erosion hazards are anticipated as no grubbing or grading will be permitted.

12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies;

The proposed action will not diminish scenic vistas and viewplanes. Landscaping and maintenance of the project site may improve scenic vistas and viewplanes as overgrown areas and overhangs adjacent to residential property are trimmed, which may provide clearer views across the gulches.

13) Requires substantial energy consumption;

The proposed project will not require substantial energy consumption as landscaping and maintenance work utilizes small hand tools.

8. CONSULTATION

8.1 Pre-Assessment Consultation

The following is a list of agencies and organizations that were consulted during the preparation of the Draft EA. Of those who formally replied during the pre-assessment period, some had no comments while others provided substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments are reproduced herein.

Federal

US Fish and Wildlife Service

State Agencies

Department of Land and Natural Resources (DLNR)
DLNR, Divison of Forestry and Wildlife (✓)
DLNR, Historic Preservation Division
DLNR, Office of Conservation and Coastal Lands

City and County of Honolulu Agencies

Board of Water Supply (✓)
Department of Planning and Permitting

8.2 Parties Consulted During Draft Environmental Assessment

The following agencies and organizations were consulted during the public review period of the Draft EA. Of those who formally replied during the pre-assessment period, some had no comments while others provided substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments are reproduced herein.

Federal

US Fish and Wildlife Services
US Army Corps of Engineers (✓✓)

State

Board of Land and Natural Resources
Department of Business, Economic Development, and Tourism, Office of Planning (✓)
Department of Health
DLNR (✓)
DLNR, Historic Preservation Division (✓)
DLNR, Land Division
Office of Environmental Quality Control
Office of Hawaiian Affairs (✓)

City & County of Honolulu

Board of Water Supply (✓)
Department of Design and Construction (✓)
Department of Facility Maintenance (✓✓)
Department of Parks and Recreation (✓)
Department of Planning and Permitting (✓✓)
Honolulu Fire Department (✓)

Other

Aiea Public Library

8.3 Final Environmental Assessment Distribution

The Final EA will be distributed to the following agencies and organizations:

Federal

US Army Corps of Engineers

State

Department of Land and Natural Resources (DLNR)
Office of Environmental Quality Control

City & County of Honolulu

Department of Facility Maintenance
Department of Planning and Permitting

Other

Aiea Public Library

9. REFERENCES

1. City and County of Honolulu, Planning Department. Zoning Map.
2. City and County of Honolulu, Department of Planning and Permitting. *General Plan Objectives and Policies.* 1992.
3. Department of Land and Natural Resources (DLNR), Commission on Water Resource Management. *Ground Water Hydrologic Unit Map – Island of Oahu.* 2000.
4. Geographic Decision Systems International for Office of State Planning. *State Definition and Delineation of Watersheds 1994.*
5. George A.L. Yuen & Associates. *State Water Resources Protection Plan.* State of Hawaii, Review Draft March 1992.
6. Hawaii Cooperative Park Service Unit, National Park Service for the State of Hawaii Commission on Water Resource Management. *Hawaii Stream Assessment, A Preliminary Appraisal of Hawaii's Stream Resources, Report R84.* December 1990
7. Hawaii State Department of Business, Economic Development and Tourism. *Hawaii Census 2000.*
8. Hawaii State Department of Business, Economics Development and Tourism. *The State of Hawaii Data Book 2000.*
9. Hawaii State Department of Health. *Annual Summary of Hawaii Air Quality Data 2000.*
10. Macdonald, Gordon A., A.T. Abbott and Frank L. Peterson. *Volcanoes in the Sea, The Geology of Hawaii.* Second Edition 1986.
11. Sterns, Harold T. *Geology of the State of Hawaii.* Second Edition 1985.
12. United States Department of Agriculture Soil Conservation Service. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, August 1972.
13. University of Hawaii, Department of Geography. *Atlas of Hawaii.* The University Press of Hawaii, Honolulu, Third Edition 1998.
14. U.S. Census Bureau. *Census 2000 Summary 100 Percent Data.*

COMMENTS RECEIVED DURING THE PRE-ASSESSMENT CONSULTATION

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman
HERBERT S. K. KAOPUA, SR.
DAROLYN H. LENDIO
SAMUEL T. HATA

RODNEY K. HARAGA, Ex-Officio
LAVERNE HIGA, Ex-Officio

HERBERT H. MINAKAMI
Interim Manager and Chief Engineer

DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

August 1, 2005

Mr. Rodney Funakoshi, Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
AUG 0 4 2005
WILSON OKAMOTO CORPORATION

Dear Mr. Funakoshi:

Subject: Your Letter of July 25, 2005, on the Environmental Assessment for the Newtown Estates Landscaping Project

Thank you for the opportunity to comment on the proposed project.

We do not have any comment on the proposed project.

If you have any questions, please contact Joseph Kaakua at 748-5443.

Very truly yours,

FOR HERBERT H. MINAKAMI
Interim Manager and Chief Engineer

Water for Life . . . Ka Wai Ola

LINDA LINGLE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

Robert K. Masuda
DEPUTY DIRECTOR FOR LAND

Dean Nakano
DEPUTY DIRECTOR FOR
THE COMMISSION ON
WATER RESOURCE MANAGEMENT

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND MANAGEMENT
STATE PARKS

July 28, 2005

Mr. Rodney Funakoshi
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

RECEIVED
AUG 0 9 2005
WILSON OKAMOTO CORPORATION

Dear Mr. Funakoshi:

Subject: Pre-Environmental Assessment Consultation, Newtown Estates Landscaping, Waimalu, Oahu, Hawaii.

DOFAW has reviewed your information dated July 19, 2005 regarding the potential impacts your project may have on our management programs and endangered species in particular. We commend your efforts to maintain a 30-foot wide strip (creating survivable space) around residential homes of Newtown Estates. The project provides meaningful firewise prescriptions to reducing the threats of wild fires to residential homes. Thank you for the opportunity to comment on your project.

Sincerely yours,

Paul J. Conry
Administrator

COMMENTS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT COMMENT PERIOD

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 223
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF: CEPOH-EC-T

May 30, 2006

Civil Works Technical Branch

Mr. Rodney Funakoshi
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Funakoshi:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Newtown Estates Landscaping and Maintenance Project, Aiea, Oahu (TMK 9-8-73: 3). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Based on the information provided, a DA permit will not be required for the project.

b. According to the enclosed Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map, panel number 1500010245E (dated November 20, 2000), the project site is located in Zone D (areas where flood hazards have not been determined).

For further information, please contact Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

James Pennaz

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

Enclosures

WILSON
OKAMOTO
CORPORATION

ENGINEERS
PLANNERS

1907 S. BERETANIA ST
SUITE 400
HONOLULU, HI 96826
PH 808946-2277
FAX 808946-2253

July 7, 2006
7409-01

Mr. James Pennaz, P.E.
Department of the Army
US Army Engineer District, Honolulu
Building 223
Fort Shafter, Hawaii 96858-5440

Dear Mr. Pennaz:

Subject: Newtown Estates Landscaping and Maintenance in the Conservation District, Draft Environmental Assessment (EA)
Aiea, O'ahu, Hawai'i
TMK 9-8-073: portion of 3

Thank you for your letter of May 30, 2006 confirming that the proposed project does not require a Department of the Army permit and that the project site is located within the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map zone D.

We appreciate your interest and participation in the environmental review process.

Sincerely,

Rodney Funakoshi

Rodney Funakoshi, AICP
Project Manager

RYF/td

cc: Michael Cain, DLNR-OCCL

DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR
LAURA H. THIELEN
DIRECTOR
OFFICE OF PLANNING

OFFICE OF PLANNING
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-11414

June 23, 2006

RECEIVED
JUN 26 2006
WILSON OKAMOTO CORPORATION

To: Mr. Michael Cain
Department of Land and Natural Resources
Office of Conservation and Coastal Lands

From: Laura H. Thielen
Director

Subject: Draft Environmental Assessment (DEA), Newtown Estates Landscaping and Maintenance in the Conservation District, Aiea, Island of Oahu, Hawaii, TMK: 9-8-073: Portion 3

We have reviewed the above referenced proposal for the creation of a "firewise" maintenance buffer to create a defensible space to reduce the threat of a fire, around the perimeter of the Newtown Estates ridges subdivisions. Newtown Estates is a community with over 2,500 single and multi-family dwellings. The project will provide a 30-foot wide strip of land within the State Land Use Conservation District alongside the residential ridge properties. The Newtown Estates Community Association is proposing a low maintenance fire buffer to surround the Newtown Estates subdivisions.

We have no comments at this time. Thank you for the opportunity to comment on this application. If you have questions, please call Lorene Maki at 587-2888.

c: Genevieve Salmonson, OEQC
✓Tricia Dang, Wilson Okamoto Corporation

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
KAPOLEI HALE • 1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
TELEPHONE (808) 692-5561 • FAX (808) 692-5131 • INTERNET www.honolulu.gov

MUFI HANNEMANN
MAYOR

LESTER K.C. CHIANG
DIRECTOR

DIANA TAKAHARA-OKAS
DEPUTY DIRECTOR

May 26, 2006

Mr. Michael Cain
State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

RECEIVED

Dear Mr. Cain:

Subject: Draft Environmental Assessment - Newtown Estates Landscaping and Maintenance in the Conservation District; Aiea, Island of Oahu, Hawaii
TMK 9-8-073: portion of 3

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to Newtown Estates Landscaping and Maintenance in the Conservation District.

The Department of Parks and Recreation has no comment on this project and as it will not impact any program or facility of this department, you are invited to remove us as a consulted party to the balance of the EIS process.

Sincerely,

LESTER K. C. CHIANG
Director

LKCC:mk
(155571)

cc: Office of Environmental Quality Control
Wilson Okamoto Corporation

LINDA LINGLE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

DEAN A. MAKAINO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:MC

FILE NO.: OA-3314

180 Day Expiration Date: November 1, 2006
Suspense Date: 21 Days from stamped date

MAY 11 2006

MEMORANDUM:

TO: DLNR – Land Division, Historic Preservation, DOFAW

FROM: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA) OA-3314
Departmental Permit, Landscaping and Maintenance of Fire Buffer / Greenbelt

APPLICANT: Mr. Rodney Funakoshi
for Newtown Estates Community Association

TMK: (1) 9-8-073:003

LOCATION: Newtown Estates and Royal Summit Ridges, Waimalu, 'Ewa, O'ahu

PUBLIC HEARING: YES NO X

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2006 MAY 11 P 4:02
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

Please contact Michael Cain at 587-0048, should you have any questions on this matter.

If no response is received by the suspense date, we will assume there are no comments. The suspense date starts from the date stamp.

(X) Comments Attached
( ) No Comments

Please note yellow insert, Amend to DOFAW bus. # 587-0166

Signature: PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE

MAY 15 2006

Attachments: *Conservation District Use Application*
Draft Environmental Assessment

Exhibit 3 *Draft Subject to CDUA Approval*

Newtown Estates Community Association
* Fire Management Guidelines *

To all Homeowners:

The State of Hawaii, Board of Land and Natural Resources, has approved landscaping and maintenance of a 30-foot wide "firewise" strip of land alongside the residential properties of the Newtown Estates ridges within the State Conservation District. In compliance with the following *Firebreak Management Guidelines*, NECA and its residents are allowed to cut and trim overhangs and overgrown non-native species within the 30-foot wide strip greenbelt to maintain a preventative firebreak.

The Firewise Communities Program, endorsed by the State of Hawaii Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife, educates the public to identify and address areas in their environment that may encourage the spread of wildfire. NECA encourages residents within the urban/wild interface to maintain a "Firewise" buffer, creating a defensible space to reduce the threat of fire.

Newtown Estates residents adjacent to the greenbelt can maintain vegetation along the perimeter of their homes by:

- Trimming overhangs and brush vegetation 30-feet into the greenbelt area from property line
- Pruning shrubs
- Cutting back tree branches so the lowest branches are at least 6 to 10 feet above ground
- Trimming and cutting overgrown native plans and replanting the area with native species from the attached list
- Removing all dead limbs within 15 feet of the ground t
- Removing dry grasses and keeping grass mowed short
- Removing dead shrubs, brush, and combustible debris
- Practicing ongoing maintenance of the greenbelt area
- Consulting with local nurseries or landscaping contra invasive, succulent native species and fire preventati

This DOFAW # does not work. Change to Switchboard # 587-0166.

The attached *Suggested Native Plants List* is allowed for tolerant and include trees, shrubs, groundcovers, and other with only natural moisture such as rainfall. No plant is f amounts of oil, sap, rough bark and other flammable mat use of native plants cause less harm to surrounding envi reviewed and endorsed by the Division of Forestry and Wi

In compliance with the Firewise Communities Program, community, dead plant material and debris should be removed and appropriately dispo from the greenbelt to prevent their leaching into receiving bodies of water or serving as fuel for a wildfire.

For more information visit: www.firewise.org or contact the State Division of Forestry and Wildlife (808) 587-3501.

CORRECTION

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

LINDA LINGLE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR

DEAN A. NAKANO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:MC

FILE NO.: OA-3314

180 Day Expiration Date: November 1, 2006
Suspense Date: 21 Days from stamped date

MAY 11 2006

MEMORANDUM:

TO: DLNR –Land Division, Historic Preservation, DOFAW

FROM: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA) OA-3314
Departmental Permit, Landscaping and Maintenance of Fire Buffer / Greenbelt

APPLICANT: Mr. Rodney Funakoshi
for Newtown Estates Community Association

TMK: (1) 9-8-073:003

LOCATION: Newtown Estates and Royal Summit Ridges, Waimalu, 'Ewa, Oahu

RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2006 MAY 17 P 4:02
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

PUBLIC HEARING: YES NO X

Please contact Michael Cain at 587-0048, should you have any questions on this matter.

If no response is received by the suspense date, we will assume there are no comments. The suspense date starts from the date stamp.

(X) Comments Attached
( ) No Comments

Please note yellow insert,
Amend to DOFAW bus. # 587-0166

Signature
PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE
MAY 15 2006

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Draft Environmental Assessment

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Newtown Estates Community Association
* Fire Management Guidelines *

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For more information visit: www.firewise.org or contact the State Division of Forestry and Wildlife (808) 587-3501.

DOCUMENT CAPTURED AS RECEIVED

LINDA LINGLE
GOVERNOR OF HAWAII

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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CONSERVATION AND RESOURCE ENFORCEMENT
CONSERVATION AND RESTORATION
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND RESOURCE ENFORCEMENT
CONSERVATION AND COASTAL LANDS
FORESTRY AND WILDLIFE
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

RECEIVED
OFFICE OF CONSERVATION
& COASTAL LANDS

2006 JUN -5 P 12: 03

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, SUITE 555
KAPOLEI, HAWAII 96707

May 31, 2006

Mr. Samuel Lemmo
Office of Conservation and Coastal Lands, DLNR
P.O. Box 621
Honolulu, Hawai'i 96809

LOG NO: 2006.1792
DOC NO: 0605CM52
Archaeology

Dear Mr. Lemmo:

SUBJECT: Chapter 6E-42 Historic Preservation Review –
Conservation District Use Application (CDUA) OA-3314, Landscaping and Maintenance of Fire Buffer / Greenbelt, Newtown Estates Community Association
Waimalu Ahupua'a, 'Ewa District, Island of O'ahu
TMK: (1) 9-8-073:003

Thank you for the opportunity to review the aforementioned project. We received your documents, including a cover sheet, CDUA, and DEA, on May 15, 2006. The State Historic Preservation Division (SHPD) has thirty (30) days to respond, not 21 days as indicated in your letter. Our review of this project is based on records available at the SHPD. No site visit was conducted. The proposed undertaking consists of landscaping of a 30-foot-wide buffer from the backyards of residential properties to the upper slopes of undeveloped conservation land. No grubbing or grading is authorized.

We believe that no historic properties will be affected by this undertaking because:

- ☐ a) intensive cultivation has altered the land
- ☐ b) residential development/urbanization has altered the land
- ☐ c) previous grubbing/grading has altered the land
- ☐ d) an acceptable archaeological assessment or inventory survey found no historic properties
- ☐ e) this project has gone through the historic review process; mitigation has been completed
- ☒ f) other: *No historically-significant sites are located within the area of potential, which predominately consists of ridge-top lands with little site potential.*

If historic resources, including human skeletal remains, are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the SHPD needs to be contacted immediately at (808) 692-8015. Please contact Dr. Chris Monahan if you have questions about this letter.

Aloha,

Melanie Chinen, Administrator
State Historic Preservation Division

CM

PHONE (808) 594-1888

FAX (808) 594-1865

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

HRD06/2402

June 7, 2006

Samuel J. Lemmo
Administrator
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

ATTN: Michael Cain

RE: Request for comments on Conservation District Use Application OA-3314, for landscaping and maintenance of fire buffer/greenbelt surrounding Newtown Estates and Royal Summit Ridges; Waimalu, 'Ewa, O'ahu; TMK: 9-8-073:003

Dear Sam Lemmo,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 11, 2006, request for comments on the above project, which would allow the Newtown Estates Community Association to landscape and maintain a 30-foot-wide strip of land around the perimeter of the residential properties on the two ridges, totally approximately 17 acres. OHA apologizes for the delayed response and offers the following comments.

OHA appreciates that the applicant will replant areas now overgrown with invasive species with native plants selected from a list found in the Draft Environmental Assessment. This list includes only drought-tolerant species, which will not only assist with fire prevention, but also assist with preservation of O'ahu's limited water resources.

Thank you for the opportunity to comment. If you have any further questions or concerns please contact Heidi Guth at (808) 594-1962 or e-mail her at heidig@oha.org.

Sincerely,

Clyde W. Nāmu'o
Administrator

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman
HERBERT S. K. KAOPUA, SR.
SAMUEL T. HATA
ALLY J. PARK

RODNEY K. HARADA, Ex-Officio
LAVERNE T. HIGA, Ex-Officio

CLIFFORD P. LUM
Manager and Chief Engineer

DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

May 31, 2006

Mr. Michael Cain
State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Cain:

Subject: Your Letter Dated May 18, 2006 Regarding the Draft Environmental Assessment for Newtown Estates Landscaping and Maintenance in the Conservation District Aiea, Island of Oahu, Hawaii T.M.K. 9-8-073: portion of 3

Thank you for the opportunity to comment on the proposed project.

We do not have any comments on the proposed project.

If you have any questions, please contact Robert Chun at 748-5440.

Very truly yours,

KEITH S. SHIDA
Principal Executive
Customer Care Division

cc: Genevieve Salmonson, Department of Health
Tricia Dang, Wilson Okamoto Corporation

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 • Fax: (808) 523-4567
Web site: www.honolulu.gov

MUFI HANNEMANN
MAYOR

DIRECTOR
EUGENE C. LEE, P.E.
DEPUTY DIRECTOR

June 5, 2006

Mr. Michael Cain
State Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Cain:

Subject: Draft Environmental Assessment
Newtown Estates Landscaping and Maintenance in the Conservation District
Aiea, Island of Oahu, Hawaii
TMK: 9-8-073: portion of 3

Thank you for giving us the opportunity to comment on the above Draft Environmental Assessment.

The Department of Design and Construction has no comments to offer at this time.

Very truly yours,

Eugene C. Lee, P.E.
Deputy Director

ration

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 692-5054 • Fax: (808) 692-5857
Website: www.honolulu.gov

MUFI HANNEMANN
MAYOR

LAVERNE HIGA, P.E.
DIRECTOR AND CHIEF ENGINEER
GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

DRM C6-514

May 31, 2006

Mr. Michael Cain
State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Cain:

Subject: Draft Environmental Assessment (DEA) – Newtown Estates Landscaping and Maintenance in the Conservation District, Aiea, Island of Oahu, Hawaii, TMK:9-8-073:Portion of 3

Thank you for giving us the opportunity to comment on the subject DEA. We are concerned that the proposed landscaping may negatively impact City easements either by damaging the infrastructure contained within the easement or by reducing access for our maintenance of those easements.

To fully evaluate the prospective impacts on our easements, we request that any landscaping directly encroaching or has the long term probability of encroaching into our easements be fully disclosed so that the impacts can be evaluated and mitigated as necessary.

Should you have any questions regarding our comments, please contact Larry Leopardi, Chief of the Division of Road Maintenance, at 484-7600.

Sincerely,

Laverne Higa, P.E.
Director and Chief Engineer

LH:sm

cc: Genevieve Salmonson
(Office of Environmental Quality Control)
Tricia Dang
(Wilson Okamoto Corporation)

WILSON
OKAMOTO
CORPORATION

ENGINEERS
PLANNERS

1907 S. BERETANIA ST
SUITE 400
HONOLULU, HI 96826
PH (808)946-2277
FAX (808)946-2253

July 20, 2006
7409-01

Laverne Higa, P.E.
City and County of Honolulu
Department of Facility Maintenance
1000 Uluohia Street, Suite 215
Kapolei, Hawaii 96707

Subject: Newtown Estates Landscaping and Maintenance in the Conservation District, Draft Environmental Assessment (EA)
Aiea, O'ahu, Hawai'i
TMK 9-8-073: portion of 3

Dear Ms. Higa:

Thank you for your letter of May 31, 2006 providing comments on the subject project.

The proposed landscaping will permit residents adjacent to the Conservation district to cut and trim overgrown non-native species and allow replanting of non-invasive drought tolerant species within the 30-foot strip greenbelt. Planting will not be permitted within City drainage easements as potential damage may be caused during preparation for planting, root intrusion and plant growth. Residents adjacent to these easements will be notified of these specific restrictions. The Final EA will disclose the locations of City easements as shown on the attached Figures 03-5A to 03-5H.

We appreciate your interest and participation in the environmental review process.

Sincerely,

Rodney Funakoshi, AICP
Project Manager

RYF/td

cc: Michael Cain, DLNR-OCCL

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
636 SOUTH STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 723-7139 • FAX: (808) 723-7111 • INTERNET: www.honolulufire.org

MUFI HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF

ALVIN R. TOMITA
DEPUTY FIRE CHIEF

June 6, 2006

Mr. Michael Cain
Office of Conservation and Coastal Lands
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Cain:

Subject: Draft Environmental Assessment
Newtown Estates Landscaping and Maintenance
in the Conservation District
Aiea, Oahu, Hawaii
Tax Map Key: 9-8-073: Portion 003

In response to a letter from Mr. Rodney Funakoshi of Wilson Okamoto Corporation dated May 18, 2006, the Honolulu Fire Department reviewed the material that was provided and has no objections to the above-mentioned project.

In addition, please note that our new address is:

Honolulu Fire Department
636 South Street
Honolulu, Hawaii 96813-5007

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:bh

cc: Ms. Genevieve Salmonson, Department of Health, Office of Environmental Quality Control
Ms. Tricia Dang, Wilson Okamoto Corporation

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. WEB SITE: www.honolulupdc.org • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

2006/ELOG-1133 (DW)

June 14, 2006

Mr. Michael Cain
Office of Conservation and Coastal Lands
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Cain:

Re: Draft Environmental Assessment for the Newtown Estates Landscaping and Maintenance in the Conservation District
Tax Map Key 9-8-073: Portion of 003, Waimalu, Oahu, Hawaii

Thank you for the opportunity to review the Newtown Estates Landscaping and Maintenance in the Conservation District May 2006 Draft Environmental Assessment (EA), which you are preparing for the Newtown Estates Community Association. The issuance of a "Finding of No Significant Impact" (FONSI) is anticipated. The proposed action consists of landscaping and maintenance clearing of an approximately 30-foot wide strip of land within the Conservation District alongside the residential ridge properties of the Newtown Estates.

We offer the following comments for your review and consideration for the Final EA report:

1. We commend your efforts to create and maintain a "firewise" buffer between residences and the surrounding undeveloped slope and gully areas, thus improving safety and reducing the threat of fire to homes and property.

2. The 30-foot wide strip, as depicted in the Draft EA, includes two parcels owned by the City and County of Honolulu: (1) TMK 9-8-062:099 (Board of Water Supply); and TMK 9-8-068:063 (Kaahele Neighborhood Park). The Final EA should confirm if these parcels are part of the proposed action and, if so, who would be responsible for maintaining these portions of the "firewise" buffer.

3. Parcel 9-8-073: portion of 003 is zoned P-1 Restricted Preservation District under the City's *Land Use Ordinance*. The parcel is within the State Conservation District and thus all uses, structures and development standards are governed by the State.

Thank you for the opportunity to comment. We look forward to the Final EA report. Please call Dina Wong of my Community Action Plans Branch staff at 527-6073 if you have any questions.

Very truly yours,

for Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:lh
Doc. 455223

cc: OEQC, Ms. Genevieve Salmonson, Director
Wilson Okamoto Corporation, Ms. Tricia Dang

WILSON
OKAMOTO
CORPORATION

ENGINEERS
PLANNERS

1907 S. BERETANIA ST.
SUITE 400
HONOLULU, HI 96826
PH (808)946-2277
FAX (808)946-2253

July 7, 2006
7409-01

Henry Eng, FAICP, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th floor
Honolulu, Hawaii 96813

Subject: Newtown Estates Landscaping and Maintenance in the Conservation District, Draft Environmental Assessment (EA)
Aiea, O'ahu, Hawai'i
TMK 9-8-073: portion of 3

Dear Mr. Eng:

Thank you for your letter of June 14, 2006 providing comments on the subject project. The two parcels bordering the 30-foot wide firewise strip owned by the City and County of Honolulu will be identified in the Final EA. Thus, the City will be responsible for the landscaping and maintenance of this area. The subject Conservation District Use Application (CDUA) approval will facilitate an as-needed maintenance of these adjacent areas.

We appreciate your interest and participation in the environmental review process.

Sincerely,

Rodney Funakoshi, AICP
Project Manager

RYF/td

cc: Michael Cain, DLNR-OCCL

Appendix

Botanical Survey for the Newtown Estates Landscaping and Maintenance Project

Wilson Okamoto Corporation
August 2005

FIRE BREAK BOTANICAL SURVEY REPORT FOR THE NEW TOWN ESTATES PROJECT

FOR
WILSON OKAMOTO AND ASSOCIATES
1907 SOUTH BERETANIA STREET, SUITE 400
HONOLULU, HAWAII 96826

BY
EVANGELINE J. FUNK, PH.D.
BOTANICAL CONSULTANTS
HONOLULU, HAWAII
AUGUST 2005

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INTRODUCTION

The New Town Estates Fire Break botanical survey study site is located above Waiau, Hawaii. It includes a thirty foot swath along the southern rim of Punanani Gulch and a thirty foot swath along both the north and south rims of an unnamed gulch between the developments along Hapaki and Kaahele Streets. A field survey of these narrow corridors was carried out in August 2005.

METHODS

A three person field team surveyed the upper rims of these gulches by way of all the side streets from the through streets to the gulch rim and by binocular sightings across the narrow gulch that bisects New Town Estates. In addition a walk through survey along the floor of Punanani Gulch was conducted to collect data on the existing vegetation. The results of these data collections are presented here.

RESULTS

The gulch rim vegetation consists almost entirely of summer deciduous Koa haole (*Leucaena leucocephala* (Lam.) deWit) and dry Guinea grass (*Panicum maximum* Jacq.) especially in the area closest to Komo Mai Drive. Further up the gulches, Formosa koa (*Acacia confusa* Merr.), strawberry guava (*Psidium cattleianum* Sabine), and silk oak trees (*Grevillea robusta* A. Cunn.) are to be found. At the uppermost end of the New Town development, along Punanani gulch where the forest reserve trail begins, native species such as Hawaiian koa (*Acacia koa* A. Gray) and Pukinwe (*Styphelia tameiameiae* F. v. Muell.) persist.

CONCLUSIONS

Within the thirty foot swath along the upper rims of the gulches the vegetation is made up almost entirely of weedy species. This vegetation type is found in many hot, dry lowland sites in the Hawaiian Islands. If the koa haole and Guinea grass are removed from this site they will soon regenerate when the winter rains return.

The practice of dumping green waste into the wild gulch vegetation creates an unnecessary fire hazard. Residents should be encouraged to discontinue this practice.

AVIAFAUNA

The big grasses found during this survey had all shed their seeds leaving little food for small seed eating birds. However, some insectivorous birds were present. In the open mowed area along Kaahele Street near Komo Mai Drive, cattle egrets (Bubulcus ibis) were hunting insects. In the open area at the top of Kaahele Street migratory plovers (Pluvialis dominica) were also hunting food. Also in this area were several mynas (Acridotheres tristis).

In the Punanani Gulch area, northern cardinals (Cardinalis cardinalis) and bulbuls (Pycnonotus sp.) were heard, but not seen.

This survey was conducted during the hot, dry summer drought. A survey carried out during a cooler, wetter season would have probably recorded a greater number of introduced small bird taxa.

ENDANGERED SPECIES

No listed threatened or endangered species as set forth in The Endangered Species Act of 1973, as amended (16 U.S.C. 1531-1543) are known from this site, none were expected and none were found during this survey.

SPECIES LIST OF PLANTS FOUND DURING THE FIRE BREAK BOTANICAL SURVEY FOR THE NEW TOWN ESTATES PROJECT

The plant families in the following species list have been alphabetically arranged within three groups, Ferns, Monocotyledons, and Dicotyledons. The genera and species are arranged alphabetically within families. The taxonomy and nomenclature follow that of Wagner, Herbst, and Sohmer (1990). For each taxon the following information is provided:

1. An asterisk before the plant name indicates a plant introduced to the Hawaiian Islands since Cook or by the aborigines.
2. The scientific name of the plant.
3. The Hawaiian name or the most widely used common name of the Plant.
4. Abundance ratings are for this site only and they have the following meanings:
   Uncommon = a plant that was found less than fine times.
   Occasional = a plant that was found between five and ten times.
   Common = a plant considered an important part of the vegetation.
   Locally abundant = plants found in large numbers over a limited area. For example the plants found in grassy patches.

This species list is the result of an extensive survey of this site during hot, dry summer weather (August 2005) and it reflects the vegetative composition of the flora during a single growing season. Minor changes in the vegetation will occur due to introductions and losses and a slightly different species list would result from a survey conducted during a different growing season.

Scientific Name	Common Name	Abundance
FERNS		
POLYPODIACEAE – Common Fern Family		
**Microsorium scolopendria* Brum.	Laua'e	Locally abundant
*Nephrolepis sp.	Sword fern	Occasional
**Pityrogramma chrysophylla* (Sw.) Link.	Gold Fern	Occasional
MONOCOTYLEDONS		
ARECACEAE – Palm Family		
**Cocos nucifera* L.	Coco nut	Uncommon
POACEAE - Grass Family		
**Brachiaria mutica* (Frossk.) Staph.	California grass	Locally abundant
**Heteropogon contortus* P. Beauv. Ex Roem. & Schult.	Pili grass	Locally abundant
**Panicum maximum* Jacq.	Guinea grass	Common
DICOTYLEDONES		
ANACARDIACEAE – Mango Family		
**Schinus terebinthifolius* Raddi	Christmas berry	Uncommon
BIGNONIACEAE – Bignonia Family		
**Spathodea campanulata* P. Beauv.	African tulip	Uncommon
CASUARINACEAE – She-oak Family		
**Casuarina equisetifolia* L.	Ironwood	Common
CUCURBITACEAE – Gourd Family		
**Coccinia grandis* (L.) Voigt	Ivy gourd	Occasional
EUPHORBIACEAE – Spurge Family		
Aleurites moluccana (L.) Wild.	Kukui	Occasional

Scientific Name	Common Name	Abundance
FABACEAE – Bean Family		
**Acacia confusa* Merr.	Formosa koa	Common
Acacia koa A. Gray	Koa	Uncommon
**Crotalaria incana* L.	Fuzzy rattlepod	Uncommon
**Glycine wightii* (Wight & Arnott) Verdc.		Uncommon
**Leucaena leucocephala* (Lam.) de Wit	Koa haole	Common
**Senna pendula* H. Irwin & Barneby		Uncommon
MALVACEAE – Mallow Family		
**Abutilon grandifolium* (Willd.) Sweet	Hairy abutilon	Occasional
MYRTACEAE – Myrtle Family		
**Psidium cattleianum* Sabine	Strawberry guava	Occasional
**Syzygium cumini* (L.) Skeels	Java plum	Occasional
PASSIFLORACEAE – Passion Flower Family		
**Passiflora foetida* L.	Love-in-a-mist	Occasional
PROTEACEAE – Protea Family		
**Grevillea robusta* A. Cunn. Ex R. Br.	Silk oak	Uncommon
STERCULIACEAE – Cacao Family		
Waltheria indica L.	'Uhaloa	Common
VERBENACEAE – Verbena Family		
**Lantana camara* L.	Lantana	Uncommon
**Stachytarpheta jamaicensis* (L.) Vahl.	Jamaica vervain	Occasional

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Haselwood, E. L. and G. G. Motter. (eds.) 1976. Handbook of Hawaiian Weeds. Lyon Arboretum Association.

Neal, M. C. 1965. In Gardens of Hawaii. Bishop Museum Special Publication #65. Bis. Mus. Press.

Wagner, W. L., D. R. Herbst, & S. H. Sohmer. 1990. Manual of the Flowering Plants of Hawaii. Bishop Museum Special Publication #83. Univ. Of Hawaii Press. Vols 1 & 2.