

Waimanalo Village Recreation Center
DRAFT ENVIRONMENTAL ASSESSMENT

Waimanalo, Ko'olaupoko, O'ahu, Hawai'i

T.M.K.: 4-1-034: 089 and 090

Prepared For:

Waimanalo Village Residence Corporation

Prepared by:

Kauahikaua & Chun/Architects

July 17, 2008

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ACRONYMS & ABBREVIATIONS

BWS	City & County of Honolulu, Board of Water Supply
CATV	Cable Television
CUP	Conditional Use Permit
dbA	Decibel
DBEDT	State of Hawaii, Department of Business, Economic Development and Tourism
DLNR	State of Hawaii, Department of Land and Natural Resources
DOH	State of Hawaii, Department of Health
DPP	City & County of Honolulu, Department of Planning and Permitting
EA	Environmental Assessment
EIS	Environmental Impact Statement
FIRM	Floor Insurance Rate Map
FONSI	Finding of No Significant Impact
FU	Fixture Unit
gpm	gallons per minute
HAR	Hawai'i Administrative Rules
HCHA	Hawai'i Council for Housing Action
HFD	Honolulu Fire Department
HHFDC	Hawaii Housing Finance and Development Corporation
HPD	Honolulu Police Department
HRS	Hawaii Revised Statutes
HWY	Highway
LUC	State Land Use Commission
LUO	Land Use Ordinance
MSL	Mean Sea Level
NB	Neighborhood Board
SF-sf	Square Feet
SHPD	State Historic Preservation Division
TMK	Tax Map Key
USDA	United States Department of Agriculture
USGS	United States Geologic Survey
WADC	Waimanalo Agricultural Development Company
WRHDC	Waimanalo Residents Housing Development Corporation
WVRC	Waimanalo Village Residence Corporation

1. INTRODUCTION

1.1 PROJECT SUMMARY

The following table is a summary of the project and land-use requirements.

Item	Data
Project Name	Waimanalo Village Recreation Center
Applicant and Address	Waimanalo Village Residence Corporation 41-552 Moole Street Waimanalo, Hawaii 96795
Landowner and Address	State of Hawaii, Hawaii Housing Finance and Development Corporation 677 Queen Street, Suite 300 Honolulu, Hawaii 96813 Phone: (808) 587-0639 FAX: (808) 587-0600
Authorized Agent and Address	Dwight P. Kauahikaua AIA Kauahikaua & Chun/ Architects Kawaiahao Plaza, Hale Mauka 567 South King Street, Suite 108 Honolulu, Hawaii 96813 Phone: (808) 526-2283 FAX: (808) 599-4723
Tax Map Key - Address	4-1-034:089 (511 Kuhimana Place, Waimanalo, HI 96795) 4-1-034:090 (530 Maiakea Place, Waimanalo, HI 96795)
Project Area	Parcel 089: 20,047 s.f. (0.46 Acre) Parcel 090: 19,794 s.f. (0.454 Acre)
Existing Use	Parcel 089: WVRC Office-Recreation Center Parcel 090: Subdivided vacant land –Village Park
Proposed Project	Meeting Facility Non-dwelling Off-site Parking Facility
State Land Use Designation	Urban

Sustainable Communities Plan Land Use Designation (Koolaupoko)	Low-density residential
City & County Zoning Designation	R-5 Residential
Flood Insurance Rate Map	Zone X (Unshaded)
Special Management Area	No
Action Requested	Hawaii Revised Statutes, Chapter 343 compliance Revised Ordinances of Honolulu, Chapter 25 compliance Conditional Use Permit for Meeting Facility / Office Conditional Use Permit for Non-dwelling Off-site parking
Requirement for Environmental Assessment	Use of State-owned land
Anticipated Determination	Finding of No Significant Impact (FONSI)
Approving Agency-Address	State of Hawaii, Hawaii Housing Finance and Development Corporation (HHFDC) 677 Queen Street, Suite 300 Honolulu, Hawaii 96813

1.2 PROPOSING AGENCY AND ACTION

Waimanalo Village Residence Corporation proposes to construct a new facility and incorporate the existing office facility on the Parcel 089 site into the new construction. Additionally, the Corporation proposes to use Parcel 090 as parking for special events occurring at the proposed meeting facility. This environmental assessment includes all improvements on both sites.

1.3 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

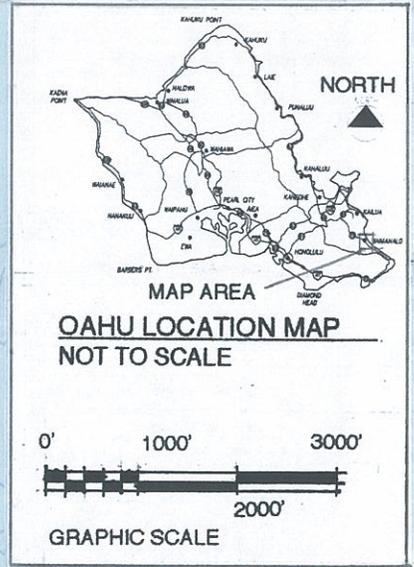
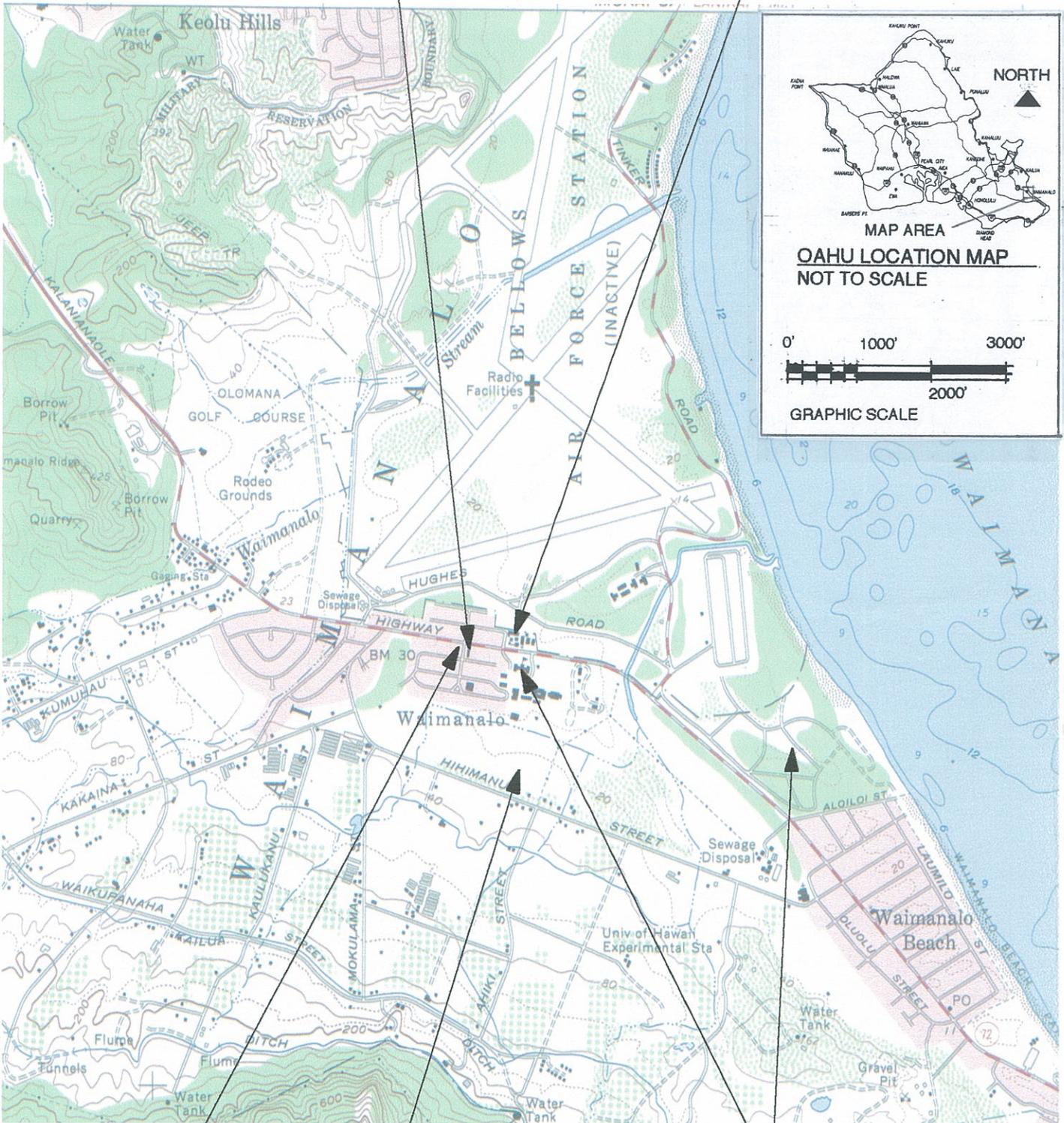
Hawaii Revised Statutes (HRS), Chapter 343, titled Environmental Impact Statements

NORTH



RECREATION CENTER
PROJECT SITE

WAIMANALO HEALTH
CENTER



WAIMANALO
VILLAGE PARK

WAIMANALO
DISTRICT PARK

WAIMANALO ELEMENTARY
AND INTERMEDIATE SCHOOL

WAIMANALO BAY STATE
RECREATION AREA

Kauahikaua & Chun/Architects
Kawaiahao Plaza, Hale Mauka
Suite 108
567 South King Street
Honolulu, Hawaii 96813

Waimanalo Recreation Center

41-552 Moole Street
Waimanalo, Hawaii 96795

Vicinity
Map

Figure
1

established a system of environmental review to ensure environmental concerns are appropriately evaluated along with economic and technical considerations in a number of actions. The specific proposed action requiring this assessment for this proposed project is the use of state lands.

The land on which this action is proposed is owned by the State of Hawaii and leased to Waimanalo Village Residence Corporation (WVRC) for use as housing, and community uses .

2. DESCRIPTION OF ACTION

2.1 PROJECT DESCRIPTION AND LOCATION

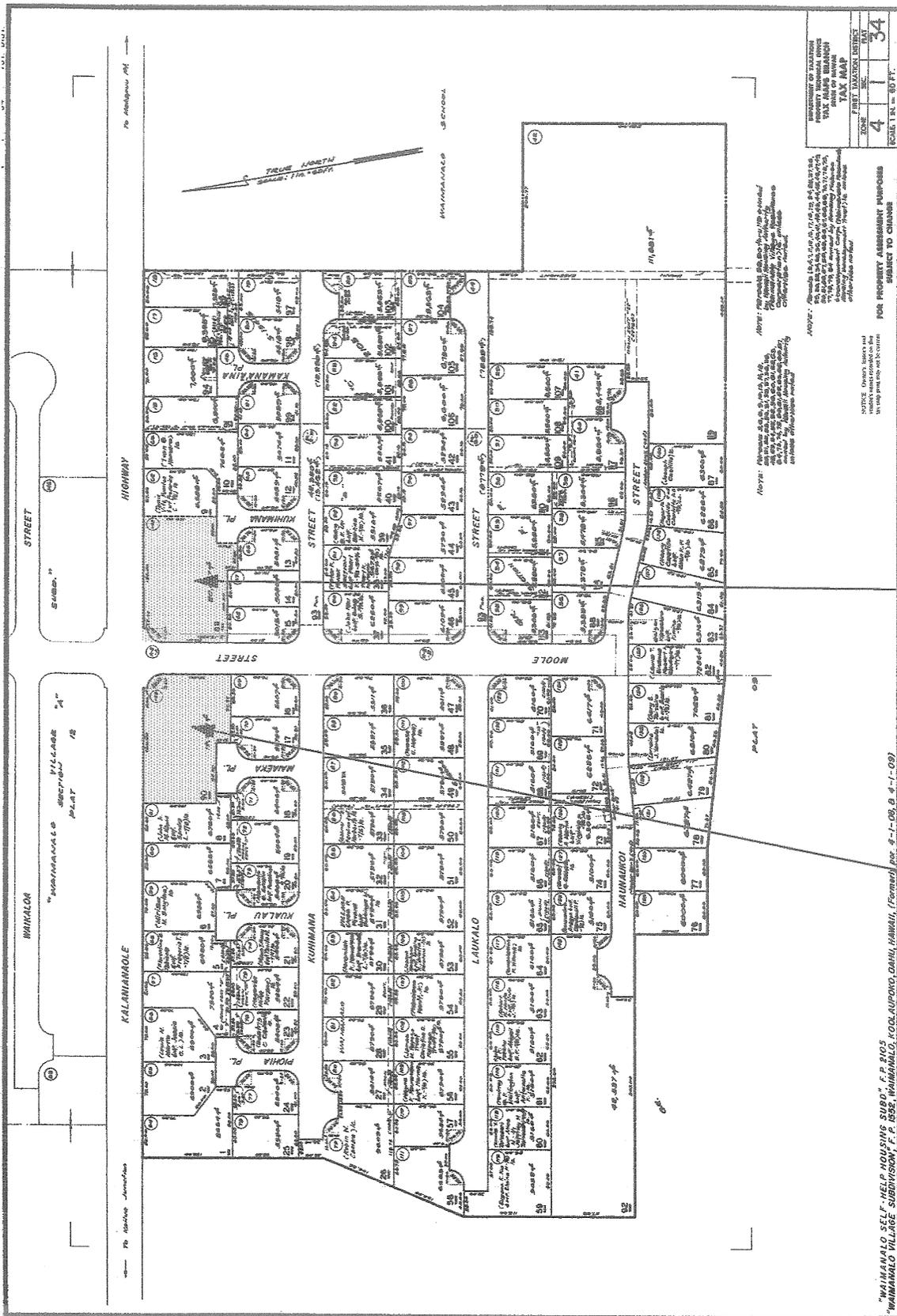
The proposed action will provide a single-story building, approximately 5,400 square feet in area, containing an office, a classroom, a storage space, a large meeting space with toilet facilities and a kitchen, and a pre-school space. Site work includes paved parking, driveways, paved outdoor areas, paved walkways, fencing, and landscaping. Additionally, the parcel across Moole Street to the west is proposed for development as off-site parking for special events occurring at the proposed Recreation Center.

Waimanalo town is on the eastern shore of Oahu, approximately fourteen miles from the Honolulu central business district. Kailua town, the closest major suburban area, also in Koolaupoko, is 5.11 miles away along the major thoroughfares to its central business district (Figure 1). Waimanalo Bay State Recreation Complex is one (1) mile east along Kalaniana'ole Highway. Waimanalo District Park is just over one (1) mile by road from the Town. The fire station is one-quarter mile (1/4) east along Kalaniana'ole Highway.

The proposed action parcel is located at 511 Kuhimana Place, Waimanalo, Koolaupoko, Oahu, Hawaii, 96795 (TMK 4-1-034:089) in the Waimanalo Village Subdivision. The parcel for the off-site parking is immediately to the east, across Moole Street (TMK 4-1-034:090). Both parcels front Kalaniana'ole Highway, a major State thoroughfare connecting other communities to the north with the southern most part of Oahu. Both parcels are one-quarter mile south along Kalaniana'ole Highway from its intersection with Poalima Street, considered the current center of Waimanalo town with its concentration of commercial activities.

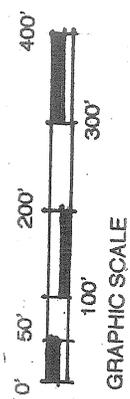
2.2 HISTORICAL BACKGROUND

Waimanalo Village identified on Tax Maps 4-1- Plats 12 and 34 as "Waimanalo Self-Help Housing Subdivision," is a low and moderate income housing subdivision of single-family dwellings. The area of the Waimanalo Self-Housing Housing Subdivision is on a portion of the approximately 6,970 acres originally leased from the Hawaiian Kingdom in 1850. The plantation housing is indicated in nearly the same configuration as today makai of Kalaniana'ole Highway on a United States Geologic Service (USGS) map of the area dated 1928 (Figure No.). On same map, the mauka side of the Highway shows indications of small buildings in two rows parallel to the Highway. Also indicated on the same map is a large "H-shaped" building indicating the earlier Waimanalo Elementary and Intermediate School wood frame school. Waimanalo Village Subdivision was developed in 1978 jointly by Hawaii Housing Authority, predecessor of Hawaii Housing Finance and Development Corporation (HHFDC), a State agency, and Waimanalo Residents Housing Development Corporation (WRHDC), predecessor of the applicant of this Environmental Assessment, Waimanalo Village Residence Corporation (WVRC), a non-profit corporation incorporated in October 1973 composed of residents of the existing former Waimanalo Sugar Company plantation



WAIMANALO RECREATION CENTER SITE

WAIMANALO VILLAGE PARK



Kauhikaua & Chun/Architects
 Kawaiahao Plaza, Hale Mauka
 Suite 108
 567 South King Street
 Honolulu, Hawaii 96813

Waimanalo Recreation Center

41-552 Moole Street
 Waimanalo, Hawaii 96795

Tax Map
 Key
 Parcel Map

Figure
 2

housing. The plantation housing was typical of the sugar plantation era “camps” for the Asian immigrant workers of the Sugar Company. It consisted of detached single-family dwellings, simply and crudely built of wood, and substandard even during the final days of the Sugar Company. The detached plantation houses allowed each family to independently adapt their lifestyles to the arduous demands of their immigrant status employed by an agricultural industry in the era prior to organized labor unions. In order to adapt to their meager compensation from the Sugar Company, commonly more than a single male member of the household worked for the Sugar Company and the female spouse had a cottage industry at home or worked outside the home. The minor children generally did the household chores during the hours of the day outside of school and on weekends. Also, the residents commonly supplemented their diet with homegrown plants and livestock raised in the yards around their detached dwellings. To vary their diet, the residents commonly shared the home-grown produce and livestock among themselves, which led to a bonding among the residents of the community. The detached dwellings also allowed the plantation residents a semblance of privacy from the unfamiliarity of different language and customs, and fellowship with the familiar by the grouping of residents according to language and customs.

The first wave of immigrants probably began arriving at the plantation sometime just prior to 1900, because before then the Sugar Company purchased the sugar cane from the Chinese farmers in the area who had been cultivating sugar cane on kuleana (fee simple) lands in the area. When the Sugar Company began to cultivate its own cane, it did so on lands initially leased for 50 years from the Hawaiian Kingdom in 1850, and then renegotiated in 1890 for 30 additional years. The ownership of the Kingdom of Hawaii lands changed to the Territory of Hawaii after the 1898 annexation of Hawaii by the United States, then to the State of Hawaii in 1959 upon Hawaii becoming a state.

In 1913, upon the death of the son of the original lessee, the fee simple lands and the unexpired lease of the former Kingdom of Hawaii lands were sold to Waimanalo Sugar Company that was by then under the control of C. Brewer and Company, one of the five Hawaii-based companies with large acreage in sugar cane production throughout the Hawaiian islands. The Company was successful in bidding for the leases on the land in 1923 and again in 1938. In 1947, six years before the 1953 expiration of the lease, Waimanalo Sugar Company closed its operations and its assets were liquidated. The Company’s fee lands and the remaining six years on the leased lands were sold to the Waimanalo Agricultural Development Company (WADC). The Development Company sub-let the leased land as farm lots of varying sizes to farmers and ranchers. The fee simple lands were sold in whole pieces or subdivided into houselots. The plantation houses and the business buildings were rented to some of the existing tenants, many of whom were or Filipino decent. It is significant in the history of Waimanalo Village to note that during this period, many low/moderate income tenants took up residency here. It is this multi-cultural/mixed ethnic group that forms the successful core of diverse residents. This period is also the source of many of the residents and decedents of residents that live there today. The actions by WADC resulted in a real estate boom in Waimanalo. Upon the expiration of the Territory’s land lease, WADC sold the improvements on the leased land. The Territory of Hawaii, through The Commissioner of Public Lands, predecessor of the Department of Land and Natural Resources (DLNR) became the new landlords and in 1956 issued thirty-day

revocable permits to tenants choosing to remain in the "Permit Area."

In January of 1959, a study titled "A General Plan for Waimanalo Valley" was prepared for The Commissioner of Public Lands that indicated residential development in plantation housing area and areas to the south and east that envisioned a population of 30,000 persons in the Waimanalo Valley. Also slated was a light industrial area between Kalaniana'ole Highway and Bellows Air Force Station, in the area of the current northern portion of the Village subdivision. In 1963, the State notified a portion of the residents of the plantation housing of eviction, apparently with the intent to implement the General Plan. The residents organized to oppose the evictions, which resulted in the Waimanalo Core Development in the area of the former sugar mill on Poalima Street, and an area west of it. Some moved to the Core Development, but many could not afford the fee interest in the land and build new housing in compliance with the applicable codes. The remaining residents of the former plantation housing were then offered an option to purchase improved lots for about \$5,000 to build their own homes. However, most of the residents could not afford this price and continued to remain on their lots rented from the State. The State then issued first eviction notices to residents of the quarter of the plantation housing area south of Kalaniana'ole Highway and west of Moole Street (mauka-Kailua), to clear the land for a low and moderate-income townhouse development.

The townhouse development proposed for the mauka-Kailua quadrant of the plantation housing area was intended to house the evicted plantation housing residents. A second development on further clearings of the plantation housing area was proposed to house the remainder of the residents. However, the plantation residents were opposed to the "urban-style" living of the proposed townhouses, and organized to oppose the State's planned evictions. Another group organized to address the issues facing the elderly residents of Waimanalo, but not threatened by immediate eviction.

After protracted meetings and confrontations between government officials and the plantation housing residents, the Governor of the State offered the plantation housing residents an alternative of a lease of the plantation housing area provided the residents themselves, with government assistance, plan and construct the types of dwellings the community desired. The result was the establishment of Waimanalo Village Residence Corporation (WVRC) a non-profit corporation to develop housing for the residents of the plantation housing. The WVRC received the land lease from the State of Hawaii DLNR for a portion of the area on March 1, 1974. The initial increment of the Waimanalo Village development was granted the development conditional commitment for interim construction funds under Hawaii Revised Statutes Chapter 359G (repealed in 1987, now Chapter 201H) in November 1974. In early 1975, WVRC had acquired the lease on the remainder of the plantation housing area. Hawaii Council for Housing Action (HCHA) developer of the Banyan Tree townhouse project, originally intended for relocation of the plantation housing residents relinquished its development rights on the mauka-Kailua corner of the subdivision. The State of Hawaii then agreed to lease all of the lands to WVRC, thereby leaving control of the entire old plantation housing area to WVRC. CUP requires lease remaining greater than five (5) years.

The two lots, subject to this EA and the two others on the corners directly makai across

Kalaniana'ole Highway were originally contemplated for community facility use in the development of the Waimanalo Village subdivision. The two lots subject to this EA were already in use as community facilities – one was the office for WRHDC, and the other was used as a meeting facility, both in converted plantation buildings. Both were maintained in its use and demolished when the current office facility was completed in 1985. In order to develop the Village subdivision at minimal cost, certain applicable ordinances of the City & County of Honolulu were pre-empted. One specific exemption applicable to this EA is the requirement that lots be a minimum of 20,000 square feet in area when used for non-dwelling purposes in the lowest residential-zoned (designated R-6 in the then zoning code) area. The second is an exemption from the subdivision rules stipulating that any proposed road widening area is deducted from the lot area. These exemptions were directed at the four community-facility lots at the Kalaniana'ole Highway and Moole Street intersection. The two lots on the makai side of Kalaniana'ole Highway have since been developed into residential lots in a later phase of the Village subdivision.

2.3 PROJECT PURPOSE AND NEED

Waimanalo Village residential subdivision was developed pursuant to HRS Chapter 359G, more commonly known then as Act 105 of the Hawaii State Legislature by the Hawaii Housing Authority, State of Hawaii in 1974. The Legislature had determined that decent shelter and the responsibility of home ownership contributes to the pride and dignity of man and makes him a greater asset to the community, and the lack thereof contributed to harmful frustration in our community. The basic drive in man to provide a decent home for his family, if not satisfied, would provoke unrest in our community that would be harmful to the overall fiber of our society. In enacting this legislation, the State Legislature recognized the then critical shortage of lower income housing units was due largely to conflicting priorities and felt obligated to provide the direction and overview to resolve them. The studies of the critical housing situation then found the shortage was due to multiple causes including land cost and availability, development cost, financing cost and availability, costs due to government regulations, labor and materials availability cost, and the then inflationary state of the economy that encouraged development of profitable high cost housing.

Waimanalo Village was developed without community facilities. The City maintained a gymnasium, assumed a remnant from the plantation camp, in the southeast quadrant of subdivision until it was demolished by July 11, 1985 and the large lot was subdivided into residential lots. Prior to the gymnasium demolition, the City and County of Honolulu completed a new gymnasium on September 1, 1979 in a planned District Park on the mauka (south) side of the subdivision followed that by additional buildings in 1984, 2003, and 2004. The Moole Street-Kalaniana'ole Highway intersection, being in the center of the subdivision and in a prominent location was intended serve as the hub for this community in the original planning for this Village subdivision. Accordingly, the four lots around this intersection were set aside for future community facilities. The two lots on the south side of the Highway were already sites for the WRHDC offices (on TMK 4-1-034:089) and a meeting hall (on TMK 4-1-034:090), both in existing structures.

On May 20, 1985, a small 720 square foot new structure for WRHDC offices was completed. The existing meeting hall on the lot across Moole Street was demolished after the office was completed and the land currently remains as vacant land, but is used as a community park by the Village.

In the period between June through October of 2006, Waimanalo Village Residence Corporation studied the feasibility and began to develop a business plan for the Waimanalo Village Recreation Center to be located at the corner of Kalaniana'ole Highway and Moole Street. This Recreation Center is intended to serve the entire Waimanalo Community in addition to the Village. The WVRC interviewed eleven experts knowledgeable about Waimanalo, examined thirty-five organizations operating similar facilities and programs, conducted a survey and received 127 responses from Waimanalo residents about programs, services, and their costs, and analyzed demographic data from the 2000 U.S. Census, 2005 American Community Survey, 2005 Current Population Survey, 2004 Zip Business Patterns, and InfoUSA Commercial Data. The key questions of the feasibility study were:

- Is the community need big enough to justify building a community Recreation Center?
- Are enough people willing and able to pay to support the center financially?
- What kinds of services do people would want and be willing to pay for?

Analysis of the data collected from the interviews with individuals and other organizations, surveys, and demographic sources indicate substantial need for the following affordable programs for low-income families and unemployed people:

- Youth programs are the largest need for 2,000 school-age children in the area. Seventy percent (70%) of the survey respondents indicated they would use after school/summer youth program. Ninety-five percent (95%) knew someone else that would use this program.
- Adult education for General Education Degree and post-secondary education. Forty-seven percent (47%) of the survey respondents indicated they would avail themselves of computer classes or a computer room. Thirty-two percent indicated they would attend an adult education class in the Center. Sixty percent (60%) knew someone else would attend computer classes or use the computers, and forty-two (42%) percent knew someone else who would attend and adult education class.
- Childcare for 1,000 toddlers, many who are children of single-parents. Fifty-three percent (53%) of the survey respondents indicated they would use a childcare/preschool program. Seventy-eight percent (78%) knew someone else that would use this program.
- Senior programs for 1,000 elderly, many who are non-ambulatory. Senior programs also needed as a respite for the many seniors caring for their grandchildren. Twenty-five percent (25%) of the survey respondent indicated

Table 1
Existing Uses and Approximate Area

Room No.	Room Name	Existing Bldg Net Area (SF)
EXISTING: WAIMANALO VILLAGE RESIDENCE CORPORATION OFFICE		
101	Resident Manager's Office, Copy-Fax Area	173
101A	Board Meeting Area	115
102	Closet	26
103	Public Men's Toilet (Handicapped)	12.5
104	Public Women's Toilet (Handicapped)	12.5
105	Lavatory Area	38
106	Tool Storage-Workshop	175
	Outside Toilet	49
	Maintenance Lanai Work Area	271
	Total Net Floor Area (NSF)*	872
16%	Net:Gross Floor Area Factor **	168
	Total Gross Floor Area (GSF)***	1,040

* Net Floor Area: Floor area of a building, excluding the area occupied by walls and partitions, the circulation area and the electrical or mechanical area

** Net:Gross Factor: Describes the relationship between the net area and gross area. The percentage is the area of the net area attributable to walls, partitions, circulation, mechanical or electrical equipment.

*** Gross Floor Area: Sum of the area of the building within the outside face of the exterior walls.

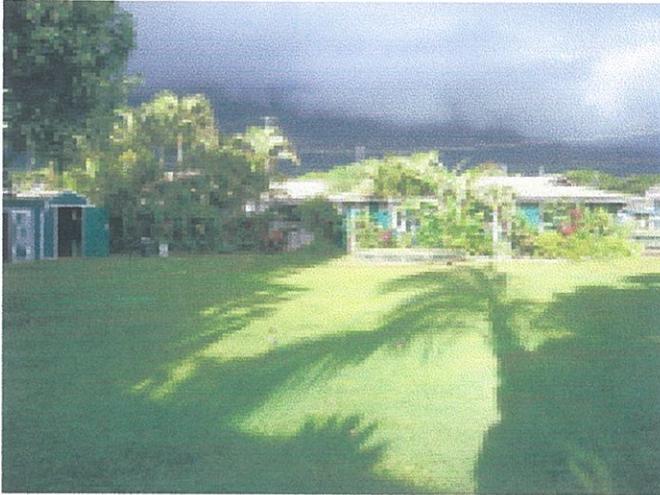
EXISTING: STORAGE BUILDING		
	Maintenance Material Storage	121
	Yard Maintenance Storage	121
	Rental Chair & Table Storage	121
	Total Net Area (NSF)	363
	Net:Gross Area Factor	0
	Total Gross Area (GSF)	363



View of Recreation Center site from Moole Street toward existing building (Looking Northeast)



View of Recreation Center site from the corner of Moole Street and Kalaniana'ole Highway (Looking East)



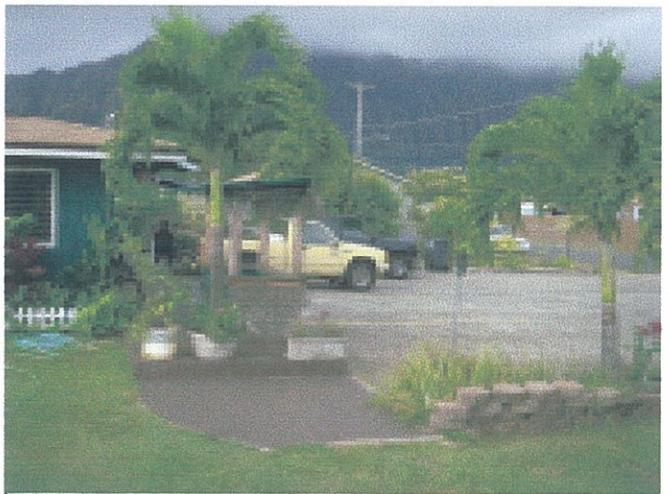
View of Recreation Center site from behind the existing building (Looking West)



View of the Recreation Center site from behind the existing building (Looking East) Toward neighbor.



View of site along Kalaniana'ole Hwy. frontage (East)



View of existing parking lot and existing building

Waimanalo Recreation Center
 41-552 Moole Street
 Waimanalo, Hawaii 96795

FIGURE 04
 Waimanalo Village Recreation Center Site
 (TMK 4-1-034: 089) SITE PHOTOGRAPHS

they would use a senior program, and forty-seven percent (47%) knew of someone else who would use this program.

- Private party venue because none are available in the immediate area, and the Village lots are 5,000 square feet minimum in accordance with the Zoning Code, providing little yard space for anything other than small gatherings on the individual lots. Forty-five percent (45%) of the survey respondents indicated they would use the private party venue, and eighty-three percent (83%) knew of someone else who would use the facility for parties.

The following were also gathered from the interviews and surveys:

- Computer classes for adults already provided at the Waimanalo Library approximately one-quarter mile away along Kalanianaʻole Highway.
- Senior programs already provided at the gymnasium at the City's Waimanalo District Park and at the Kupuna Housing Facility at the Hawaiian Homes Complex approximately two miles away. However, both are a considerable walking distance from Kalanianaʻole Highway, the only route of the public transportation system.
- Adult education program already available at Hawaii Job Corps adjacent to the Waimanalo District Park and at Waimanalo Elementary and Intermediate School. However, the Hawaii Job Corps site is a considerable walking distance from Kalanianaʻole Highway, the only route of the public transportation system.
- The gymnasium and the game fields at Waimanalo District Park serve athletic programs well, but lacks other programs. A pre-school program exists in the Multi-purpose facility adjacent to the gymnasium. Again, both are a considerable walking distance from Kalanianaʻole Highway.

2.3.1 Surrounding Land Description

The two properties subject of this EA are almost in the center of the Waimanalo Village a subdivision of approximately 43 acres. When subdivided, the layout of the lots remained almost the same as the existing layout of the Waimanalo Sugar Company plantation housing to preserve its rural identity by saving most of the existing mature trees. The subdivision is surrounded by following City and County zoning. F-1 (Military and Federal) zoned Bellows Air Force Station and the Army National Guard Training Facility to the north, and by State of Hawaii owned lands on the east, south and west sides. It is bisected north and south by Kalanianaʻole Highway, and east and west by Moole Street. On the northeast side are R-5 zoned lands leased to Waimanalo Health Center and used for medical offices, and Waimanalo Elementary and Intermediate School southeast of the Highway. To the south of the subdivision are parcels zoned AG-1 (Restricted Agricultural) and AG-2 (General Agricultural). The west side of the Village subdivision abuts a parcel zoned AG-2 mauka of Kalanianaʻole Highway, and a R-5 zoned parcel, subdivided vacant land makai of the Highway (Figure 12).

2.3.2 Property Description

The two properties subject of this EA are owned by the State of Hawaii and leased to the Waimanalo Village Residence Corporation.

2.3.2.1 TMK 4-1-034: 089

The area of parcel 089, site of the proposed Recreation Center is 20, 047 square feet. Parcel 089 fronts on Kalaniana'ole Highway, Moole Street and Kuhimana Place. The address of parcel 089 is 511 Kuhimana Place. A gated vehicle driveway is accessible from Moole Street and Kuhimana Place. There is no existing vehicle access from Kalaniana'ole Highway, due to a grade change of 4 to 5 feet. An existing concrete stair leads from the sidewalk along Kalaniana'ole Highway to the north property line, but no gate for access currently exists. The parcel is bound by a two story single family residence to the east, on TMK 4-1-034: 09. Three parcels abut the project site to the south, these parcels are identified as TMK 4-1-034: 013, 014 and 015. On each parcel is a single story, single family residence. The City and County zoning of all adjoining parcels is R-5 (Figure 2).

Improvements on parcel 089 include a fence, a concrete paved parking lot, a single storey building with lanai, a maintenance storage building, a portable stage, and (2) kiosks. A 5 foot high chain link fence is installed along the north, west and south property lines. The east property line is bound by a 6 foot high concrete screen block wall. The upper screen block sections of the existing wall are further shielded by corrugated fiberglass panels mounted on pipe. A 50 foot long portion of the north property line is shielded by a 3 foot high solid concrete block wall. Other than the parking lot and building foot prints, the remainder of the parcel is grassed. The landscaping at the property line and adjacent to buildings consists of ti (red & green), heleconia, ginger, lauae, manila palms, areca palms, noni, plumeria, banana, papaya, coconut and crown flower.

The existing building provides offices, storage and work areas for the WVRC management and maintenance staff. The maintenance storage building provides additional space for storage of folding tables, folding chairs, lawn mower and lumber-plywood.

The existing parking lot is striped to accommodate up to 5 stalls.

2.3.2.2 TMK 4-1-034: 090

The area of parcel 090, site of the existing Village Park and proposed off-site event parking for the Recreation Center is 19,794 square feet. Parcel 090 fronts on Kalaniana'ole Highway, Moole Street and Maiakea Place. The address of parcel 090 is 530 Maiakea Place. A gated vehicle driveway is accessible from Moole Street. The vehicle gate is kept closed during park operating hours. A pedestrian chain link gate allows access from Kalaniana'ole Highway, Moole Street and Maiakea Place. There is no existing vehicle access from Kalaniana'ole Highway and Maiakea Place. The parcel is bound by a single story single family residence to the west, on TMK 4-1-034: 08. Two parcels abut the project site to the south, these parcels are identified as TMK 4-1-034:



View of Village Park at the corner of Moole Street and Kalaniana'ole Highway (Looking Southwest)



View of Village Park along Kalaniana'ole Highway (Looking West)



View of Village Park along Moole Street (Looking South)



View from inside the Village Park, toward Moole Street (Looking East)



View from inside Village Park toward Kalaniana'ole Hwy.



View of the Playground and access to Maiakea Place

Waimanalo Recreation Center
 41-552 Moole Street
 Waimanalo, Hawaii 96795

FIGURE 05
 Waimanalo Village Park (TMK 4-1-034: 090)
 SITE PHOTOGRAPHS

017 and 018. On each parcel is a single story, single family residence. The City and County zoning of all the abutting residential parcels is R-5 (Figure 2).

The park is entirely enclosed by either a combination 6 foot high chain link and concrete block-rock wall or a 6 foot high concrete block wall. Park hours are posted on a sign mounted to the chain link fence at the Moole Street pedestrian gate. The park is entirely grassed. A portion of the park shaded by a large mature monkeypod tree. Palms are planted along the property line at the Kalaniana'ole Highway-Moole Street intersection. Areca palms are planted to provide visual screening for the residence on parcel 16. The following existing improvements are provided for park users: (2) picnic tables with benches, (1) children's play structure, (2) park benches, (1) children's see-saw, (1) children's concrete pipe play tube, (1) grass volleyball area (net and poles are removable) and (1) concrete basketball half-court.

2.4 TECHNICAL DESCRIPTION

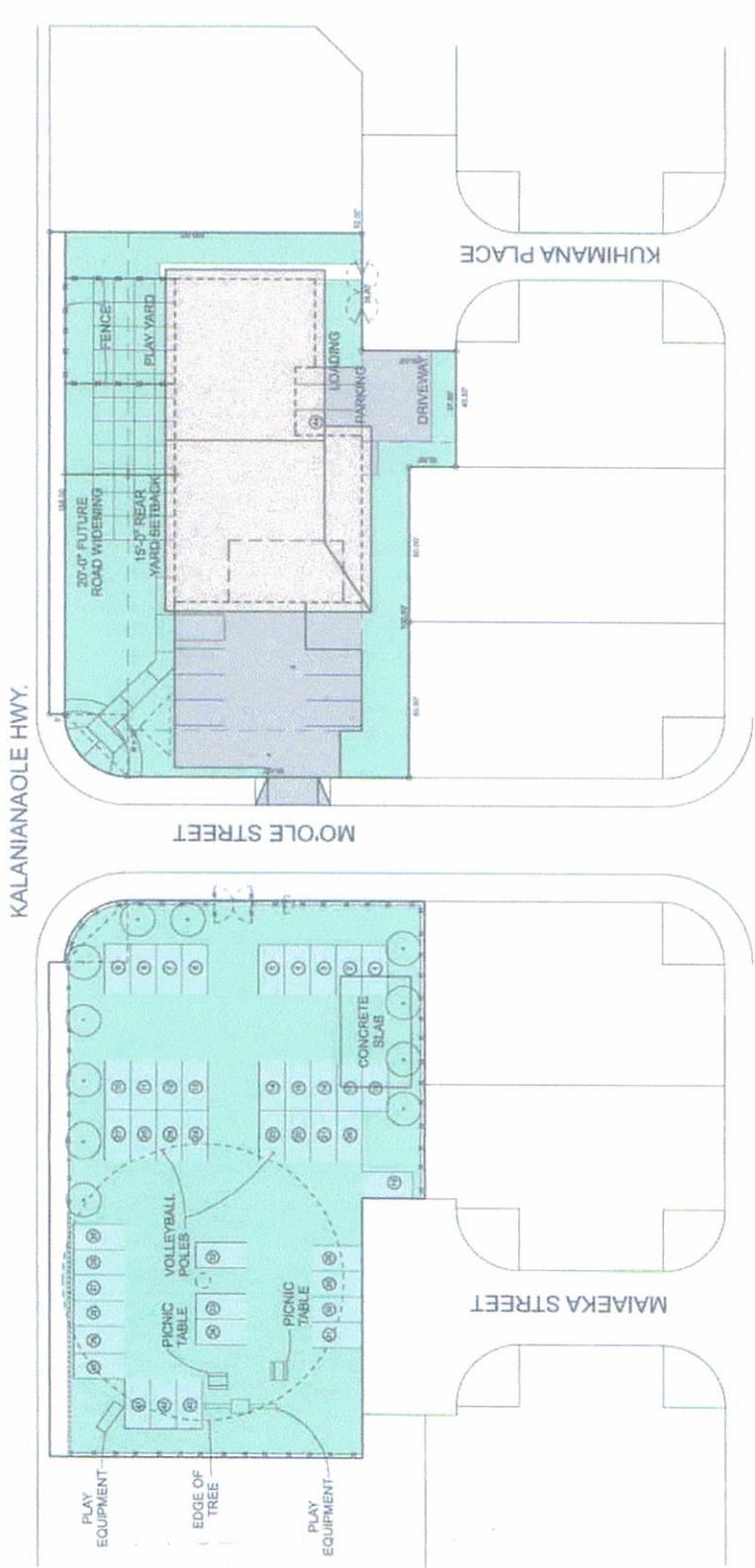
The proposed Recreation Center is intended as the administrative, recreational, and social center of the Village. The existing building on the site containing an office and a storeroom is currently used as the administrative center of the Village. The social and recreational use of the site takes place in the yard space south of the existing building. Private gatherings occur without any cover or under cover of a portable tent.

The proposed Recreation Center will utilize the site better. It will be a single building containing an office, a classroom, a storage room, a large multi-purpose meeting room, and a pre-school-small meeting room. The exterior walls will be of concrete masonry as will be most of the interior walls of the Large Meeting room. Other interior walls are intended to be of wood frame construction. The roof structure will be of wood frame construction.

The site will include two paved parking areas. The existing paved parking area (accessed from Moole Street) will be re-configured to provide six (6) parking stalls, including one (1) handicapped parking stall and access aisle. Another parking lot (accessed from Kuhimana Place) will include two (2) parking stalls. The paved parking areas will provide adequate access for staff, visitors and parents.

The Office is intended to house the existing full-time resident manager for management and tenant support of Village units and of the Recreation Center. The office is will also house a new full-time director position responsible for developing programs, recruiting programs, marketing, and fundraising for the Recreation Center. A new full-time administrative assistant to support the two directors will also occupy space in the office. A Storeroom for maintenance materials for housing rental units and the Recreation Center maintenance work area will be included. The WVRC will maintain its current 3 person maintenance crew. A Computer Lab equipped with computers for use by the community will be located adjacent to the Office.

A Large Meeting room of 2,100 square feet is intended to house the after-school youth program identified as the most urgent need for the Waimanalo area by the survey conducted in mid-2006. It is also intended to satisfy the identified need for adult programs or for community-wide meetings. During week-end evenings days and



PROPOSED SITE PLAN
SCALE = 1/16" = 1'-0"

Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795	Proposed Site Plan	Figure 6
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Table 2
Proposed Uses and Floor Area

Proposed Use	Floor Area (SF)
Office (WVRC Resident Manager, Recreation Center Coordinator)	300
Office (Preschool Office)	108
Computer Lab	240
Maintenance Storage	373
Staff Toilet	74
Large Group Meeting Room	1,948
Pre-school Room	656
Preschool Toilet	45
Men's Toilet-Entry	448
Women's Toilet-Entry	448
Kitchen-Storage-Water Heater Closet	677
TOTAL	5317

Table 3
Existing and Projected Parking Demand

Program/Activity	Time of Day	Typical On-site* Parking Demand	Typical Off-site** Parking Demand
------------------	-------------	------------------------------------	--------------------------------------

Existing Activities to Remain

Housing Rental Management (Monday-Friday)	8:00AM-4:00PM	1 staff vehicle 1 visitor vehicle	None
Housing Rental Maintenance (Monday-Friday)	6:30AM-4:00PM	1 WVRC truck	None
Social Gatherings (Saturday)	6:00PM-10:00PM		28 stalls

* The existing parking lot includes 5 marked parking stalls.

** Parcel 090 Village Park after hours parking is unmarked.

Program/Activity	Time of Day	Typical On-site* Parking Demand	Typical Off-site** Parking Demand
------------------	-------------	------------------------------------	--------------------------------------

Projected Activities

Computer Lab (Tuesday, Thursday)	6:00PM-9:00PM	1 staff vehicle	None
Preschool (Monday-Friday)	7:00AM-6:00PM	2 staff vehicles	None
After-school Program (Monday-Friday)	2:30PM-6:00PM	1 WVRC van	None
Inter-session Activity Prog. (Monday-Friday)	7:00AM-6:00PM	1 WVRC van	None

* The proposed site plan includes 8 marked parking stalls.

** Parcel 090 Village Park after hours parking will remain unmarked.

holidays, the room with an equipped kitchen is intended as a venue for private gatherings and community events (such as the Halloween haunted house and other children oriented activities for traditional holidays), another identified need by the survey of the community. The meeting room is intended to seat up to two-hundred (200) residents and guests.

Pre-school facilities for a minimum of twenty (20) children will be included to satisfy the identified need for affordable child-care. The facilities will include a separate room without any connections with other spaces in the Center with its own toilet facilities and a fenced outdoor play yard area. WVRC will seek State licensing of the pre-school facility, as well as accreditation from one of two certification agencies, NECPA (National Early Childhood Program Accreditation) and NAYEYC (National Association for the Education of Young Children).

The existing roof covering the concrete slab to the south of the existing building will be removed to comply with setback requirements. The portion of the slab which complies with the setback requirement will be retained and enclosed to be used as additional maintenance storage space. The remaining portion of the existing concrete slab within the setback will be retained and used as an open maintenance work area.

Pedestrian access to the WVRC offices and the recreation center will developed at the corner of the project to encourage use of the crosswalk, and direct visitors toward the large meeting room.

Parcel 90 west across Moole Street will continue to be opened and used exclusively as a Village Park during the posted hours of 8 AM to 6 PM daily. Its use for off-site parking for large-gathering events occurring in the Large Meeting Room or preschool events will be limited to times not already designated for its use as a park. The parcel will be remain grassed for use as a park. The off-site parking is intended to accommodate up to forty (40 stalls).

2.5 ECONOMIC CHARACTERISTICS

The proposed action will enable a non-profit organization to construct a Recreation Center programmed in accordance with the prioritized needs identified by the survey and studies conducted by the WVRC Board of Directors, and in accordance with the applicable building and zoning codes. The Recreation Center will be the bare minimum size to accommodate the needed programs, and since this Center intends to serve a community of residents with low- to moderate-incomes, its design will minimize the initial construction, operational, and long-term maintenance costs in order for the programs and the use of the Center to be affordable to the users.

The proposed action will attract more of the Waimanalo community to the center of Town thereby benefiting the businesses in the small shopping mall, the convenience store, and market one-quarter mile away. The businesses would also benefit should the Center be used for community wide events and private events as people from outside of Waimanalo would likely attend and patronize the Waimanalo merchants.

The short term economic effects of the will be to provide continued employment for construction industry workers, and sales of building materials for a period of approximately 12 months.

The long term employment opportunities in the Waimanalo area will be improved with the employment at least an additional 4 full time workers (Preschool Teacher-Director, Preschool Aide, Recreation Center Director, WVRC Administrative Assistant). In addition, the Preschool is expected to employ a part-time cook to prepare meals or arrange for food to be prepared and delivered.

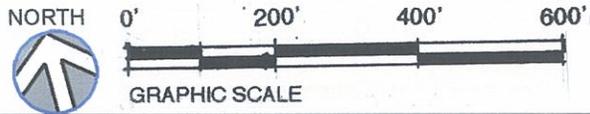
Waimanalo Village Residents Corporation intends to pay all the construction costs of the proposed action without incurring any debt. The Center will operate as a not-for-profit facility for the community.

2.6 SOCIAL CHARACTERISTICS

The proposed action would reinforce the concept of the Recreation Center as the hub of Waimanalo Village. Historically the intersection of Kalanianaʻole Highway and Moole Street was the center of the plantation camp (now Waimanalo Village subdivision). The recreation center site during the plantation camp period housed a Mrs. Lees' "Pake" store selling candy, soda and some groceries. The Village park, west across Moole Street, was the site of Kuni's (small gas station) and a tavern-pool hall. From Moole Street eastward approximately 0.3 miles was the Waimanalo Sugar Company office making the Highway the "Plantation Main Street". The plantation camp dwellings along Kalanianaʻole Highway faced the Highway, each having its own stair and walk leading to the front porch. Moole Street intersecting Kalanianaʻole Highway was the primary north-south collector route for dwellings located off the Highway. The school in the community, Waimanalo Elementary and Intermediate, is 0.25 mile east along Kalanianaʻole Highway from the Moole Street intersection. The Catholic Parish of Saint George is north-east across the Highway from the plantation camp. With the exception of the Sugar Company office, movie theater, tavern and pool hall, all of the previous commercial and community facilities are still present along Kalanianaʻole Highway. Additionally, a small shopping center and a convenience store are located along the Highway as well.

The location of the proposed action, on "Waimanalo's Main Street" is ideal for planned gatherings and informal interactions of the entire Waimanalo community. The proposed facility will be convenient for use by the wider Waimanalo community, especially the elderly and low-income persons unable to operate or own a private vehicle because the Kalanianaʻole Highway is the only route of public transportation. The location will be particularly convenient for the Village residents because the proposed Recreation Center will provide the following social benefits to residents and the Waimanalo community:

1. The proposed Recreation Center will be within walking distance of all of the dwellings in the Village.



ARMY NATIONAL GUARD TRAINING FACILITY



WAIMANALO VILLAGE PARK

PROJECT SITE

WAIMANALO HEALTH CENTER

WAIMANALO FIRE STATION

WAIMANALO ELEMENTARY & INTERMEDIATE SCHOOL

WAIMANALO PUBLIC LIBRARY

<p>Kauhikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813</p>	<p>Waimanalo Recreation Center</p> <p>41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p>Aerial Photo</p>	<p>Figure 7</p>
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2. The recreation center will rely on a plantation aesthetic to reinforce the ties with Waimanalo plantation camp of the past.
3. The access from Waimanalo elementary & intermediate school will not require students to cross the highway.
4. The recreation center is easily accessible from a bus stop on the highway (just to the west of the Moole Street intersection).
5. The impact of traffic to and from recreation center activities can be limited to the area immediately adjacent to the highway and Moole Street, preserving the peace and tranquility of the Village residential areas.

The proposed action would not cause any social disruption in the community, and in fact would strengthen the community's sense of belonging. The WVRC office has been in this same location prior to the establishment of the Waimanalo Village working to secure homes for its residents. WVRC corporate board members having lived in Waimanalo for at least two generations decided to propose the Recreation Center to address needs of the community. The Recreation Center, by its programs and purpose, is intended to provide a place conducive for all ages, and all ethnic groups of the Waimanalo community to meet, interact, and participate in community matters affecting control of their destiny. By controlling their destiny, the residents of Waimanalo will create a social identity benefiting Waimanalo and the State of Hawaii.

2.7 ENVIRONMENTAL CHARACTERISTICS

The proposed action will occur on a 20,047 sf site that is vacant, except for an existing 720 square foot building used for the WVRC offices, and a small storage shed. It is completely grassed except for shrubbery around the existing building and along the western and southern perimeter. A canopy tree stands in the southeast corner. The proposed event off-site parking site (existing Waimanalo Village Park) west across Moole Street is also entirely vacant, except for recreational furniture and equipment, and used as a community park by WVRC. It is completely grassed and has a fully mature monkeypod tree slightly to the west of the center of the site. Both sites had commercial facilities on them during the Waimanalo Sugar Company plantation era.

The Waimanalo Village Subdivision is nearly in the same configuration of the Waimanalo Sugar Company plantation camp. The land was generally flat and accordingly developed in 1974 without any grading of the lots. The roads, however, required grading to install the required base courses under the pavement. Accordingly, this site and the one to the west for the off-site parking will require no grading except for the base courses under the parking areas and driveways.

The project site is on Kalaniana'ole Highway, the major vehicular traffic artery through Waimanalo Town connecting the nearest suburban area of Kailua Town and points

north with residential subdivisions, including the Hawaiian Homes developments southeast of the Village. As such, the site of the proposed Recreation Center will likely to be affected by traffic and vehicle noise. The EA prepared for Kalaniana'ole Highway Improvements measured the sound levels 15 feet from the edge of the Highway pavement at the intersection of Kalaniana'ole Highway and Poalima Street (west of the project site) at approximately 70 dbA during daylight hours and 60 dbA at night. The sound levels at the proposed site are likely to be same, or slightly lower as no traffic signal exists here as with the Poalima Street intersection. Additionally, the sound level at the building wall facing Kalaniana'ole Highway should be even lower than at the Poalima Street measurement location because it is located nearly three times the distance from the pavement edge.

The proposed Waimanalo Recreation Center will be the largest building mass in the immediate area. A two-story dwelling is on the lot immediately to east. The lot to the west has a full-grown canopy tree approximately fifty feet high slightly west of the center of the lot. A large canopy tree forty feet high is near the western boundary of the project lot. The two-story dwelling and the large canopy trees will help to soften the mass of the proposed Recreation Center.

In general, the rooms in the recreation center will be naturally ventilated. Air conditioning will be used in the office and computer areas, for comfort and control of dust. Ventilating exhaust fans will be used in kitchen and toilet rooms.

The project will include the following sustainable concepts:

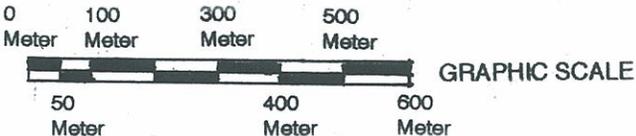
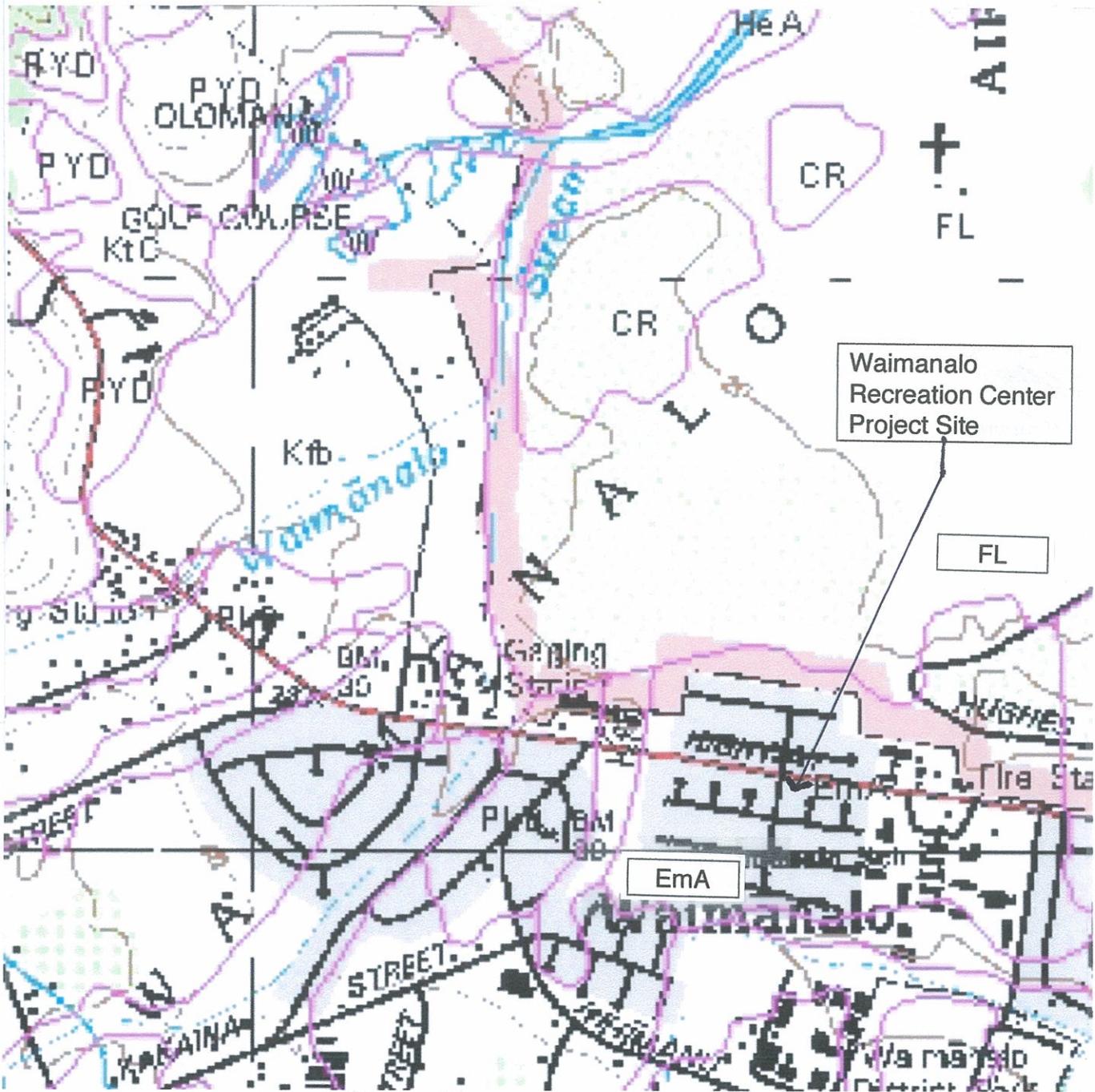
- Re-use of an existing building.
- Solar water heating.
- Rain water harvesting to reduce irrigation water consumption.
- Natural ventilation of group meeting areas.
- Use of native plantings.

2.8 TIME FRAME

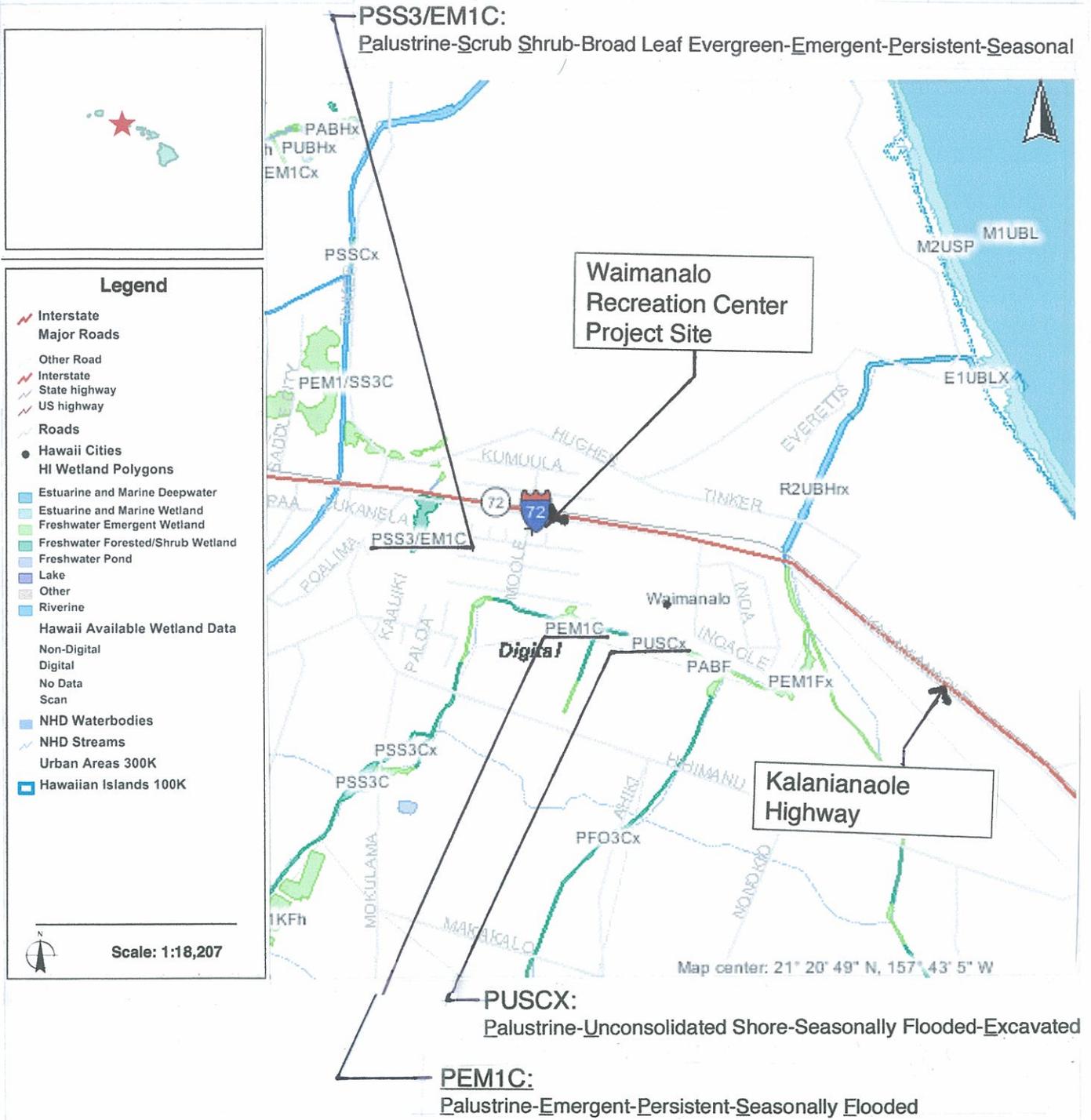
The proposed action will schedule design preliminary design starting in September 2008, and final design beginning in November 2008. Applications for construction permits anticipated to be submitted in January 2009, and on-site construction to begin in April 2009 and lasting through until mid-December 2009. Occupancy of the proposed Recreation Center will be after its substantial completion.

2.9 FUNDING/SOURCE

Federal, State and/or County fund may be used in the construction and operation of the Waimanalo Recreation Center. Federal or other funds administered by State or County



Kauahikaua & Chun/Architects Kawaihāo Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	<p align="center">Waimanalo Recreation Center</p> <p align="center">41-552 Moole Street Waimanalo, Hawaii 96795</p>	USDA Soil Map	Figure <p align="center">8</p>
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WETLANDS AND DEEP WATER HABITATS CLASSIFICATION MAP

Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	<p align="center">Waimanalo Recreation Center</p> <p align="center">41-552 Moole Street Waimanalo, Hawaii 96795</p>	US Fish & Wildlife Service Wetlands Map	Figure <p align="center">9</p>
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National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'
 0 1000 2000 FEET

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0380F

FIRM
FLOOD INSURANCE RATE MAP
 CITY AND COUNTY
 OF HONOLULU,
 HAWAII

PANEL 380 OF 395

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER PANEL SUFFIX
 HONOLULU CITY AND COUNTY OF 15003 0380 F

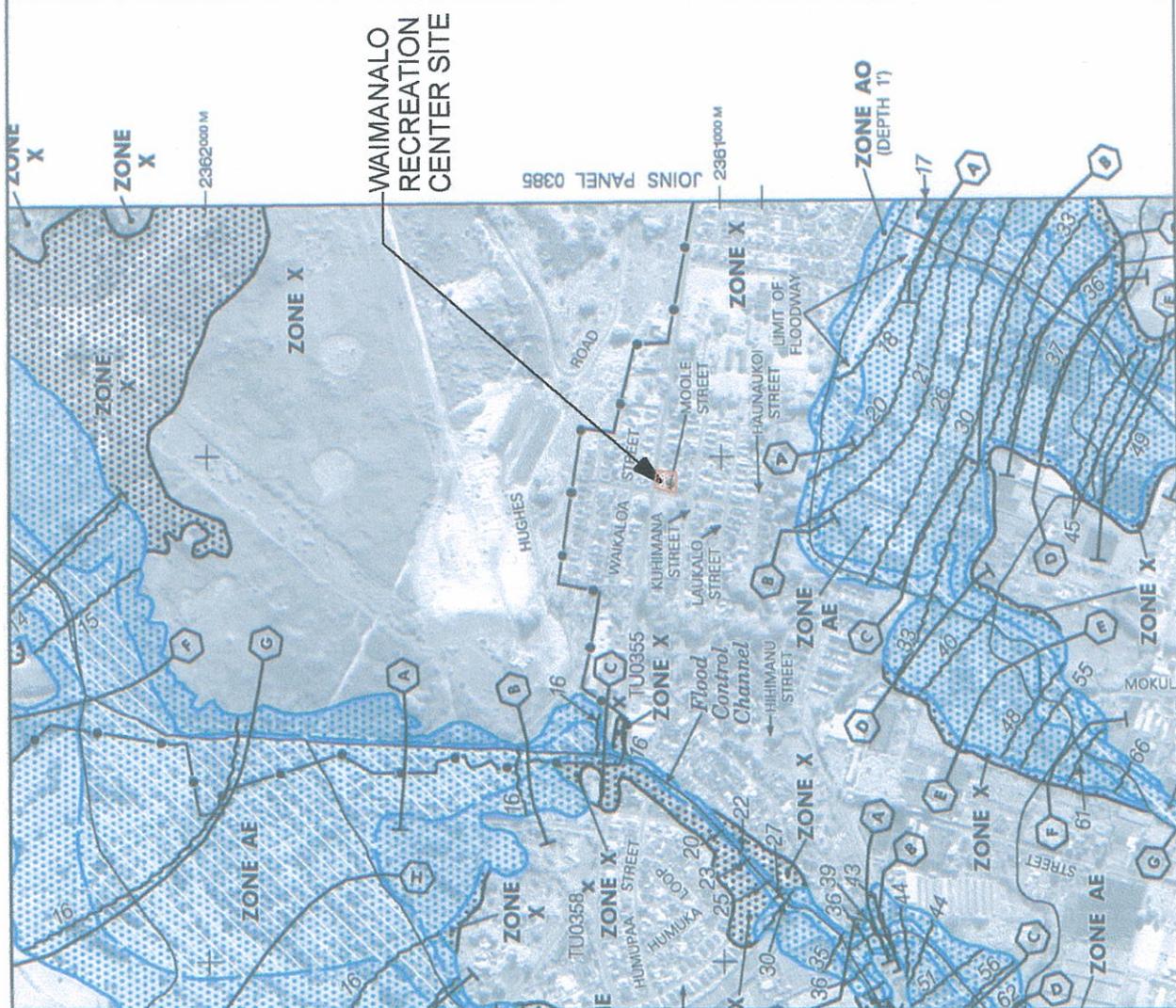
Notice to User: The Map Number shown below should be used when printing map content; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 15003C0380F
 MAP REVISED
 SEPTEMBER 30, 2004



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was created using the Flood Map On-Line. This map does not reflect changes or updates which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Kauahikaua & Chun/Architects
 Kawaiahao Plaza, Hale Mauka
 Suite 108
 567 South King Street
 Honolulu, Hawaii 96813

Waimanalo Recreation Center

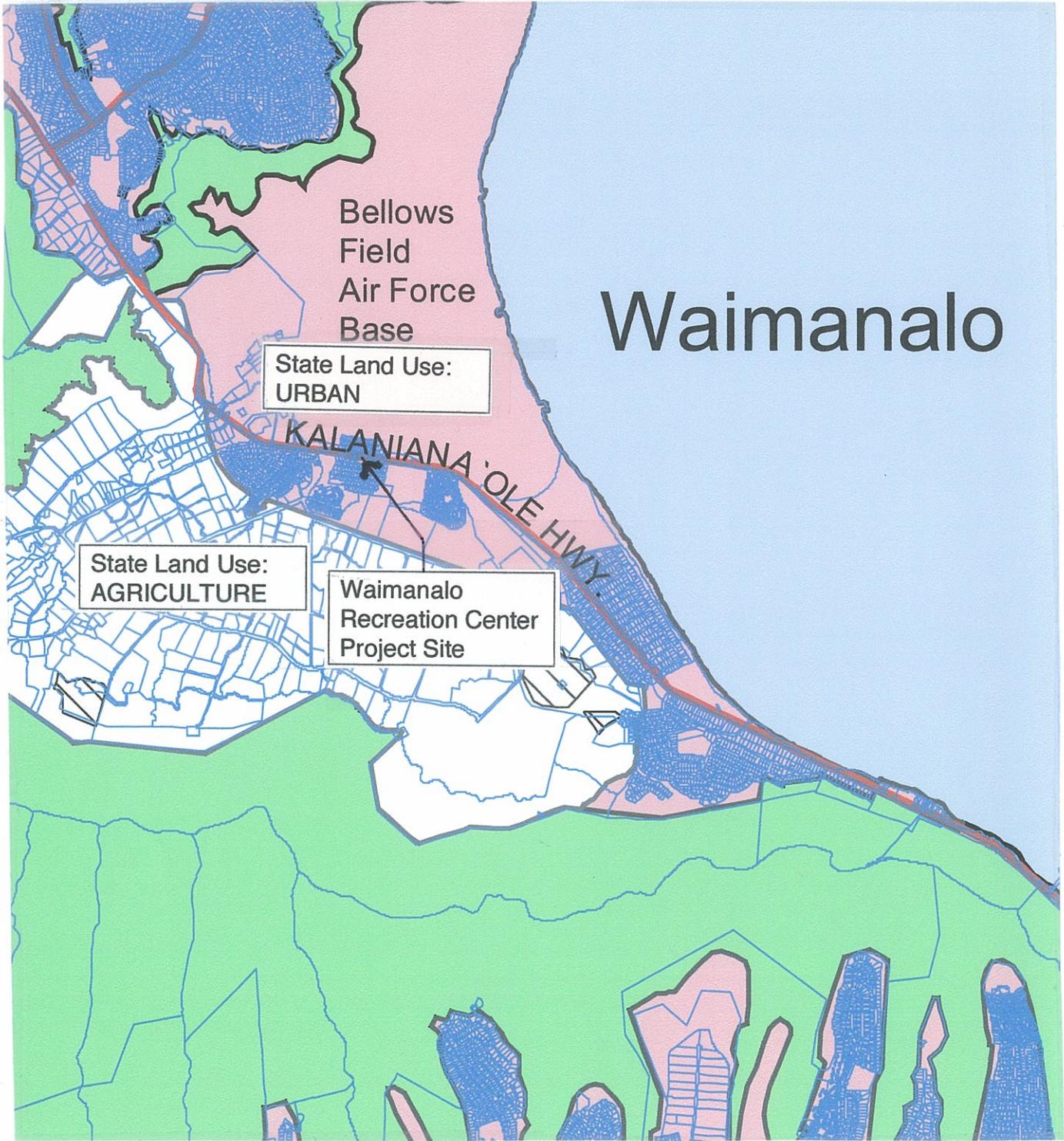
41-552 Moole Street
 Waimanalo, Hawaii 96795

Flood
 Insurance
 Rate Map

Figure
 10

0 mile 1.25 mile 2.5 mile 5 mile

GRAPHIC SCALE



<p>Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813</p>	<p>Waimanalo Recreation Center</p> <p>41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p>State Land Use Map</p>	<p>Figure 11</p>
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0' 1,000' 5,000' 10,000'

GRAPHIC SCALE

Waimanalo Bay

Kalaniana'ole Highway

Waimanalo Recreation Center Project Site

-  Open Space/Preservation Areas
-  Agricultural Areas
-  Major Parks, Golf Courses, and Cemeteries and Nature Preserves
-  Medium Density Residential
-  Low Density Residential
-  Industrial
-  Institutional
-  Military
-  Community Commercial Centers
-  Rural Commercial Centers
-  Neighborhood Commercial Centers
-  Regional Town Centers
-  Urban Community Boundary
-  Rural Community Boundary
-  Agriculture/Open Space/Preservation Boundary
-  Freeways, Highways, and Major Roads
-  High School (State)
-  Intermediate School (State)
-  Wastewater Treatment Plant

KOOLAUPOKO
SUSTAINABLE COMMUNITIES PLAN

Map A-2; Section 4: Waimanalo



Department of Planning and Permitting
City & County of Honolulu
August 2000

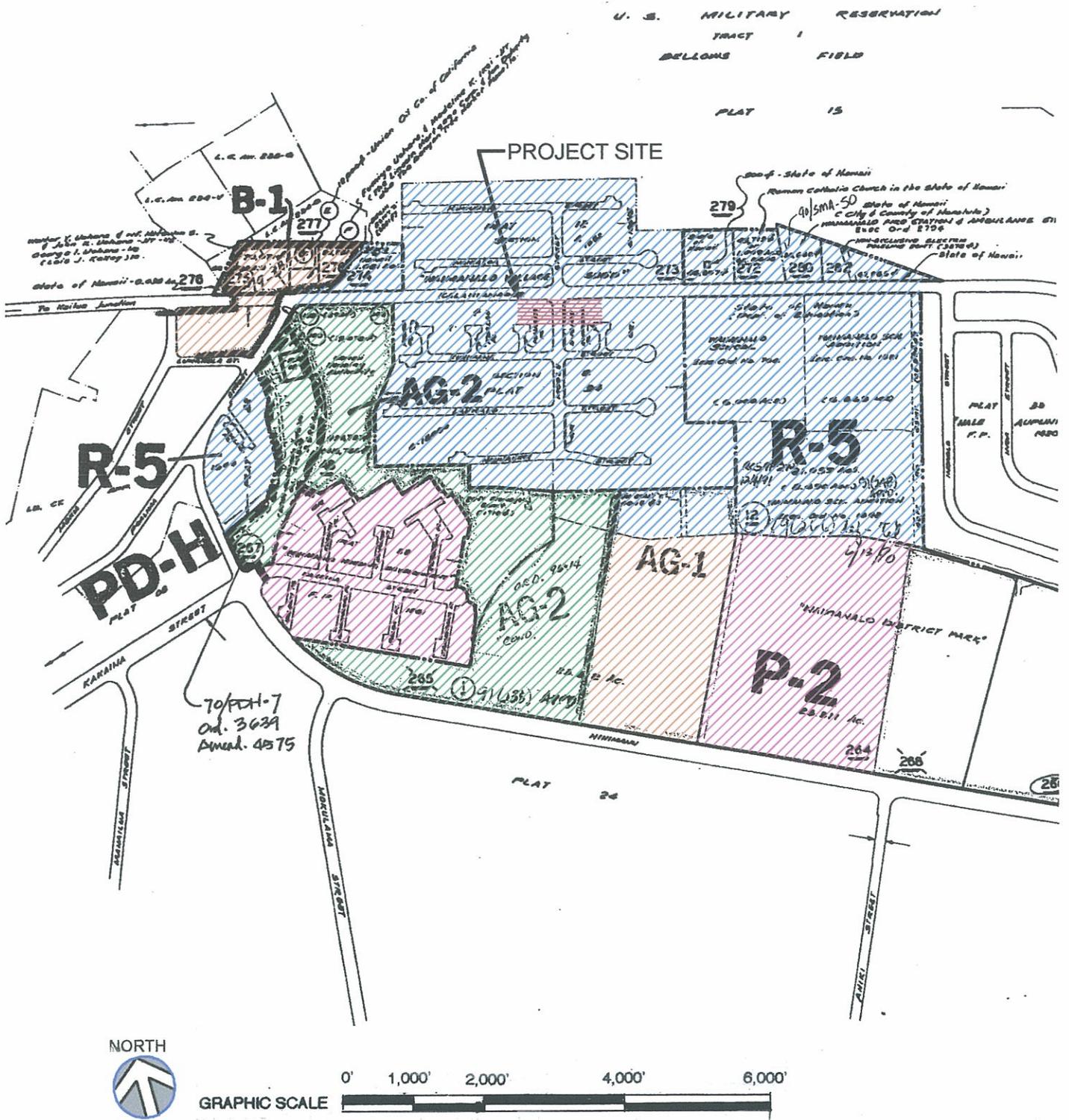
Kauahikaua & Chun/Architects
Kawaiahao Plaza, Hale Mauka
Suite 108
567 South King Street
Honolulu, Hawaii 96813

Waimanalo Recreation Center

41-552 Moole Street
Waimanalo, Hawaii 96795

Koolaupoko
Sustainable
Communities
Plan

Figure
12



Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795	City & County of Honolulu Zoning Designation	Figure 13
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agencies may also be used in the funding of project construction and/or operations. To supplement funds available from its operations, WVRC proposes to apply for grants and/or loans to meet the required construction budget. Applications will be filed with government and private funding sources.

The proposed action will be constructed debt-free by WVRC. During the feasibility studies conducted by the WVRC Board of Directors, a business plan for the proposed Recreation Center was also developed. They studied thirty-five similar organizations with the following characteristics:

- Multi-purpose community center or youth-oriented recreation center.
- Serving rural communities with populations under 30,000 persons.
- Providing services at costs below prevailing rates.

From studying the similar organizations, the Board developed a program for the proposed Center that would be financially self-sustaining, and developed a five-year projection of income and expenses for the Waimanalo Village Recreation Center.

Similar organizations studied by the Board indicated:

- Facilities in small communities with populations of less than 20,000 had annual budgets of \$200,000 to \$300,000.
- Most received large government grants/contracts, United Way funds, or other recurring support.
- On average, other facilities raised 85 percent of their budget from grants and donations.
- All facilities covered less than 30 percent of their budget from dues or fees.
- A few facilities raised \$10,000 to \$20,000 through special fundraising events.

WAIMANALO VILLAGE RECREATION CENTER FINANCIAL PROJECTION

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues					
Grants & Donations	\$160,000	\$160,000	\$160,000	\$165,000	\$165,000
Programs Services	10,000	10,500	11,000	11,600	12,200
Party Rentals	10,000	10,500	11,000	11,600	12,200
Membership Dues	4,000	4,200	4,400	4,600	4,800
Food & Beverage Sales	15,000	15,500	16,000	16,500	17,000
Total Revenues	199,000	200,700	202,400	209,300	211,200
Expenses					

Personnel	102,000	107,200	112,600	118,200	124,100
Fringe	28,350	29,790	31,290	32,850	34,485
Repair & Maintenance	5,000	5,000	5,000	5,000	5,000
Utilities	4,000	4,100	4,200	4,300	4,400
Telephone	3,600	3,600	3,600	3,600	3,600
Postage	1,200	1,200	1,200	1,200	1,200
Supplies	8,000	8,000	8,000	8,000	8,000
Equipment	5,000	5,000	5,000	5,000	5,000
Advertising	12,000	6,000	3,000	3,000	3,000
Printing	1,200	1,200	1,200	1,200	1,200
Accounting, Legal	2,000	2,000	2,000	2,000	2,000
Insurance	5,000	5,000	5,000	5,000	5,000
Other	10,000	10,000	10,000	10,000	10,000
Total Expenses	187,350	188,090	192,090	199,350	206,985
Profit / (Loss)	\$11,650	\$12,610	\$10,310	\$9,950	\$4,215

3. LAND USE CONFORMANCE

3.1 STATE OF HAWAII

The State of Hawaii Legislature recognized the inherent interdependency of development, planning, and land use and mandated Department of Business, Economic Development and Tourism (DBEDT) sole jurisdiction of the Land Use Commission, State planning, and the State Plan.

3.1.1 Land Use Commission

The Land Use Commission is mandated to group contiguous land areas suitable for inclusion into one of four major districts, urban, rural, agricultural, and conservation. In establishing the district boundaries in each county, the Commission is mandated to consider the county's general plan or master plan.

3.1.2 State Planning

An Office of Planning assists the Governor and the Director of DBEDT in maintaining an overall framework to guide the development of the State. The Office does this through a continuous process of comprehensive, long-range, and strategic planning to meet the physical, economic, and social needs of the State's people. The mandate of the Office is to assure the State's resources for future generations by wisely using in a coordinated, efficient, and economical manner, including conservation, the natural, environmental, recreational, scenic, historic, and other limited and irreplaceable resources.

3.1.3 Hawaii State Plan

The State Plan, enacted by the Hawaii State Legislature, serves as the guide for the future long-range development of the State; identifies the goals, objectives, policies, and priorities for the State. It provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improves coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and establishes a system for plan formulation and program coordination to provide for an integration of all major state, and county activities.

3.1.3.1 Plan Overall Theme

The unifying theme of the State Plan is the concept of the State's people, as both individuals and groups, generally accept, and live by a number of principles or values, which are an integral part of society. The following principles or values are the overall theme of the Hawaii State Plan:

- a. Individual and family self-sufficiency.
- b. Social and economic mobility.

- c. Community or social well-being.

3.1.3.2 Plan Goals

To guarantee those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination the State of Hawaii set the following goals:

- a. A strong viable economy, characterized by stability, diversity, and growth that enable the fulfillment of the needs and expectations of the present and future generations of the State.
- b. A desired physical environment characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- c. Physical, social, and economic well being, for individuals and families in the State that nourishes a sense of community responsibility, caring, and of participation in community life.

To meet these broad goals, the State of Hawaii Plan identified the objectives and set planning policies for the population, economy, physical environment, facility systems, and socio-cultural advancement. In actual practice, the goals, objectives, and policies will naturally conflict with each other due to the individualism of humans. However, due to need for individual humans to gather into groups and groups into societies, each individual has learned to accept and live by values of the societies of which choose to be a part, and of necessity give up their innate individualism for the greater good of the society. The function of any government is to act as the society's moderator to ensure the basic rights and well being of individuals in a society. Government does this by enacting and enforcing laws for the benefit of, and with the consent of the society. In order for these laws and their enforcement to be accepted, consultation, study, and planning with society is necessary for government to craft laws benefiting the society,

The proposed action conforms to the State Plan's objective and policies.

3.2 CITY AND COUNTY OF HONOLULU

Each county in the State of Hawaii is empowered by the State of Hawaii to enact zoning ordinances to lands classified as urban, rural, or agricultural by the LUC. State of Hawaii law mandates that zoning to guide each county's overall future development be accomplished within the framework of a long-range, comprehensive General Plan. To accomplish this and to comply with the State Plan, the City and County of Honolulu established the Department of Planning and Permitting (DPP) by Charter. Among its powers, duties and functions are:

- Prepare a general plan and development plans for the improvement and development of the city and county.
- Prepare zoning ordinances, maps and rules and regulations and any

amendments thereto.

- Administer and enforce zoning, subdivision, park dedication, building and housing ordinances, and rules and regulations adopted there under, and any regulatory laws or ordinances that may be adopted to supplement or replace such ordinances.

The Charter therefore established a three-tier system of objectives, policies, policies, planning principles, guidelines, and regulations to guide the overall future development of the City and County of Honolulu. The General Plan is the first tier of the three-tier system, the Development Plan is the second tier of the system, and the third tier is composed of implementing ordinances, including the Land Use Ordinance (Honolulu's zoning code) and the City's Capital Improvement Program.

3.2.1 General Plan

The General Plan, which is defined in the Charter of the City and County of Honolulu, is a brief document, and is applicable for the entire city and county, and sets forth the objectives and broad policies for the long-range development of the city and county. It contains statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and county and the most desirable population distribution and regional development pattern. The City's public policy concerning the needs of the people and the functions of government are framed by eleven areas of concern:

- Population
- Economic activity
- Natural environment
- Housing
- Transportation and utilities
- Energy
- Physical development and urban design
- Public safety
- Health and education
- Culture and recreation
- Government operations and fiscal management

Each area of concern identifies objectives and lists policies towards achieving those objectives. The areas of concern nearly parallels the objectives and policies of the State Plan towards achieving the State goals identified in the State Plan to achieve a strong

viable economy, a desired physical environment, and physical, social, and economic well-being for individuals and families in the State of Hawaii.

This proposed action generally conforms to the policies to achieve the objectives of the eleven areas of concern. Population control is a concern of the Waimanalo residents desiring to maintain their country lifestyle, because as population increases, open spaces, peace, quiet, and tranquility of the area decreases. However, the Development Plans for Oahu direct population increases to the Primary Urban Center, Central Oahu, and Ewa.

The proposed action would generally conform to the policies to achieve the policies towards agriculture and the economy. Agriculture, the main industry in Waimanalo, would continue to contribute to the State's economy because of the community's support and desire for the country lifestyle. Continued success of agriculture in Waimanalo will, in turn, provide stable employment for its residents. The large acreage required for agricultural sustainability protects the natural environment and Waimanalo's residents awareness of the environment. A resident, a fourteen-year-old student at Waimanalo Intermediate School, appropriately expressed his feelings of the air, community, and beaches in 1994 by the following creative writing:

WHERE I LIVE

by Patrick Yoshikawa

Where I live

Air is clean and fresh in this city,

Important people visit here

Many people love it here

Anytime you can feel safe if walking on the street

Not to much gangs are in Waimanalo

Angry people are not plentiful here

Lots of fun beaches to swim at

Other people think Waimanalo is just another city but to me it's special.

This poem is one of a collection of creative writings that captured the spirit of the students' feelings to people and places around them. Other poems by his classmates express their appreciation of the Koolau mountain, its waterfalls, the grass, trees in Waimanalo Bay Recreation Park, and the special place of Waimanalo. These children could very well be the children or grandchildren of Waimanalo Village's founders. These children, now twenty-seven years old, could very well have children of their own, and would likely pass their feelings, nurtured by their parents, to their children. Waimanalo residents socializing with others from other parts of Oahu in the proposed Recreation Center will spread their pride and appreciation of the land, air and water resources island-wide.

The proposed action will conform with the policies to achieve the objectives because it will occur on a vacant parcel in an existing subdivision, and will therefore not require new land, new roads, new utility infrastructure, and new public safety services. The proposed action is on State-owned land and not a housing unit or commercial enterprise, and therefore will not increase speculation on land or housing.

The policies towards achieving some of the objectives of the areas of concern, such as Transportation and utilities, energy, public safety, health and education, culture and recreation, and government operations and fiscal management are within the province of the Federal, State and City governments, and therefore are not within the considerations of this proposed action.

3.2.2 Development Plans

Development plans, the second tier of the three-tier system of objectives, policies, policies, planning principles, guidelines, and regulations to guide the overall future development of the City and County of Honolulu is defined in the Charter of the City and County of Honolulu. They are applicable to particular contiguous geographical areas of Oahu and consist of conceptual schemes for implementing and accomplishing the development objectives and policies of the General Plan within the City and County. It includes a map, statements of standards and principles with respect to land uses, statements of urban design principles and controls, and priorities as necessary to facilitate coordination of major development activities. It also describes the desired urban character and the significant natural, scenic, and cultural resources for the several parts of the city and county to a degree sufficient to serve as a policy guide for more detailed zoning maps and regulations and public and private sector investment decisions.

For Waimanalo, the development plan is the Koolaupoko *Sustainable Communities Plan*. The Plan is intended is to provide a guide for orderly and coordinated public and private sector development in a manner that is consistent with applicable general plan provisions, recognizing the region's urban fringe and rural areas as areas where growth will be managed so that "an undesirable spreading of development is prevented."

The proposed action conforms to the Plan because it will not require a zoning map amendment, because the proposed Recreation Center is an allowed use by conditional use permit in the residentially zoned area. In addition, the proposed Center is a private project – not using public funds, and not a public improvement project.

3.2.3 Implementing Ordinance (Zoning)

The third tier of the three-tier system of objectives, policies, policies, planning principles, guidelines, and regulations to guide the overall future development of the City and County of Honolulu is composed of two (2) parts, the first being the implementing ordinances, including the Land Use Ordinance (LUO), the zoning code. The second part is the City's Capital Improvement Program, which is completely within the province of the City and County of Honolulu government. The implementing ordinances are the principle means for implementing the City's plans, and are required to be consistent with, and carry out the purposes of, the General Plan, the Development Plans, and each other.

The LUO and accompanying maps define the allowable uses of land and describes the various zoning districts, the uses allowed within each zoning district and the applicable development standards for each district within the City and County of Honolulu. The proposed action is on a site zoned Residential R-5 by the LUO and accompanying maps.

The purpose of the Residential District is to allow for a range of residential densities, R-7.5, R-5, and R-3.5 districts for urban residential development, and R-20 and R-10 for large lot developments. The primary use of residentially zoned land is for detached residences, but proposed non-dwelling uses of the meeting facility and day-care facility which support and complement residential neighborhood activities are allowed by minor Conditional Use Permits. However, the development standards for these non-dwelling uses differ from the residential uses.

The LUO requires more on-site parking for the proposed Recreation Center if used for large gatherings than can be accommodated on the zoning parcel. Therefore, a majority of the required parking for large gatherings is proposed to be accommodated off-site on another lot controlled by WVRC immediately across the street, less than 400 feet, from this zoning parcel as allowed by the LUO.

The proposed project will conform to the LUO standards except for the requirement to provide a front yard setback on all street frontages. LUO table 21-3.2, establishes the front yard setback as 30 feet and the side-rear setback as 15 feet for uses other than dwellings. The project site is bound by streets on three sides, Kalaniana'ole Highway on the north, Moole Street on the west and Kuhimana Place in the southeast corner. The project site is also subject to a 20 foot future road widening setback on the north side of the property fronting Kalaniana'ole Highway. The impact of the highway widening setback, multiple front yards, side and rear yard setbacks is a maximum buildable area of 5,025 square feet, or 26% of the lot area. The proposed project provides the required front yard on the Moole Street frontage. The other frontages are setback 15 feet.

4. DESCRIPTION OF AFFECTED ENVIRONMENT

4.1 PHYSICAL CHARACTERISTICS

4.1.1 Topography and Soils

Based on the topographic data provided in the USGS map covering the Waimanalo area (Kokohead Quadrant), the project site topographically is level.

The 1971 general soil map for the island of Oahu identifies the soil associations as type 6, Kaena-Waialua Association (Deep, mainly nearly level and gently sloping, poorly drained to excessively drained soils that have a fine-textured to coarse-textured subsoil or underlying material; on coastal plains and talus slopes and in drainageways.

The detailed soil map of the project site indicates soils are classified as EmA (Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes). This soil has a profile like that of Ewa silty clay loam, 3 to 6 percent slopes, except that the depth to coral limestone is 20 to 50 inches. Runoff is very slow, and the erosion hazard is no more than slight. Included in mapping were a few small areas less than 20 inches deep.

This soil is used for sugarcane, truck crops, and pasture. (Capability classification IIs if irrigated, IVs if nonirrigated; sugarcane group 1; pineapple group 1; pasture group 2)

The proposed action would not significantly alter the existing topography or soils found within the project sites. TMK 4-1-034: 089 slopes slightly to the south away from the Kalaniana'ole Highway. TMK 4-1-034: 090 is level. The general topographic profile of the site would be retained and there would be minimal grading and ground disturbance. A grading permit would be obtained if determined to be required. Earthwork would be limited to the following types of activities:

1. Grading around the building to provide positive drainage of stormwater away from the building.
2. Excavation for utilities, and building foundations.
3. Excavation for new roadways and sidewalks.

4.1.2 Surface Waters

The nearest perennial surface waters to the project site are Kahawai Stream approximately 1,750 feet northwest of the project site. Inoaole Stream is located approximately 2,200 feet southeast of the project site. The makai portion of Inoaole Stream is a perennial stream as well.

The proposed action would not significantly impact the existing surface water resources. There are no perennial or intermittent streams or wetland areas in or near the site.

4.1.3 Drainage

The existing Waimanalo Village Subdivision is drained through a drainage system dedicated to the City & County of Honolulu. Runoff from the subdivision currently drains east toward the Inoaole stream tributaries or north toward the Bellows Air Force Base. Runoff from the proposed project will continue to utilize the existing drainage system.

There are no visible signs of storm water erosion, and all open and undeveloped areas are covered with vegetation or mulch. The project would increase the amount of impervious surfaces on the site. The existing sheet flow drainage would be maintained, with storm runoff continuing to flow away from the project site. Best management practices would be employed to minimize soil loss and control erosion during construction, including the use of silt fences and sand bag barriers.

If any releases of hazardous substances, pollutants or contaminants are found to have occurred on the site, they will be abated according to applicable Federal and State requirements.

4.1.4 Natural Hazards

Parts of the Waimanalo area has historically been prone to flooding. However, the project area has been classified as Zone X, determined to be outside of the 500-year flood limits. (See Figure 6.) A fairly substantial floodway is situated mauka (south) of the project site, part of the Inoaole Stream tributary flood way.

The project site is outside the tsunami evacuation zone.

The proposed action would not significantly increase the risk of human health or property due to exposure to natural hazards. The project site is located in an area with minimal flood hazard risk and is outside the tsunami evacuation area.

4.1.5 Scenic and Visual Resources

The proposed action will not obscure or alter any existing scenic or visual resources. Views of the peaks of the Koolau mountains from the area are already partially obscured by overhead utility wires, utility poles and mature trees in this area. The proposed action will not obscure scenic views from the adjacent properties.

The 1987 Coastal View Study prepared for the Department of Land Utilization identifies intermittent mauka (mountain) and makai (ocean) views along the inland portions of Kalaniana'ole Highway. Neither of the portion of the highway with intermittent views is fronting the project site.

The project is not expected to affect intermittent views of the Koolau mountain range.

4.1.6 Biological Resources

Based on available information, there are no endangered species of plants or animals

inhabiting the project area.

The proposed action would not significantly impact biological resources. The proposed development would be concentrated within a portion of the property that has been previously developed, and is currently regularly used for WVRC activities.

4.1.7 Cultural, Historical and Archaeological Resources

The project site is not listed on the State or National Register of Historic Places.

Based on available information, there are no known archaeological or historic sites that will be endangered by the proposed project. However, due to the proximity to the Bellows Field complex, which is believed to be the site of an early settlement, the potential for uncovering an archaeological site within the project limits does exist. Should iwi kupuna (ancestral remains) or Native Hawaiian cultural or traditional deposits be found during ground disturbance or excavation, work will cease, and the appropriate agencies will be contacted pursuant to applicable laws. The project will treat all remains or deposits with respect .

The exterior design of the proposed Recreation Center will draw references from historic photos of the Waimanalo Sugar Mill to reinforce the historic connection to the plantation camp and this particular time period in Waimanalo history. This exterior aesthetic will support the uniquely Plantation Camp cultural and recreational opportunities in Waimanalo Village, building a strong sense of community pride in its history.

4.1.8 Light, Air Quality and Noise

The average annual rainfall in the project area is approximately 40 inches per year. The average temperature ranges from a low of 60 degrees to a high of 90 degrees Fahrenheit. The prevailing wind is from the East North East.

The proposed action would not result in significant long-term impacts to light pollution, air quality or ambient noise levels. The Recreation Center will improve the mitigation of noise and light spillage from community events to neighboring homes, since events will now take place within a building rather than the current situation in the open yard area.

The temporary dust, noise and silting that will occur during construction will be controlled by application of appropriate pollution control measures.

Construction will comply with the following items recommended by the Department of Health:

Control of Fugitive Dust: Hawaii Administrative Rules, Chapter 11-60. 1, "Air Pollution Control," Section 11-60.1-33 on fugitive dust.

1. Focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potentially dusty

- equipment areas of least impact.
2. Providing an adequate water source at the site prior to startup of construction activities, and frequent watering of exposed soils.
 3. Landscaping and rapid covering of bare areas, including slopes, starting from initial grading phases.
 4. Controlling of dust project entrances and access roads, with gravel beds.
 5. Provide adequate dust control measures during weekends, and prior to daily startup of construction activities.
 6. Controlling of dust from vehicular hauling debris away from the project site.
 7. Use of dust screens at property lines to control the migration of dust to adjoining residential properties.

With the typical noise levels of construction equipment estimated to be approximately 85 dBA at a distance of 50 feet (USEPA 1971), adjacent homes would probably be impacted by the construction noise. Compliance with the State DOH Community Noise Standards (Chapter 11-46, HAR) would help to minimize potential off-site construction period noise impacts. The use of other appropriate measures, such as scheduling of sitework activities during appropriate times and installing mufflers on equipment, would further minimize the noise impact to neighbors.

4.1.9 Traffic and Roadways

The Waimanalo Village Subdivision is accessed from the west (Kailua) and the east (Makapuu) through the State-owned Kalaniana'ole Highway. Entry into the subdivision is from Moole Street and Kuhimana Place, City & County of Honolulu streets.

In the long term, traffic patterns will not change from current patterns. The entrance to the existing parking lot will remain unchanged. The use of the adjacent park for event parking will also remain unchanged. A new small parking areas shown in proposed site plan will be provided for deliveries will add a limited amount of traffic.

The small increase in Recreation Center and preschool staff should not significantly increase traffic. The morning arrival and afternoon departure of preschool students is the most significant change in the current use of the site. Parents will be required to escort students to and from the classroom. To accommodate the added traffic, parking stalls will be provided for parents to use during these periods. Should too many parents arrive within a short period of time, the adjacent Village park can be used as an additional parking area for parents, prior to the opening of the Park at 8:00am.

A bus line runs on Kalaniana'ole Highway with a Honolulu bound stop on the sidewalk on the opposite side of Kalaniana'ole Highway from the project site. A Makapu'u bound stop is located outside the existing Village park fence.

The following are several alternatives to facilitate the safe crossing of Moole Street and Kalaniana'ole Highway:

1. The proposed site plan encourages use of the existing marked crosswalks by locating the pedestrian entrance at the corner of the Moole Street-Kalaniana'ole Highway intersection.
2. Designating the area in which pedestrians are expected to cross, thereby reducing the possible locations of pedestrian-vehicle conflict and providing a clear indication for drivers that pedestrians crossing can be expected.
3. The event parking is located on the same side of Kalaniana'ole Highway, as the Recreation Center, minimizing the need to cross the highway to access the Recreation Center.
4. Limit landscaping and fencing which could limit the visibility of pedestrians in the crosswalks.

Construction period traffic would result in the addition of large trucks and construction equipment on Moole Street. The traffic impacts experienced during the construction period would involve the daily arrival and departure of construction workers at the start and end of the workday, the movement of construction equipment and materials, and the removal of demolition debris. Scheduling deliveries and transportation of equipment during non-peak hours (when traffic is expected to be less) would minimize potential conflicts and disruption of the neighbors. Contractors will be responsible for providing traffic controls and precautions to maintain traffic safety during the construction period.

4.1.10 Water Utilities

The existing Waimanalo Village Residence Corporation facilities are served by the Honolulu Board of Water Supply system. The proposed project will continue service from the existing BWS system. The meter and lateral are provided from Moole Street.

Fire hydrants are located in close proximity to the proposed Recreation Center. Hydrant W1210 is the closest to the project and is located on Kalaniana'ole Highway approximately 90 feet from intersection with Moole Street. The distance between this hydrant and the building is approximately 119 feet. The next nearest fire hydrant (W2379) is located at the corner of Kuhimana Street and Kuhimana Place, approximately 134 feet from the proposed building. The next nearest fire hydrant (W2380) is located at the corner of Moole Street and Kuhimana Street, approximately 217 feet from the building.

The proposed action would not significantly impact existing potable water sources or transmission systems.

During pre-assessment consultation, BWS commented that "the existing water system is adequate to accommodate the proposed development." Design and construction of the water system and fire protection system would be coordinated with and meet all the

requirements of the BWS and Honolulu Fire Department. Such requirements and the availability of water to meet the project demands would be confirmed when building permits are submitted for approval. The applicable Water System Facilities Charges for resource development, transmission and daily storage would be paid when water is made available. The proposed development would be subject to BWS cross-connection control and backflow prevention requirements prior to BWS approval of the building permit. Fire protection requirements for this project will be confirmed with Fire Protection Bureau.

4.1.11 Wastewater Utilities

The existing Waimanalo Village Subdivision is seweraged by the City & County's Waimanalo Sewage Treatment Plant located at 41-1060 Kalaniana'ole Highway. The proposed project will continue connection to the existing County sewer system at Kuhimana Place.

The proposed project would not significantly impact existing wastewater collection or treatment systems. Assuming a daily average on-site population of 26 individuals, the proposed action would generate wastewater of approximately 650 gallons per day. Existing sewer lateral connection would be maintained.

4.1.12 Solid Waste Services

Recyclable Waste (aluminum can, bottles, plastic bottles, scrap metals): Recyclable waste is collected at 3 locations in Waimanalo. Collection centers are located at 1) Waimanalo Elementary & Intermediate School in front of the Library (approximately 0.25 mile from the project site); 2) The Waimanalo convenience center located on Hihimanu Street (approximately 1.4 miles from the project site); 3) Reynolds Aluminum Collection, located on Kalaniana'ole Highway from Waimanalo Beach Park between Ilauihole Street and across Oluolu Street (approximately 1.75 miles from the project site)

Recyclable Waste (Newspaper-cardboard): Collection centers for newspaper and cardboard are located at 2 locations in Waimanalo. Collection centers are located at: 1) Waimanalo Elementary & Intermediate School in front of the Library (approximately 0.25 mile from the project site); 2) The Waimanalo convenience center located on Hihimanu Street (approximately 1.4 miles from the project site).

Green Waste: Green waste is collected twice a month curbside by City & County Refuse Division. In addition, green waste can be dropped off at the Waimanalo Convenience Center (1.75 miles from the project site), or the green waste processing site at 101 Kapaa Quarry Road operated by Hawaiian Earth Products (approximately 5.5 miles from the project site).

Curbside trash pick-up: Domestic trash is collected twice a week curbside by City & County Refuse Division.

Domestic solid waste collection will continue to be provided by the City & County of Honolulu. The proposed action would generate a small amount of solid waste over

current levels, as a result of the small increase in staff and preschool students. Solid waste generated by the weekend events would not impact solid waste generated since the renter-user is required to remove and dispose of all solid waste off site.

4.1.13 Electrical Power and Telephone

Wired services for electrical power, telephone and CATV are distributed from pole mounted overhead utilities. The primary distribution follows Kalanianaʻole Highway, with branches leading to homes north and south on Moole Street. The incoming electrical service to the existing building is located on Moole Street. The incoming telephone service to the existing building is located on Kalanianaʻole Highway. The existing building currently is connected by the local CATV provider (Time-Warner Oceanic Cable) with internet.

The proposed action will require a modest increase in electrical power consumption. Electrical power, telephone and data services will continue to be provided by HECO and Oceanic Cable from overhead utilities on Kalanianaʻole Highway and Moole Street. The respective utility providers would be consulted to coordinate installation and modification of the necessary utility connections and services.

During per-assessment consultation, Hawaiian Electric Company provided comments regarding potential impacts to its facilities.

4.1.14 Education Services

The project area is served by three public schools, Waimanalo Elementary-Intermediate School, Kailua Intermediate School (145 South Kainalu Drive) and Kailua High School (451 Ulumanu Drive). The Waimanalo Elementary-Intermediate School and Waimanalo Public Library are located at 41-1320 Kalanianaʻole Highway (approximately 350 feet east).

The project is not expected to cause a change in the population or operation of schools serving this district. During pre-assessment consultation, the Department of Education offered no comment.

4.1.15 Health Care Services

Waimanalo Health Center is located approximately 400 feet northeast of the project site. The Waimanalo Health Center is a community-based non-profit organization providing the following medical services to residents: adult clinic, pediatric clinic, family practice, womens clinic, social services, WIC (Women Infants and Children).

Castle Medical Center (640 Ulukahiki Street) is the nearest full service hospital to the project site (approximately 4 miles to the northwest). Services available include inpatient, outpatient and home-based services.

The proposed project is not expected to impact the facilities or operations of medical services offered in this area.

4.1.16 Recreation Areas

Waimanalo has several recreation areas. Waimanalo Bay State Recreation Area is operated by the State of Hawaii and offers facilities for beach activities and picnics. The park is located 0.75 miles from the project site.

Olomana Golf Links (41-1801 Kalanianaʻole Highway) is a privately owned public 18 hole, par 72 golf course. A clubhouse and restaurant are also available. Olomana Golf Links is located 1.1 miles to the northwest of the project site.

Waimanalo District Park (41-415 Hihimanu Street) is operated by the City & County of Honolulu. The park provides facilities for both active and passive recreation. The park includes soccer fields, tennis courts, gymnasium, baseball fields, multi-purpose room and public restrooms. The park is located 1.25 miles from the project site.

Waimanalo Beach Park (41-741 Kalanianaʻole Highway) is operated by the City & County of Honolulu. The park provides facilities for both active and passive recreation. The park includes a football field, baseball fields, multi-purpose pavilion and public restrooms. The park is located 2 miles from the project site.

The project is not expected to impact the facilities or operation of recreation facilities in Waimanalo.

4.1.17 Public Transportation

Public transit to and from Waimanalo is provided by the City & County of Honolulu Public Transit Division (Oahu Transit Services Inc.), also referred to as "The Bus". Route 57 (Ala Moana Center – Sealife Park) via Pali Highway and Kailua operates regularly to the project site. Bus stops are located on Kalanianaʻole Highway to the west of the Moole Street intersection.

Accessible transit services for handicapped individuals is provided by the City & County of Honolulu Public Transit Division (Oahu Transit Services Inc.), also referred to as Handivan Service.

The proposed project is not expected to impact the operation or facilities associated with public transit serving the Waimanalo area.

4.1.18 Police, Emergency and Fire Protection

The project area is served by the Kailua Police Substation (219 Kuulei Road) located in Kailua town (approximately 5.5 miles from the project site). Response time to the project site from the substation is approximately 15 minutes. Officers regularly patrol Waimanalo at all times.

The project area is served by the Waimanalo Fire Station 27 (41-1301 Kalanianaʻole Highway) located 2000 feet east of the project site. The station includes an emergency medical service advanced life support ambulance unit. Response time to the project site is estimated at approximately 2 minutes.

The proposed action would not adversely impact the operations, facilities or services provided by the City & County of Honolulu for emergency medical services, fire and police protection. Existing WVRC operations are services by the City & County of Honolulu and local demands for such services would not be significantly affected as a result of the proposed action. During pre-assessment consultation, comments from Honolulu Fire Department and Police Department acknowledge that the project will not impact their services, facilities or operations.

The proposed building is accessible to three fire hydrants in the vicinity. The nearest hydrant (W1210) can reach three corners (north and west) of the building in approximately 200 feet or less. The next nearest hydrant (W2379) can reach the other three corners (south and east) in 200 feet or less.

4.2 SOCIO-ECONOMIC FACTORS

Population and Demographics

There will be no new resident population as a result of the proposed action, therefore no significant impact to the population or demographics of Waimanalo or the City & County of Honolulu is expected. The proposed action is an enhancement to the quality of life for the residents of Waimanalo Village and the Waimanalo area.

Economic Factors

The proposed action will offer services to the residents of Waimanalo Village and the Waimanalo area, and enhance the economic state of Waimanalo by providing much needed community services and increase the probability that WVRC will continue as a economically viable organization. As described earlier, the proposed project will:

1. Provide employment for four new positions.
2. Provide a venue for family, social and holiday celebrations in the Village.
3. Provide preschool services for 20 students.
4. Provide an after school, and vacation activity program for Waimanalo children.

The improvements will yield some revenues from these programs, but will not have a significant impact on the island's economic base.

4.3 TRADITIONAL CUSTOMS AND PRACTICES

The proposed action would not adversely impact traditional customs and practices. The project site is an important historical-social place for many of the Village families. The project will enable families to share their memories and traditions about the plantation camp years. The architecture is attempting to support these traditions with an aesthetic that supports the memories of the past.

Some short term impacts affecting use of the project site can be expected as a result of construction activities. Use of the site will need to be curtailed for 10 to 12 months due to construction.

Since there is no specific knowledge concerning burials or Native Hawaiian cultural remains within the project site, there always remains a possibility that burials may be found. If any previously unknown archaeological resources are found during ground disturbance, construction would be halted and the SHPD would be contacted in accordance with applicable laws.

4.4 LAND USE COMPATIBILITY

The proposed action would not change the use of the property or the character of the surrounding neighborhood. The project is an allowed use within the Land Use Ordinance with approval of a Conditional Use Permit as a meeting facility. The off-site parking facility use is also an allowed use within the LUO with approval of a Conditional Use Permit.

5. ALTERNATIVES CONSIDERED

Alternatives were considered in addition to the Proposed Action: (1) No Action; (2) Construction on another site controlled by WVRC;

5.1 NO ACTION ALTERNATIVE

The no action alternative would leave Waimanalo Village and the wider Waimanalo community without a convenient community meeting facility of their own to permanently accommodate the youth and preschool programs. Although the yard is and can continue to be used for community gatherings, it is done without any cover or under a tent, and has only two (2) water closets and lavatories each that are located in the existing WVRC Resident Manager's office. The youth and preschool programs identified as needs by the WVRC Board survey cannot be provided without a permanent building.

5.1.1 Other community gathering facilities along Kalaniana'ole Highway bus route:

5.1.1.1 Olomana Golf Course Clubhouse Restaurant rental fee is unaffordable for the low to moderate income families in Waimanalo, and requires purchasing the catering service. It is located approximately two (2) miles west along Kalaniana'ole Highway from the Kalaniana'ole – Moole Street intersection. It cannot be used for youth and preschool programs because all equipment and furnishings for the programs cannot remain on the premises during non-program hours.

5.1.1.2 Shriner's Beach Pavilion. The facility is large with a kitchen and a large lawn area. However, the rental fee is unaffordable for the low to moderate income families in Waimanalo. It is located 3.3 miles east along Kalaniana'ole Highway from the Kalaniana'ole – Moole Street intersection. It cannot be used for youth and preschool programs because all equipment and furnishings for the programs cannot remain on the premises during non-program hours.

5.1.1.3 Waimanalo Health Center is too small for community gatherings, except for very small ones, and is not equipped with a kitchen. It is located on the opposite side of Kalaniana'ole Highway from Waimanalo Elementary and Intermediate School, requiring children to cross the highway for after school youth programs.

5.1.1.4 St. George Catholic Church parish hall is equipped with a kitchen and is adequate for gatherings of over two hundred persons, but its availability is dependent on church activities. The needed youth and preschool programs cannot be accommodated in the church parish hall.

5.1.2 Other community gathering facilities not along Kalaniana'ole Highway

5.1.2.1 Waimanalo District Park Community Hall is a City and County of Honolulu Department of Parks and Recreation facility. A large multipurpose room is

- sufficient for large gatherings and has an attached kitchen. A preschool program is available in the multipurpose room, but is not a daily program and requires one parent to participate. A youth program after schools is not available. The location is behind Waimanalo Elementary and Intermediate School and can be accessed by walking across an open field. Road access to the facility is via Hihimanu Street, approximately one (1) mile from the intersection of Kalaniana'ole Highway and Poalima Street.
- 5.1.2.2 Waimanalo Hawaiian Homestead Community Hall is a multipurpose facility suitable for large gatherings. The kitchen is a separate from the multipurpose room, but close by. It is approximately three-tenths of a mile from Kalaniana'ole Highway and Nakini Street intersection, and is approximately two and one-half mile east from the Moole Street intersection. Neither a youth program or preschool program is available at the facility.
- 5.1.2.3 Waimanalo Kupuna Housing Community Hall is near the Hawaiian Homestead Community Hall. The facility specifics are unknown. The facility is presumed to be for programs for the elderly residents of the housing of which the Hall is a part.
- 5.1.2.4 Waimanalo Elementary and Intermediate School has an A+ after school program administered by Department of Education (DOE) is available, but not a preschool program.

5.2 OTHER SITES IN THE VILLAGE SUBDIVISION

Other possible sites under the control of WVRC for the proposed action are at the ends of cul-de-sacs on the corners of the subdivision.

TMK 4-1-034: 092 (42,337 SF): Located in the southwest corner of the Village subdivision, this lot is accessible by Moole Street and Haunakoi Street. This lot adjoins eight single family house lots in the Village.

TMK 4-1-034: 119 (111,881 SF): Located in the southeast corner of the Village subdivision, this lot is accessible by Moole Street and Haunakoi Street. This lot adjoins three single family house lots in the Village.

TMK 4-1-012: 155 (24,123 SF): Located in the northeast corner of the Village subdivision, this lot is accessible by Moole Street and Kumuula Street. This lot adjoins four single family house lots in the Village.

All the alternate sites are not centrally located to the Village subdivision, but are on the edges of the subdivision. These sites are vacant subdivided parcels. Each alternate site is zoned R-5 (Residential). Investigation of the sites using the City and County of Honolulu, DPP Parcel and Zoning Interactive GIS Maps and Data indicates the sites are not provided with sewer laterals and the sewer mains end at the parcel adjacent to them. Therefore, locating the proposed Recreation Center on these sites would require

sewer main extension and a lateral into the parcel at the least. It is unknown if this additional load on the sewerage system can be accommodated with the current system, including at the wastewater treatment plant.

These lots are also located on residential streets deep within the Village subdivision. Many more residents would be impacted by noise and light of recreation center events. Parking required to accommodate the recreation center functions would be problematic on parcel 155 due to its limited lot area. Traffic to and from the Recreation Center would be significantly higher than residents in these quiet areas are subject to. The impact of these alternate sites on Village residents would be more than the proposed site.

5.3 ALTERNATE FACILITY CONFIGURATIONS

Other configurations of the proposed facility were considered during preliminary design. Alternate plans studied included concepts which retained the existing building (Concept 1), and alternates which demolished the existing building in favor a completely new building (Concept 2). Among the alternative facility configurations considered were:

Conceptual Site Plan 1.1: The large group meeting area is located in the center of the lot between the existing building (to the west) and the small group meeting room and toilets (to the east). The WVRC maintenance activities were extended along the south of the lot with service access from Kuhimana Place. A new addition along the north wall of the existing building includes a kitchen, WVRC office. The existing WVRC office would be used as a computer room.

Conceptual Site Plan 2.1: The existing building was not considered a factor in configuring the uses on the site. The on-site parking was enlarged to nine stalls. The large group meeting room was located near the middle of the project site. The WVRC office, computer lab and small group meeting room were located fronting the parking lot, to facilitate easy control of arrivals on site and access to the proposed preschool. The kitchen and WVRC maintenance operations were sited around driveway access from Kuhimana Place. One stall was located on the Kuhimana Place driveway to aid with deliveries.

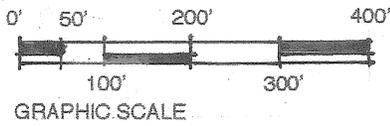
Conceptual Site Plan 2.2: The existing building was again not considered a factor in configuring the uses on the site. The building was located as close to Moole Street as possible. The large group meeting room and toilets was oriented toward Moole Street. All parking and loading activities were located at the east end of

Alternate Site
 TMK 4-01-12: 155
 24,123 SF

U. S. MILITARY RESERVATION
 BELLONS FIELD
 PLAT 15



Alternate Site
 TMK 4-1-34: 092
 42,337 SF



Alternate Site
 TMK 4-1-34: 119
 111,881 SF

Kauhikaua & Chun/Architects
 Kawaiahao Plaza, Hale Mauka
 Suite 108
 567 South King Street
 Honolulu, Hawaii 96813

Waimanalo Recreation Center
 41-552 Moole Street
 Waimanalo, Hawaii 96795

Alternate Sites
 in
 Waimanalo
 Village

Figure
 14

the lot with access from Kuhimana Place. The small group meeting-preschool, WVRC office and computer lab were located adjacent to the parking lot. The WVRC maintenance operations and kitchen were located to take advantage of the loading stall.

These alternate facility configurations were not considered suitable for the following reasons:

Conceptual Site Plan 1.1:

- a) The parking lot was too small to meet the minimum daily operations of the Recreation Center.
- b) The logistics of servicing the kitchen from the main parking lot and adjacent to the main public entrance was considered problematic.

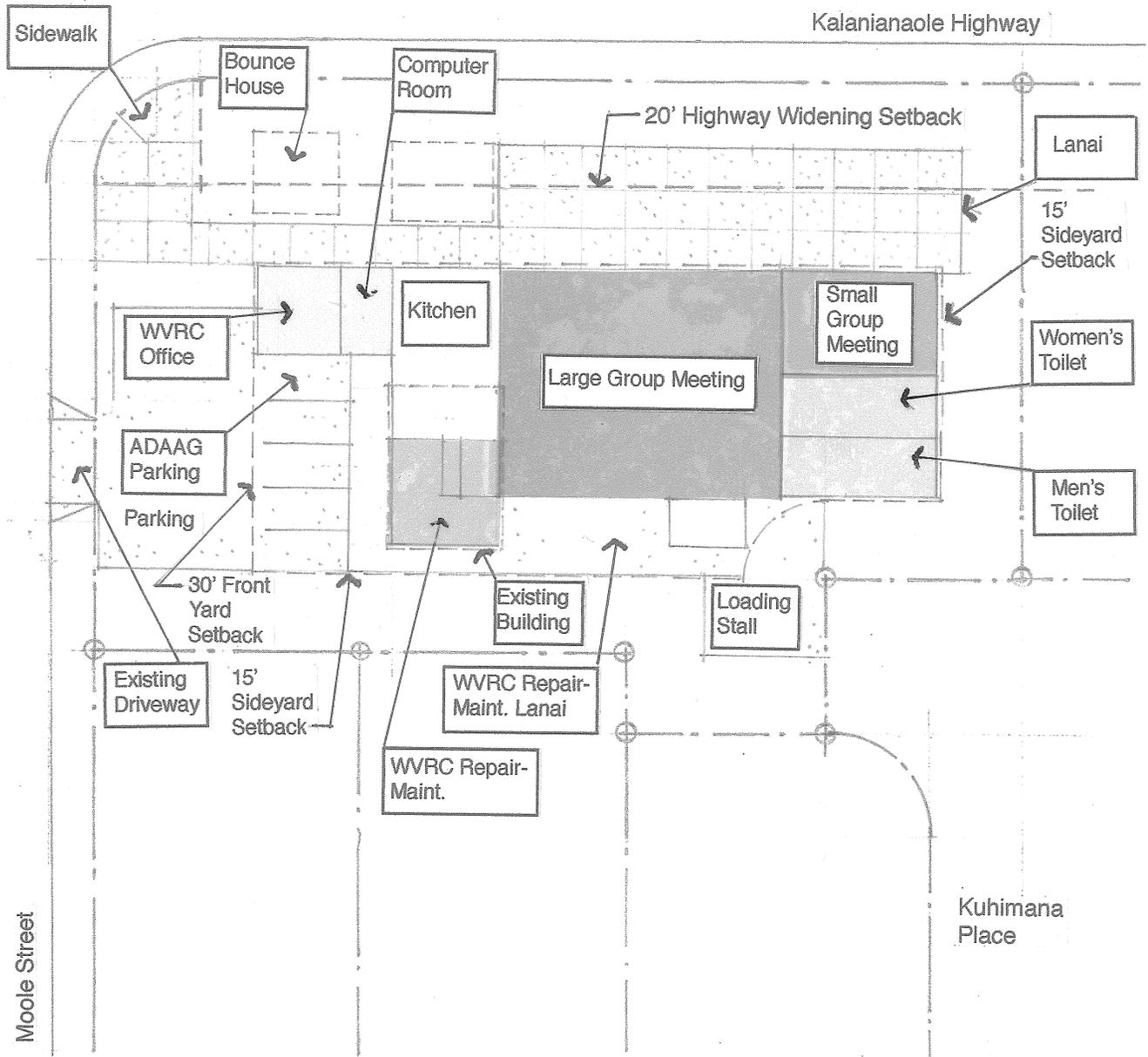
Conceptual Site Plan 2.1:

- a) The relocation of the WVRC maintenance operations to a new location would require that portion of the new building was complete before the existing space could be renovated.
- b) The demolition of the existing building was considered a economic liability to the project budget, since the building is in good condition, and constructed of durable materials.
- c) The small group meeting room while located conveniently for arriving and departing students was distant from the lanai area and play yard, in the Kalaniana'ole Highway setback.

Conceptual Site Plan 2.2:

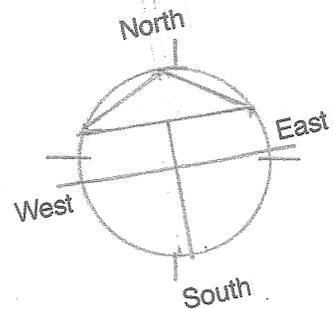
- a) The major drawback to this plan was the location of parking at the east end of the lot. The parking was hidden from public view, and therefore could be hard to find. The access to parking also required that visitors would need to circle around through a portion of the village creating additional traffic, noise and dust to adjoining homes.
- b) The loss of the existing building was also again viewed as a liability to the project budget.

After due discussion and consideration the proposed site plan concept was selected for design refinement.

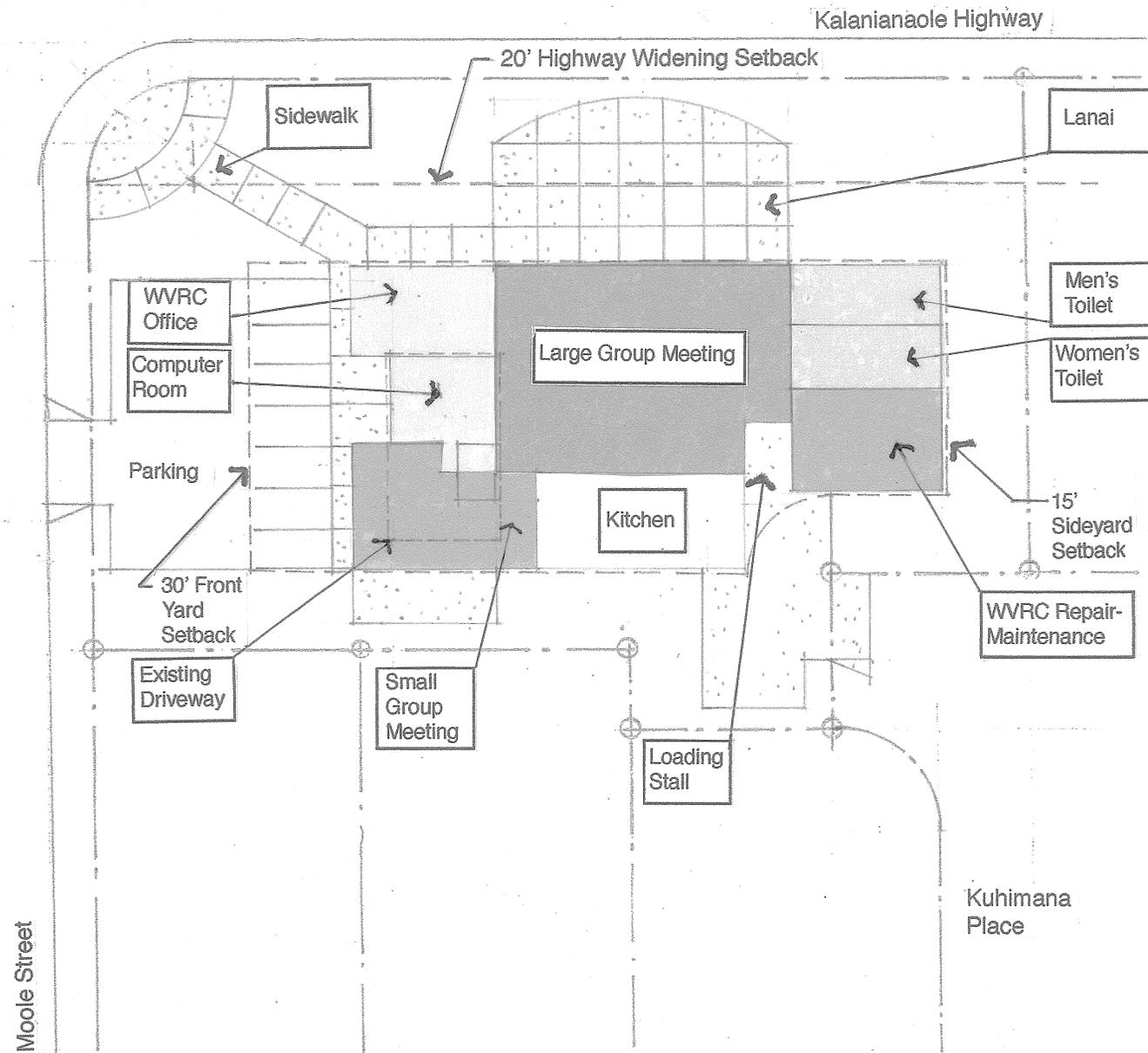


ALTERNATE CONCEPTUAL SITE PLAN 1.1

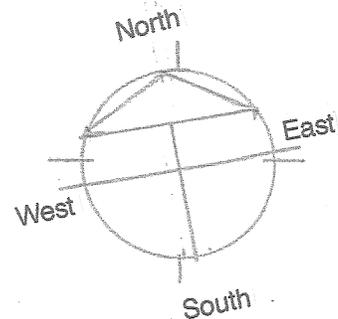
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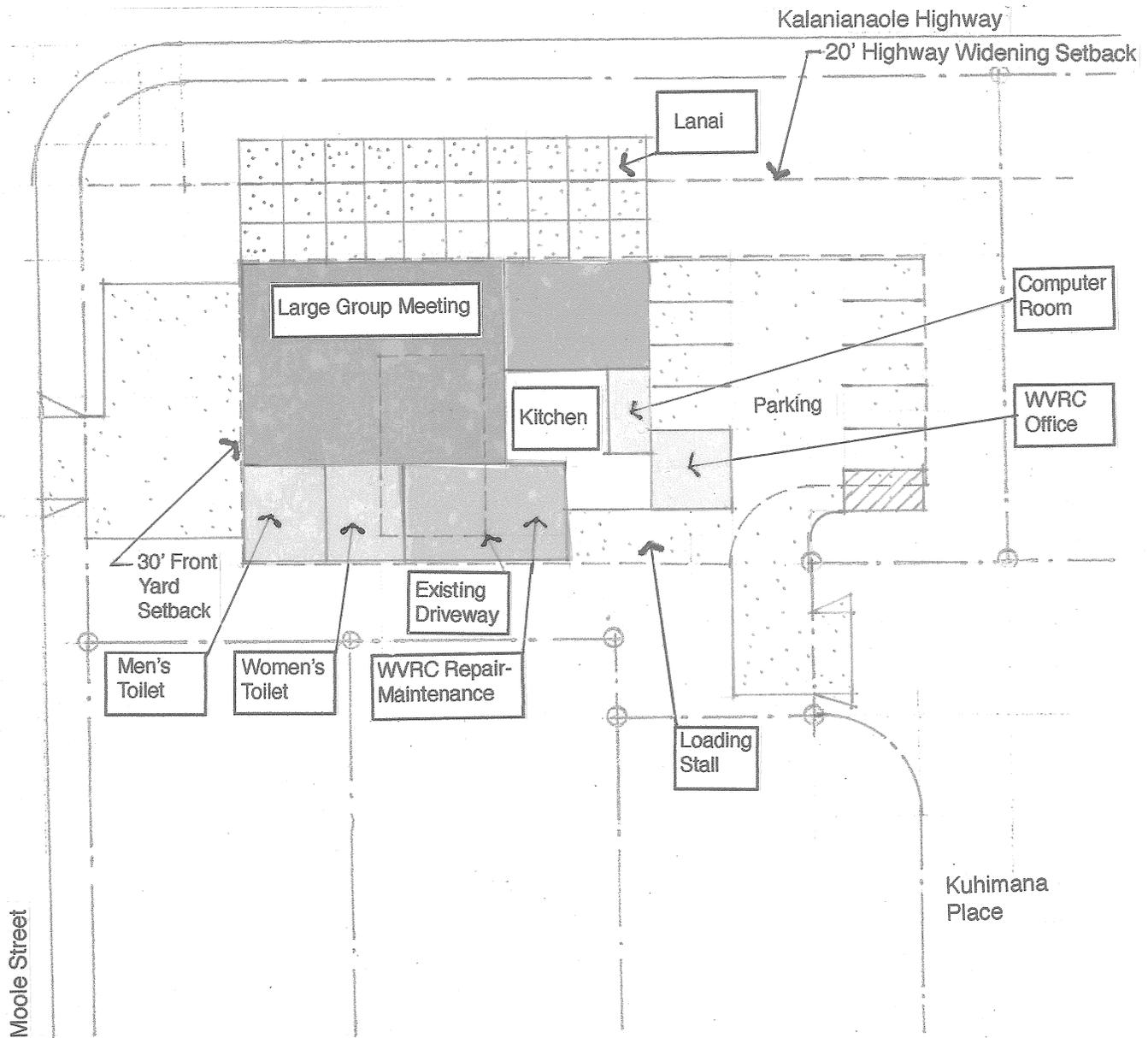
Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795	Alternate Design Concept 1.1	Figure 15
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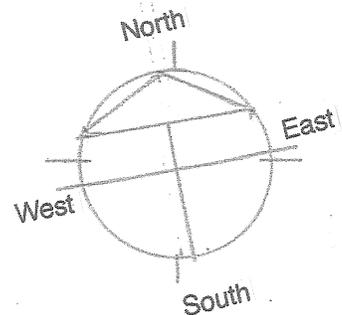
ALTERNATE CONCEPTUAL SITE PLAN 2.1
 Scale: 1/32" = 1'-0"



Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795	Alternate Design Concept 2.1	Figure 16
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ALTERNATE CONCEPTUAL SITE PLAN 2.2
 Scale: 1/32" = 1'-0"



Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795	Alternate Design Concept 2.2	Figure 17
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determination of significance

This section describes the determination that is anticipated with respect to whether or not the proposed action will have a significant impact on the environment, and the reasons for the anticipated determination.

5.4 ANTICIPATED DETERMINATION

A Finding of No Significant Impact (FONSI) is anticipated for this proposed action.

5.5 REASONS SUPPORTING THE ANTICIPATED DETERMINATION

The Department of Health Environmental Impact Statement Rules for the Determination of Significance, requires an applicant to determine whether an action may have significant impact on the environment, including all phases of the project, its expected consequences, both primary and secondary, its cumulative impact with other projects, and its short- and long-term effects. In making the determination, an action shall be determined to have a significant effect on the environment according to the following criteria:

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

The proposed action does not involve an irrevocable commitment to loss or destruction of any known natural or cultural resource. The site of the proposed action was previously developed, and is part of an existing subdivision.

2. *Curtails the range of beneficial uses of the environment.*

The proposed action will not place any new or expand any beneficial uses of the environment. The project represents the continuation of an existing use on a previously developed parcel, will not require the clearing of additional land. The proposed Recreation Center will provide a venue for community services identified as needed by a survey. Construction and operation of the new facility would be performed in accordance with applicable State and County regulations, thereby minimizing potential impacts to air and water quality and ambient noise levels.

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 conforms to the State Environmental Policy. The proposed Recreation Center will be approximately 5,000 square feet, and single story, residential scaled, and constructed of common building materials of wood, masonry and metal. The proposed Center is intended to improve the well-being

of the community.

4. *Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.*

The proposed action would have a positive short-term direct and indirect economic benefit to the State and County through the construction-related jobs and induced effects of spending on the economy. The long term economic benefit will be the added employment at the Recreation Center or services bought in support of services provided. The proposed project will also provide a venue for the needed social activities and community services to promote the well-being and bonding of the community. The proposed action is not expected negatively affect the cultural practices of the community or State.

5. *Substantially affects public health.*

The proposed would not affect public health. There would be some short term construction-related impacts such as noise, air quality and traffic in the area, but these would be temporary. Standard construction best management practices would be used to minimize the temporary impacts. The long term benefit project is expected to provide is the improvement of the well-being of the community by providing additional sanitation facilities. Associated increases in utility demands is anticipated.

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

The proposed action will not increase the population in the community because it is not a new housing unit or commercial enterprise. Since the proposed Recreation Center will use existing utility connections, no new utility connections will be required. Typical minor increases in utility demands would be expected for added on-site activities. Existing traffic patterns would be expected to continue with traffic peaks occurring during evenings and weekend evenings.

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

The proposed action is not expected to degrade the environmental quality. The proposed Recreation Center is to serve an existing subdivision without a community center of its own. Long-term impacts to air, water quality and noise levels would be minimal or non-existent.

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

The proposed action will be the only one in the existing subdivision. There are no plans for other actions in the subdivision, and the project is not a part of a

supplemental future development.

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

There are no known rare, threatened or endangered species or its habitat on the site of the proposed action. Although the site is largely vacant, the site has a long history of development and human habitation.

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

The proposed action will not detrimentally affect air, water quality or ambient noise levels permanently. Construction activities will temporarily increase air, water quality and ambient noise levels. The use of best management practices would minimize the construction-related impact, and the project would comply with applicable development regulations and standards. The proposed project will improve the long-term noise levels experience by adjoining properties over the current situation.

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

The proposed action is not located in a environmentally sensitive area. Further the project is located with a minimal flood hazard risk and is outside the tsunami evacuation zone. There are no known erosion or subsidence problems, or geologic hazards in the area.

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

The proposed action will not obstruct or affect scenic vistas and view planes identified in State or County plans and studies.

13. *Requires substantial energy consumption.*

The proposed action is not expected to consume substantial amounts of energy. Architectural and engineering design will incorporate energy and water saving measures. A majority of the interior rooms in the proposed Recreation Center will not be air conditioned, or heated. Mechanical ventilation for the kitchen cooking equipment will be provided as required by the applicable codes.

6. APPROVALS AND PERMITS

State of Hawaii and City and County of Honolulu permits required for implementation of this proposed action:

Type	Agency
Conditional Use Permit, Minor (Off-site Parking Facilities on TMK 4-1-03: 090)	City and County of Honolulu, Department of Planning and Permitting, Land Use Permits Division, Land Use Approval Branch
Conditional Use Permit, Minor (As a Meeting Facility and Preschool on TMK 4-1-03: 089)	City and County of Honolulu, Department of Planning and Permitting, Land Use Permits Division, Land Use Approval Branch
Building Permit	City and County of Honolulu, Department of Planning and Permitting, Building Division

7. EARLY CONSULTATION COMMENTS AND RESPONSES

An informational letter requesting early consultation were sent to agencies indicated in the following list on November 9, 2007. The parties who responded during the p-re-assessment consultation process are identified by asterisk (*). The pre-assessment consultation letter, written responses received and subsequent response letters addressing those comments are attached in Appendix E. The following letter comments were received:

Federal Agencies

U.S Army Corp of Engineers
U.S. Fish and Wildlife Service
Federal Emergency Management Agency

State Agencies

*Department of Land and Natural Resources, Land Division
Department of Human Services
*Department of Education
Department of Transportation
Department of Health, Environmental Planning Office
Department of Health, Office of Environmental Quality Control
*Office of Hawaiian Affairs
Office of Planning
DLNR, State Historic Preservation Division
*Department of Human Services, Public Housing Authority
Department of Human Services, Housing and Community Development Corporation
Waimanalo Library

City & County of Honolulu Agencies

*Board of Water Supply
*Department of Design & Construction
Department of Environmental Services
Department of Transportation Services
*Department of Planning and Permitting
*Fire Department
*Police Department

Utility Companies

*Hawaiian Electric Company
Hawaiian Telephone Company
Oceanic Time Warner Cable

Community Organizations and Others

Waimanalo Health Center

Agency/Organization	Letter Date	Major Comments
State of Hawaii, Department of Land and Natural Resources, Land Division	November 16, 2007	No comments to offer at this time.
State of Hawaii, Hawaii Housing Finance and Development Corporation	November 19, 2007 (Email)	The approving agency was incorrectly identified as HCDCH, which no longer exists. The correct name of the approving agency should be Hawaii Housing Finance and Development Corporation.
City and County of Honolulu, Police Department	November 23, 2007	The project should have no significant impact on facilities or operations of HPD.
State of Hawaii, Department of Human Services, Hawaii Public Housing Authority	November 27, 2007	No comments to offer at this time.
State of Hawaii, Department of Education	November 27, 2007	No comments to offer at this time. A copy of the Draft EA is requested.
City and County of Honolulu, Board of Water Supply	November 27, 2007	The existing water system is adequate to accommodate the proposed development. Water System Facility Charges will apply when water is made available. Fire protection requirements should be coordinated with Fire Prevention Bureau. Cross-Connection Control and Backflow Prevention requirements will apply.
City and County of Honolulu, Department of Design and Construction	November 28, 2007	No comments to offer at this time.
City and County of Honolulu, Honolulu Fire Department	December 11, 2007	The proposed project will not adversely impact services provided by the HFD.

State of Hawaii, Office of Hawaiian Affairs	December 11, 2007	Requests the Draft EA adopt language that will ensure that should iwi kupuna or Native Hawaiian cultural or traditional deposits be found during ground disturbance or excavation, work will cease and appropriate agencies contacted pursuant to applicable law. A copy of the Draft EA is requested.
City and County of Honolulu, Department of Planning and Permitting	December 14, 2007	Confirmation of R-5 zoning. Project will require a CUP-Minor to establish Meeting Facility and Day Care facilities. A CUP-Minor for off-site parking will also be required. Copies of the application and application instructions were provided. A copy of the Draft EA is requested.
Hawaiian Electric Company, Inc.	January 24, 2008	Describe any new requirements or changes in electrical service in the DEA, and forward for HECO review.

In addition to written correspondence, an additional effort to identify community concerns regarding the proposed action was made, a presentation was made to Waimanalo Neighborhood Board No. 32 on November 13, 2007. Notification of the Neighborhood Board presentation was provided on the agenda at its website. Letters of notification were specifically sent to the landowner (State of Hawaii, Hawaii Housing Finance and Development Corporation), and seven (7) homeowners-renters of the properties adjacent to the location of the proposed actions. A copy of the Neighborhood Board agenda, letters of notification, memo of the presentation and discussion and neighborhood Board minutes are included in Appendix F.

Waimanalo Village Recreation Center

APPENDIX A

Architectural Drawings

**KAUAHIKAUA
& CHUN/
ARCHITECTS**

Kawaiahao Plaza, Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813
Phone: (808) 526-2283
Fax: (808) 599-4723

Waimanalo Recreation Center

41-552 Moole St.,
Waimanalo, Hawaii 96795

**PROPOSED
SITE PLAN**

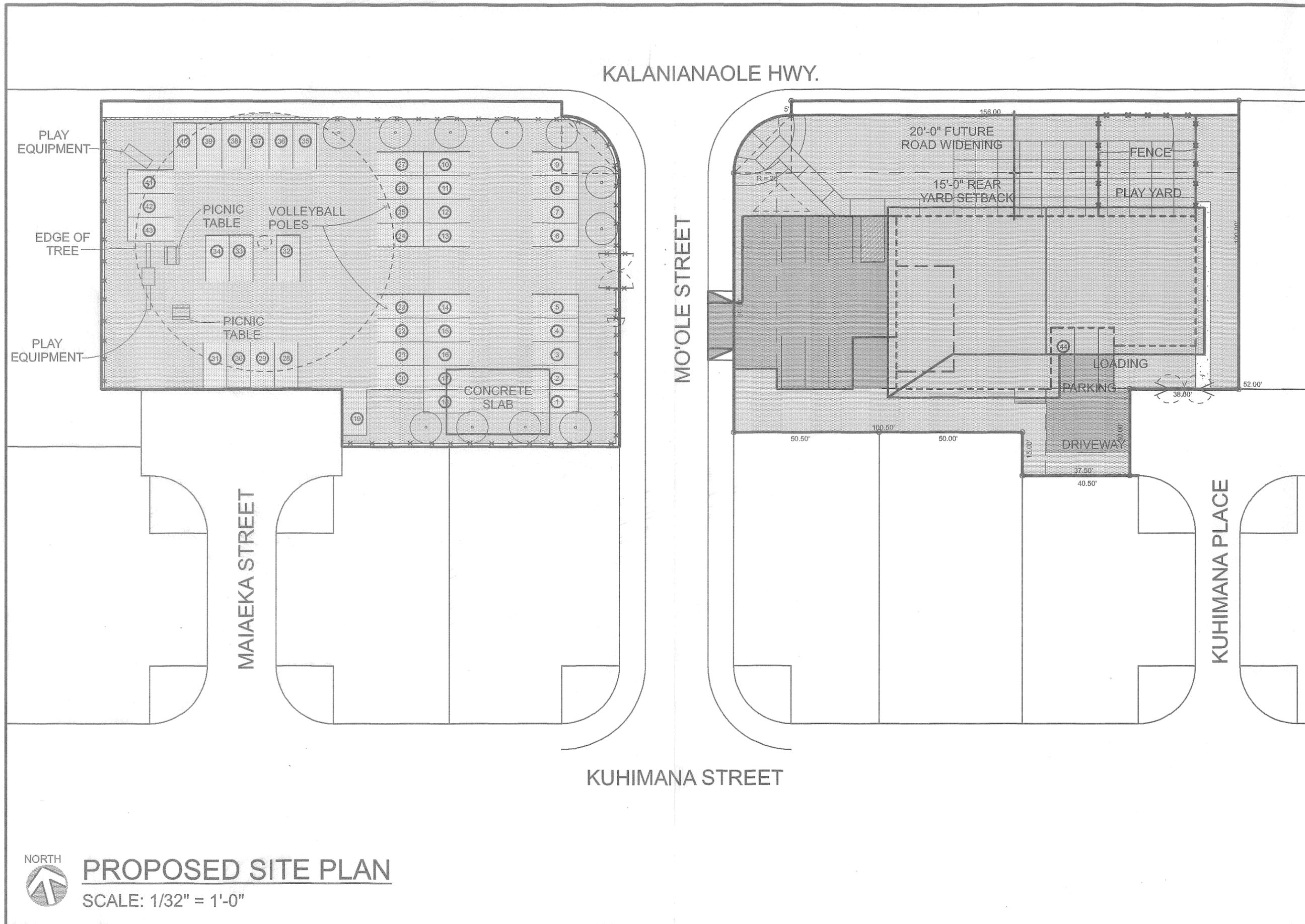
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PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

**KAUAHIKAUA
& CHUN/
ARCHITECTS**
Kawaihāo Plaza, Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813
Phone: (808) 526-2283
Fax: (808) 599-4723

Waimanalo Recreation Center

41-552 Moole St.,
Waimanalo, Hawaii 96795

**BUILDING
SECTION**

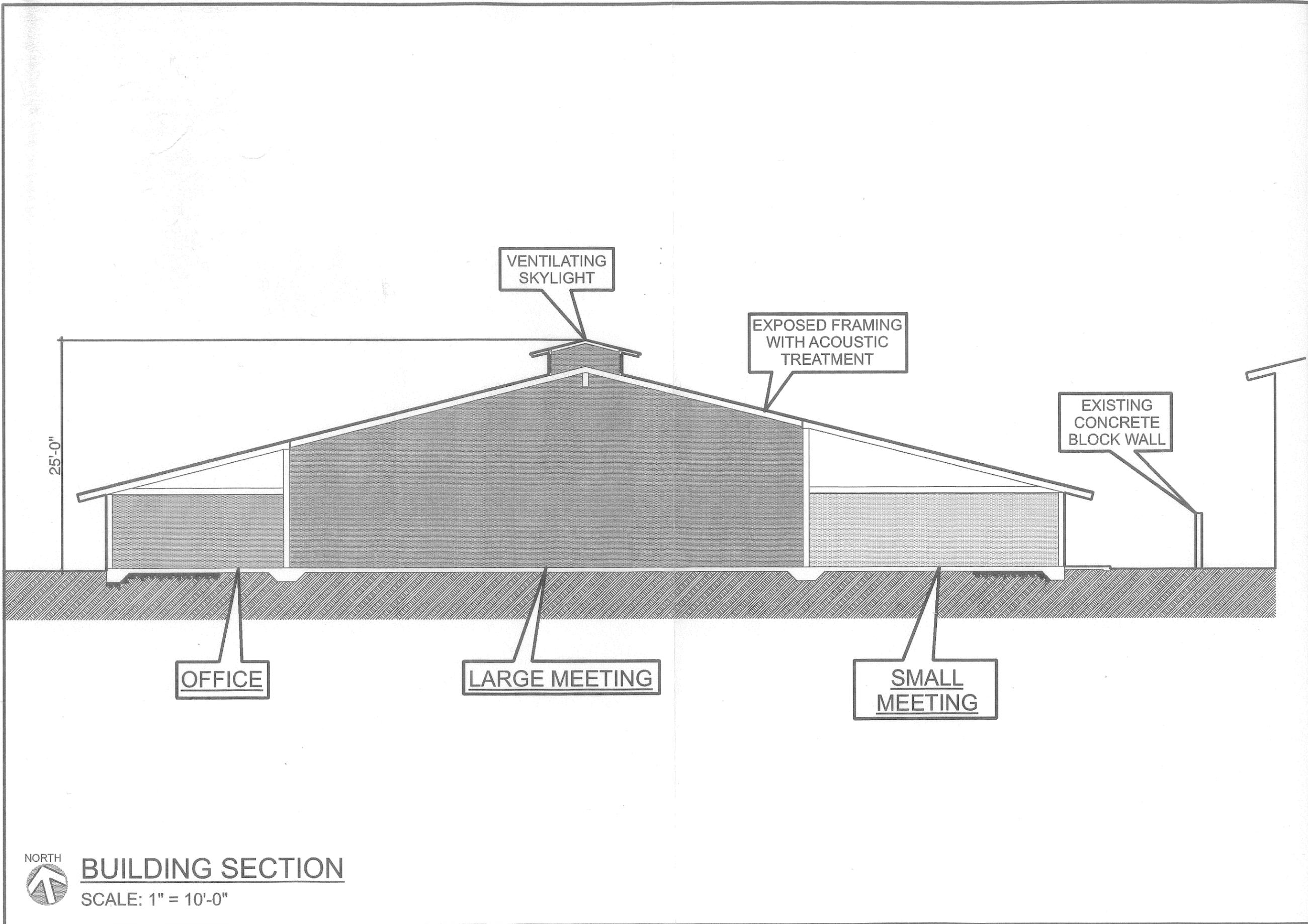
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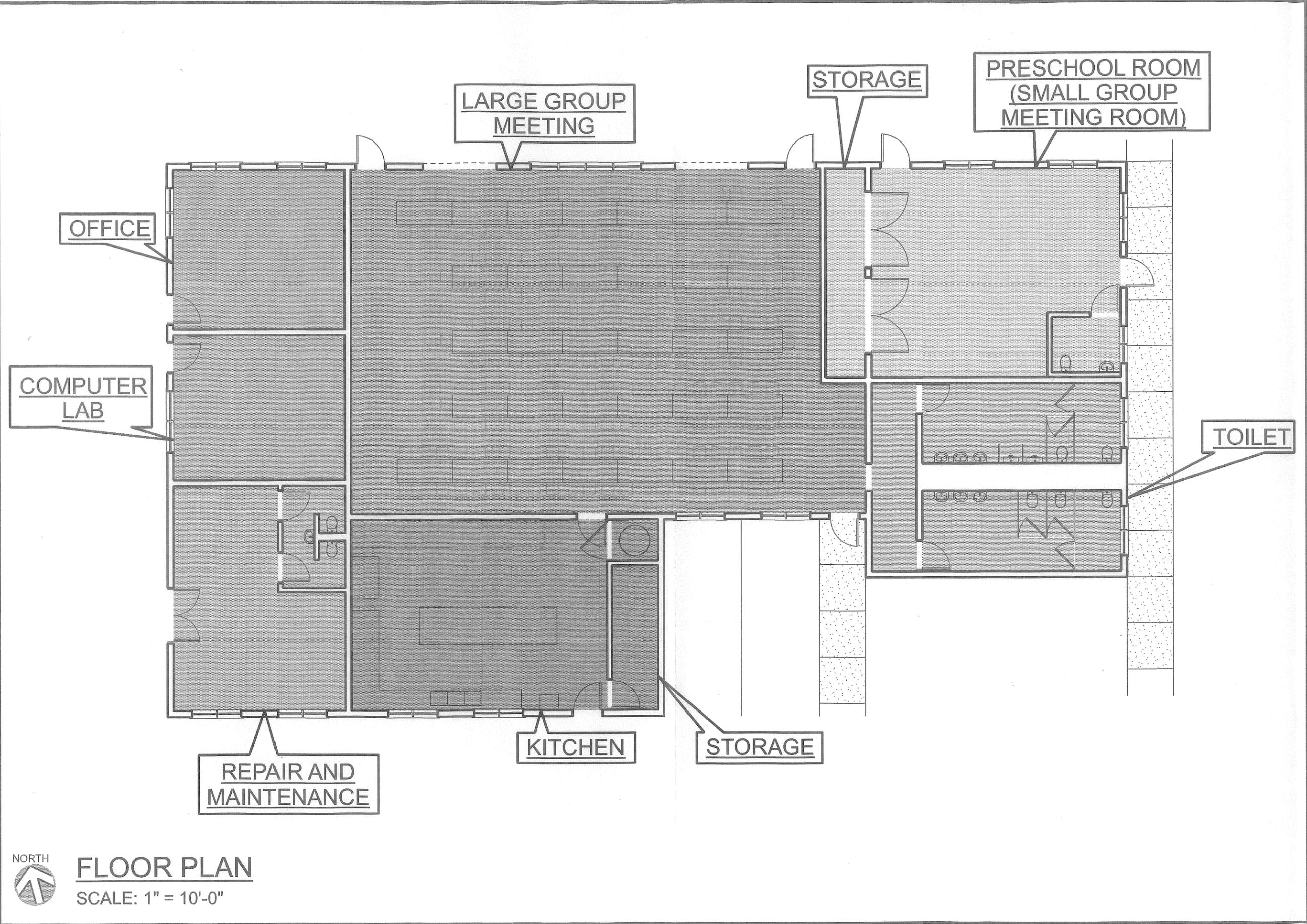
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BUILDING SECTION

SCALE: 1" = 10'-0"



**KAUAHIKAUA
& CHUN/
ARCHITECTS**

Kawaiahao Plaza, Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813
Phone: (808) 526-2283
Fax: (808) 599-4723

Waimanalo Recreation Center

41-552 Moole St.,
Waimanalo, Hawaii 96795

FLOOR PLAN

Date:

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Waimanalo Village Recreation Center

APPENDIX B

Botanical Resources Assessment

**BOTANICAL RESOURCES ASSESSMENT
FOR
WAIMANALO VILLAGE RECREATION CENTER
AT
WAIMANALO, KOOLAUPOKO, OAHU
(TMK: 4-1-034:089 AND 090)**

**BY
DANIEL G. CHUN FAIA**

**PREPARED FOR
WAIMANALO VILLAGE RESIDENCE CORPORATION**

**PREPARED BY
KAUAHIKAUA & CHUN/ARCHITECTS**

JUNE 5, 2008

BOTANICAL RESOURCES ASSESSMENT FOR THE PROPOSED WAIMANALO VILLAGE RECREATION CENTER

Survey Method

A walk-through survey method was used and all plant identification made in the field.

Description of the Vegetation

The site proposed for construction is completed planted with ornamental trees, ornamental shrubs and lawns. The Assessment observed 63 plant species, the overwhelming majority consisting of alien introduced plant species. Four plant species are Polynesian introduced (6 %): three of these species being represented by a single specimen. No endemic or indigenous plant species were observed on the site.

In the inventory the vegetation types are divided into Ornamental Landscaping and Lawn. The grassed parking lot portion of the site has a large mature Monkeypod tree and a mix of ornamental shrubs.

Ornamental Landscaping

The ornamental landscaping has a mixture of planting that is quite typical of residential planting in the windward area of Oahu. The landscaping is actively and generally well maintained. The largest tree is an Avocado that has been previously topped. The next largest tree is a Kukui of relatively young age. The single coconut palm is also of relatively young age. Most of the edge of the site is planted with a row of Manila Palms.

Trees and Palms

<i>Samanea saman</i>	Monkeypod
<i>Aleurites moluccana</i>	Kukui
<i>Persea americana</i>	Avocado
<i>Tabebuia pentaphylla</i>	Pink tecoma
<i>Macadamia tetraphylla</i>	Macadamia nut
<i>Terminalia catappa</i>	False kamani /Tropical almond
<i>Spathodea campanulata</i>	African tulip
<i>Cocos nucifera</i>	Coconut palm
<i>Arecastrum romanzoffianum</i>	Queen palm
<i>Chrysalidocarpus lutescens</i>	Areca palm
<i>Adonidia merrillii</i>	Manila palm

Shrubs

<i>Plumeria rubra.</i>	Plumeria hybrid
<i>Musa acuminata</i>	Banana
<i>Morinda citrifolia</i>	Noni
<i>Cordyline terminalis</i>	Ti green and hybrids

Botanical Resources Assessment
Waimanalo Village Recreation Center
June 5, 2008

<i>Dracaena marginata</i>	Money tree / green and variegated
<i>Pleomele reflexa</i> 'variegata'	Song of India
<i>Galphimia glauca</i>	Galphimia
<i>Pentas lanceolata</i>	Pentas /Egyptian star cluster
<i>Hibiscus rosa-sinensis</i>	Hibiscus hybrids
<i>Phymatosorus grossus</i>	Laua'e fern
<i>Crassula oblique</i> hybrid	Miniature jade plant
<i>Kalanchoe fedtschenkoi</i>	Aurora borealis plant
<i>Aloe vera</i>	Aloe
<i>Jasminum sambac</i>	Pikake bush
<i>Rosmarinus officinalis</i>	Rosemary
<i>Calotropis gigantea</i>	Crownflower purple and white
<i>Carica papaya</i>	Papaya
<i>Heliconia psittacorum</i>	Heliconia
<i>Heliconia caribaea</i> 'purpurea'	Heliconia red
<i>Hedychium coronarium</i>	White ginger
<i>Alpinia sp</i>	Pink ginger
<i>Pseudoranthemum reticulatum</i>	Eldorado
<i>Canna indica</i>	Amaryllis sp (not in bloom)
<i>Lantana camara</i>	Canna yellow
<i>Strelitzia alba</i>	Lantana yellow
<i>Nephrolepis biserrata</i> v. <i>furcans</i>	White bird of paradise
<i>Asparagus densiflorus</i>	Fish tail fern
<i>Rhoeo spathacea</i> <i>discolor</i>	Asparagus sprengeri fern
<i>Ipomoea batatas</i>	Rhoeo
<i>Pedilanthus tithymaloides</i> 'var.'	Sweet potato vine
<i>Codiaeum variegatum</i>	Milk bush
<i>Alocasia sp</i>	Croton hybrid
	Night blooming jasmine

Planter weeds

Asystasia gangetica
Bidens alba
Chamaesyce prostrata
Chamaesyce hypericifolia
Coccinia grandis
Emilia fosbergii

Lawn

The lawn is frequently mowed and well maintained, while containing the mixture of grasses and weeds typical of lawns in the Waimanalo area. Four lawn grasses were

Botanical Resources Assessment
Waimanalo Village Recreation Center
June 5, 2008

observed. The McCoy grass grows in the deep shade of the Avocado tree and Seashore Paspalum is used in an isolated section of lawn.

Lawn grasses

Brachiaria subquadripara
Chrysopogon aciculatus
Seashore paspalum
McCoy grass

Lawn weeds

Cyperus rotundus
Chloris barbata
Desmodium triflorum
Centella asiatica
Calyptocarpus vialis
Syndrella nodiflora
Alysicarpus vaginalis
Desmodium incanum
Oxalis corniculata

Discussion and Recommendations

None of the plants occurring on site are threatened or endangered species. No endemic or indigenous plant species were observed on site. There were no wetlands observed on site; the site having been the location of the former Waimanalo Plantation village and small commercial center.

It is expected that the project will disturb much of the existing landscaping. After construction, the site will be newly landscaped. There will be an increase of Polynesian introduced plant material, with many of the same popular introduced plant materials replanted on site.

The large mature Monkeypod tree will be protected and maintained during and after construction.

Literature

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Waimanalo Village Recreation Center

APPENDIX C

Cultural Impact Assessment

**CULTURAL IMPACT ASSESSMENT
FOR
WAIMANALO VILLAGE RECREATION CENTER
AT
WAIMANALO, KOOLAUPOKO, OAHU
(TMK: 4-1-034:089 AND 090)**

**BY
DWIGHT PAUHI KAUAHIKAUA**

**PREPARED FOR
WAIMANALO VILLAGE RESIDENCE CORPORATION**

**PREPARED BY
KAUAHIKAUA & CHUN/ARCHITECTS
MAY 12, 2008**

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I INTRODUCTION

A. PROJECT DESCRIPTION

The proposed action is to construct a recreation center on vacant 20,000 square feet State of Hawaii-owned site in the Waimanalo Village subdivision for the Waimanalo Village Residence Corporation, a not-for-profit organization, receiving no public funds, except for the proposed use of the State-owned land. The recreation center will serve as the administrative and social services center for the residents of Waimanalo Village, and the social services center for the entire Town of Waimanalo. The proposed recreation center will be a single-story 5,400 square feet building containing a space for social gatherings of 200 persons, an administrative office for the recreation center, the housing subdivision, and for programs anticipated to be accommodated in the facility such as child care, educational programs, and others to serve the social needs of the entire Waimanalo community.

B. AREA DESCRIPTION

The site is in the middle of the Waimanalo Village subdivision on State of Hawaii-owned land in Waimanalo Town in the *ahupuaa* (land subdivision) of Waimanalo, in the *moku* (district) of Koolaupoko on Oahu. The ahupuaa is on the southeastern windward side of Oahu. It consists of a broad alluvial valley flanked by the Koolau Mountains on the west that extends to Makapuu Point, the southeaster tip of Oahu. To the north, the valley is flanked by a line of ridges and peaks extending off the Koolaus the sea toward the twin islands of Mokulua off Lanikai. The ahupuaas to the north are, in order Kailua, Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Waiahole, Waikane, Hakipuu, and finally Kualoa. This ahupuaa included the ahupuaa of Maunalua prior the Great Mahele of 1848.

The specific site of the proposed action is on one of four corner parcels at an intersection serving as access streets into the Village Subdivision. In the plantation days of Waimanalo Sugar Company (WSC) this intersection was the center of town with privately owned commercial businesses on three of the corners and a movie theater on the fourth corner.

II CONSULTANTS

A. SELECTION METHODS

The consultants selected for this assessment were Waimanalo Village residents and “old-timers” and members of the Waimanalo community who were residents of the WSC plantation housing, the predecessor to Waimanalo Village. The method of selection was by an invitation printed in “The Waimanalo Village Chronicles,” Spring Issue, 2008 newsletter of the Waimanalo Village Residents Corporation (WVRC) circulated in the community for an informal “Talk Story” session. The session was held at the

Corporation's office on March 13, 2008 from 7:00 PM to 8:30 PM.

B. INTERVIEW PROCEDURES

The interview procedure was a "Talk Story" session where those present and interested in participating were asked to introduce themselves, describe their circumstances and describe their experiences in the community. Eleven (11) persons present participated.

C. RESULTS (INTERVIEW SUMMARY)

1. Grace Lee.

Born 1933, born and raised in Village, one of five siblings in the family. Her mother owned and operated the former Waimanalo Restaurant located on the southwest (mauka-Kailua) corner of the Kalaniana'ole Highway and Moole Street intersection. Her grandmother Lum Kin Young who was born and raised in Waimanalo operated a boarding house for immigrant Filipino single-men sugar plantation laborers. Her mother's good friend was Tai Lee (no relation), the Chinese farmer who was probably the first to cultivate cane for WSC and the name of the irrigation ditch. She did not work for the plantation, though her uncle and aunties did. She attended Waimanalo School and Benjamin Parker High School in Kaneohe. She married another Village resident.

The community was composed of different ethnic groups, but very close knit. All in the community celebrated in each other's ethnic cultural events. All social events were open to all in the community. Everyone in the community knew each other and worked together. A memorable experience was going through the community singing Christmas carols and receiving treats from the homes.

The plantation provided all needed facilities for the community – the store, medical dispensary, post office, Movie Theater, the gymnasium, therefore there was no reason to leave Waimanalo for common needs. A shopping trip to Honolulu for special occasions was a real treat. The plantation transported the high school students to and from Benjamin Parker School in Kaneohe daily on the company's trucks. The plantation's gymnasium was the facility for all of the social events in the community, and even served as the gymnasium and gathering facility for Waimanalo School. The plantation managers were good to the community.

2. Francisco J. Tabar.

Life-long resident of the Waimanalo, except for a brief stint in the U.S. Army when drafted in 1945. Born in 1926 further up the valley, his father being the mid-wife. His father migrated from Cebu Island, Philippines in 1921 to work as a plantation laborer, initially cutting and loading the cane referred then as "hapai ko", but eventually becoming a mule tenderer. Upon returning from his army service, he noticed his sister's good friend and eventually married her.

Growing up in the community was fabulous because all ethnic groups worked together, celebrated together, and played together. A variety of fruit trees in the community provided the snacks for the kids. The irrigation water reservoir was their swimming hole that also contained shrimp (opae) that they caught and ate. The irrigation flumes and their wooden gates provided them with a “rafting” activity.

Plantation managers George Chalmers and George Bennett were good to the community and every Christmas provided each child in the community with treats. The plantation donated the land on which St. George’s Parish sits today.

Francisco said there are remains of a heiau near their reservoir-swimming hole. He was also shown a cemetery within Bellow Air Force Station located at the intersection of the runways. The remaining stone grave markers are engraved with Japanese characters, but believe there are more graves whose markers are gone. He is part of a group attempting to find the records of the burials there.

After returning from his stint in the army, the plantation closed as a consequence of increased labor costs because of the 1946 labor strike. Approximately one-third of the Village residents moved away in order to secure employment elsewhere and life in the community changed. Many Filipino men moved to other plantations in order to work at the only jobs they knew.

3. Doreen Tabar Texeira.

Francisco Tabar’s daughter, born in 1957 and raised in the Village, and attended Waimanalo School and Kailua High School.

Her father has been asked many times to speak of the old-times many times. Her mother is pictured with three other Japanese women working in the cane fields in the book of the 100 Anniversary of Japanese immigration.

4. Loretta Kaaihue.

Born 1945 in Honolulu, but moved to and raised in Village, and currently living in Village. Her house was on Kalanianole Highway, one house away from the store. Her mother was employed in the restaurant.

She remembers the cowboy times in Waimanalo Restaurant, the good music on the weekends, horses being tied outside, and a Chinese restaurant behind the Restaurant that served good food. Enjoyed her childhood days in Waimanalo because it was fun to run though any yard to pick any variety of fruit for snacking.

5. Shelly Texeira Vickery.

Born 1961, the youngest of five children, and born and raised in the Village when it was called the “old camp.” Her parents moved to the Village from Koko Head in the 1950s. Mother was a full-time stay-at-home mother, did laundry, and made food to sell at community events while caring for the children.

She considers herself fortunate to have been raised in Waimanalo because neighbors all helped and respected each other. As an example of community cohesiveness, she related to an event on Christmas Eve of 1960 when her father was disabled in an automobile accident and was unable to provide for his family. As a consequence they could no longer afford the deliveries of milk, but a neighbor paid for the deliveries to continue. The family purchased a new house on a fee-simple lot in the Mill Subdivision on Poalima Street, but kept the home in the Village as a “get-on-your-feet house” for newly married family members starting families and for those struggling financially.

She remembers the many fruit trees in the area providing all the children with a variety of snacks at any time. Another example of the cohesiveness of community was the help of the entire neighborhood in parenting by keeping watch over the activities of all children and providing guidance when necessary. Therefore, though the sugar company no longer operated, the plantation still existed because of the resident’s attitudes of concern for each other still existed.

6. Cheryl Castello.

Grandparents moved to the Village in 1925 or 1926 and were the first generation of her family to live in and work on plantation. Grandmother operated a boarding house for single men plantation workers.

Entire family lived on mauka-most street in the village. Because no other homes were behind their home, they raised every type of farm animal and therefore led a ranch life. Community residents came to butcher animals and all the community would help. When new homes were built in the Village, they had stable in back in the backyard.

The old plantation gymnasium across the street from her home was an important place. The paved area outside was used for roller-skating because none of the streets in the neighborhood were paved. Whenever the gymnasium’s janitor fell asleep after turning on the lawn irrigation sprinklers, they snuck in and enjoyed playing in the sprinkler sprays. City took over gym and ran all sports programs after the demise of the plantation.

7. Gary Correa.

Born on Kauai and moved to the Village with his family in the early 1960s at age eleven or twelve. Returned to Kauai for fifteen years and resided in Honolulu, but returned to

become a resident and the maintenance man for the Village.

Really liked the friendly lifestyle in Waimanalo. Worked with Gary Borges and took tourists on horseback rides on back roads. The old Village had outhouses and outside showers where bath water was heated by a wood fire. Have memories of mosquito spray truck coming through the neighborhood periodically poisoning everything. The reservoir was the swimming hole. Old-timers like Tabar, Fernandez, and Abreu did many good things for the children in the camp. A significant change is current children have lost respect for the elders.

8. Eric Bunyan.

Came to Waimanalo in summer 1968 with a group of ten fellow University of Hawaii students to work for the Waimanalo Teen Project. Served as director for new Waimanalo Gym for ten years.

Experienced last ten years of the old houses in the Village. By that time half of the plantation houses were gone and the yards were larger because some houses had the benefit of vacant adjacent lots. The Tavern finally closed when new homes were built. Married a Village resident, Cheryl Castello's cousin. All the family lived nearby so grandmother cooked for all throughout the day by rotating six pots on the stove, allowing any family member came to eat and visit.

9. Michelle Hoku Liu.

Moved into the Village twenty-eight years ago at age two with father, Walter Liu

Do not remember the old stories because most old homes gone. Played in large field where old gym was formerly located, and was able to run around anywhere, until the fences went up. More acquainted with the older people in the community because always accompanied her father on Village business. Involved with the Village Board to hopefully enable her daughter to experience the same plantation environment.

10. Walter Liu.

Moved to the Village in 1982 with four children, daughter Hoku is the youngest.

First came to Waimanalo in 1954 with high-school friends because the Tavern was considered a hot spot with good entertainment. Also fished at the beach park before it was cleared for park use. Many improvements happened since moving into the Village, and hopefully will get better for younger residents. A Board Member of WVRC for the last twenty-five years in order to repay the good fortune of being able to move into the

Village. The Village has become financially stable through everyone's hard work and persistence.

III MATERIALS CONSULTED

The resources from the Hawaii State Library were the materials consulted for this Cultural Impact Assessment.

IV CULTURAL RESOURCES, PRACTICES AND BELIEFS

A. HISTORY

Koolaupoko was a favorite of the Monarchs, and as such, the ahupuaas were granted to the most favored among the chiefs. The ahupuaa of Kaneohe was retained by Kamehameha I as his personal possession, and subsequently bequeathed to his direct heirs. The Waimanalo ahupuaa was retained by Kamehameha III himself during the Great Mahele of 1848. The likely reason for this was that this ahupuaa, and the one immediately adjacent to the north supported large populations with ample crops and ocean resources, Waimanalo being particularly abundant with breadfruit, mountain apple, candlenut and coconut.¹

Waimanalo Valley was a forest of breadfruit, mountain apple, kukui, and coconut trees prior to any land leases to Western Interests. The Valley had scores of taro patches, sweet potatoes patches, native sugar cane (for domestic consumption), and hundreds of traditional Native Hawaiian grass huts. The ocean was teeming with fish. Western development of Waimanalo began when Englishman Thomas Cummins leased a portion of the Crown Lands in the ahupuaa from Kamehameha III in the early 1840s. Cummins used the land for cattle ranching and racehorse breeding. This use wreaked havoc with the traditional uses on the small kuleanas because the livestock roamed freely everywhere. Eventually the small kuleanas were sold or abandoned, enabling Cummins to buy the lands in the ahupuaa in fee. Prior to the Reciprocity Treaty of 1876, it was uneconomical to cultivate sugar cane because of the low sugar prices, small scale, primitive equipment and methods, and of insufficient water and labor. However, after the ratification of the Treaty sugar was able to enter the United States duty-free, and there was a demand for the commodity. Thomas's son John A. Cummins envisioned the opportunities possible with a large-scale sugar production plantation, and on April 5, 1878 chartered the Waimanalo Sugar Company, and leased additional Crown Lands from the Monarchy for a period of fifty years. John A. cleared the land, enlarged the acreage and planted more cane. Houses for the field workers replaced the traditional grass houses of the Native Hawaiians everywhere, and Chinese immigrant field workers gradually replaced the Native-Hawaiians. By January 1881 a new two-roller mill from Scotland capable of producing eight to ten tons of sugar a day was grinding cane.²

Thomas Cummins was known for his lavish hospitality at his home in Waimanalo. He became a favorite of King Kamehameha III and entertained him and his guests, including visiting royalty and military officers from various countries. Immediately after the King's departure from his last visit to Waimanalo, an unprecedented furious storm occurred that destroyed everything and killed people and horses by lightning on the ranch. The King died within a year of that occurrence. John A. Cummins continued his father's famous tradition of lavishly entertaining the members of the Monarchy, including David Kalaukua, and his sister and future Queen, Liliuokalani, even after he lost control of WSC, but continued as the manager, to W.G. Irwin and Company in 1885. Besides lavishly entertaining royalty, John A. was benevolent towards his employees, and in 1883 built a large 2,800 square feet facility and finely decorated and equipped it with a library and an automatic organ for their social and entertainment gatherings. Frequent evening entertainment for the workers included music by a very good band composed of the plantation laborers.³

Waimanalo Sugar Company continued under the management of John A. Cummins until 1894 when replaced by George Chalmers, and then by George Chalmers Jr. in 1919. With the change in management from John A. Cummins, the priority of WSC changed to operational efficiency through technological innovations.⁴ The lavish entertainment of Royalty and their guests in Waimanalo ended with the end of John A. Cummins management of WSC, and the end of the Monarchy with its overthrow in 1893, approximately one-half century after the first land lease to Thomas Cummins.

The new era of WSC under George Chalmers' management saw great growth in the sugar industry, aided by the annexation of Hawaii by the United States of America. The sugar industry had imported labor from China during its initial growth after 1876. However, after annexation an Exclusion Act of the United States forbade Chinese immigration, so the sugar planters imported labor from Japan, then from the Philippines.⁵ This influx of imported labor into Waimanalo fostered the growth of the plantation for the next fifty years that profoundly affected Waimanalo, economically and socially. Although WSC has not been an economic factor in Waimanalo for slightly over fifty years, the social effects of the plantation are present and vibrant in the multi-ethnic culture and ethic of the community today.

The traditional beliefs and legends of the Waimanalo ahupuaa are related to the Koolaupoko moku. Additionally, this moku and the moku of Koolauloa, immediately to the north, may have been one before 1500 A.D. as legends and myths refer to a single king or an event for Koolau – presumably the combination of Koolaupoko and Koolauloa. Prior to any division of Oahu, the entire island was probably a single district, under a single chief or king, but were subsequently divided for administrative purposes as the population increased.

Themes about Waimanalo that reoccur in the myths and legends are about the scarcity of water, especially towards the barren Makapuu area, for the very name of the ahupuaa is potable water. Other reoccurring themes are about the towering mountains and hills, the broad long white sand beaches and the ocean. These myths and legends were developed over the centuries by the daily experiences of the people interacting with their

environment. There are variations in these myths and legends because they were verbally passed on the subsequent generations in different ahupuaas and mokus before European contact in the mid-1800s,

B. PLACE NAMES

1. Waimanalo

Name of the ahupuaa and town. Literally translated, it means potable water⁶.

2. Puha

Name of a stream in Waimanalo that crosses Kalanianaʻole Highway approximately one-half mile east of the site of the proposed action. Literally translated it means “a hollow (as in a tree).”⁷

An ancient sport called Pue-wai was performed here, and was recreated in 1875 when Queen Emma and her royal entourage toured Oahu. A sandbar naturally forms at the mouth of this stream creating a large pond behind it. As Waimanalo was the first stop of the royal tour the owner of the WSC, John A. Cummins, had men breach the sandbar when the royal party arrived allowing the dammed water to surge through. Men would attempt to swim across the raging water, and four that made it across were awarded prizes⁸.

Pue wai translated means “agitated water.”⁹

3. Kupunakane and Kupunawahine Springs

Kupunakane means “male ancestor” and Kupunawahine means “female ancestor.”¹⁰

The Kupunakane Spring is in the mountains and the Kupunawahine Spring is on the valley floor. The springs softly cry to each other on sunny calm days. On overcast days the mountain spring became warm when drinking and the while the valley spring remained cool.¹¹

4. Apuakea

Name of an ahupuaa in Kaneohe, probably named for local rain. Literally translated it means, “white fish basket.”¹²

A place on the makai side of a hill Hunananiho, named for a maiden Apua lived there,

and so named because her for her very fair skin, loveable behavior.¹³ See below for Hunananiho

Apuakea lived at Kapua in Koolau with her mother Muliwaiolena. Both were killed because Apuakea compared herself in beauty to Hiiaka.¹⁴ See below for Kapua and Muliwaiolena.

5. Hunananiho

Literally translated, it means, “tooth concealment.”¹⁵

The name of a hill a short distance bellow Bellows AFS main entrance.¹⁶ This hill is approximately one-half mile from the proposed action.

6. Muliwaiolena

Name of a stream in Waimanalo that crosses Kalanianaʻole Highway approximately three miles east of the proposed action. Literally translated it means “turmeric river or yellow river.”¹⁷

The stream is near a village called Kapua that belonged to an ancient chief named Lupe.¹⁸ The stream was so named because chief Ilauhoe’s beautiful wife, Kauholokakih, requested bathing water only from this particular stream. Upon returning with the water, he found that it was indeed yellow and was so known thereafter.¹⁹

The site was also a battle scene between the Oahu forces and Kao of Molokai, where Kao’s foreign gunner shot the commander of the Oahu forces dead.²⁰

7. Haununaniho

Name of a hill in Waimanalo, and former place of refuge. Literally translated, it means binding the teeth.²¹

The hill is on the makai side of the former WSC mill on Poalima Street, meaning it is just on the western side of the Village subdivision, probably between the gulch and the subdivision. This hill was recognized as a Puuhonua (place of refuge) for defeated warriors fleeing a battle. All chiefs recognized the sacredness of this hill and those who were able to reach it and were spared their lives.²²

8. Pohakunui

Literal translation means “large stone.”²³

Land by this name is the site of a heiau at the foothill of the Koolau Mountains just above the sugar cane fields mauka of the WSC mill. It is small, approximately fifty by ninety feet and built at the top of a low hill.²⁴ It was reported still there in 1958, and the Maunawili ditch is tunneled under the hill.²⁵ This site is numbered 382 on the Waimanalo Ahupuaa map in the Sites of Oahu by Sterling and Summers. This description coincides with the description gathered from one of the interviewees during the “Talk Story” consultation session.

9. Puu O Molokai

A low hill mauka of the Waimanalo Beach Park formerly surrounded by sugar cane fields. A man from Molokai moved there and others followed him, but all kept to themselves. They so isolated themselves, that if someone married outside either the Molokai group or Waimanalo group they had to leave their people.²⁶ This site approximately two miles east of the proposed action and is the site of the current community facilities for the homestead community and the Queen Liliuokalani Children’s Center.

10. Olomana

An imposing precipitous peak in the neighboring Kailua Ahupuaa and distinctly visible from the site of the proposed action.

Literally translated, it means “forked Hill.” It is 1,643 feet high and is flanked by two lower peaks on the mauka side of Pakui, and Ahiki. It is named for a legendary giant who jumped from Kauai Island to this peak.²⁷

Another legend compiled by Abraham Fornander names the peak as one-half of a famous warrior of great strength and height. The then king of Oahu, Ahuapau, feared this warrior and avoided travel to Koolau because Olomana put a restriction (*kapu*) on all the lands between Makapuu Point and Kaoio Point, Kualoa. Finally, the king ordered a warrior named Palila, who was raised in the temple of Alanapo and therefore had supernatural powers, to circle Oahu without telling him of Olomana. Upon reaching Koolau, Palila was confronted and challenged by Olomana. Palila struck Olomana with his great war club Huliamaahi into two pieces, one of which fell into the sea and is Mahinui and the other remains where Olomana Peak is today.²⁸

The legend of Mahinui by Pukui differs from that compiled by Fornander. Mahinui was a legendary hero who was defeated by Olomana who threw his body from the mountain to its present location on the coast of Kaneohe Bay in the ahupuaa of Kaneohe.²⁹

In yet another legend of Olomana, the twin peaks are believed to be the shoulders of a

mortal named Olo who was a humble alii of small stature who had a serene and benign face and wise eyes. He possessed supernatural powers and performed great deeds. Many envied him and his power, and one who challenged him was the great master of the sea Komolii who changed himself into a human shape to challenge Olo. They wrestled, both using their strengths and wits, but Olo righteously prevailed and was victorious because Komolii disobeyed the Law of the Sea by trespassing on land where he did not belong. As punishment for coveting the land of others and for being selfish and boastful, the defeated Komolii in his human form lay face-up at the feet of Olo and could return to the sea at Waimanalo from whence he came, where he remains till today.³⁰

C. LEGENDS AND MYTHS

1. Kaulu – Demi-god of Koolaupoko

Kaulu literally translated means “the breadfruit.”³¹

He was born in the ahupuaa of Kailua, the third son of Kukaohialaka, and mother Hinauluohia. According to the legend, he remained in his mother’s womb for five years because he heard his brother Kamano threatening to kill him when he was born. Legend says that he was born in the form of a rope, but was loved, protected, and cared for by his oldest brother Kaeha. However, Kaeha was abducted by an akua and taken into the sky in the region above the treetops, but below the heavens (*Lewalani* and *Lewanuu*). Upon awaking he transformed into a human form and began searching for his brother Kaeha who had saved and cared for him, but encounters obstacles sent by the gods.³²

Kaulu encountered the spirit of the ocean waves in his quest to find his brother. Kaulu told the wave spirit he was strong enough to withstand the waves. The spirit sent eight waves to knock him down, but he withstood them all and smashed them into small waves, which they are today. Next Kaulu encountered a giant dog named Kuilioloa guarding the land and sea, which he tore into pieces, which is the reason for small dogs today.³³

Next Kaulu learned that the shark king swallowed his brother Kaeha. In order to find the shark Kaulu drank the entire sea, found the shark on the dry bottom, and tricked it into opening his mouth so his brother could escape and then killed the shark whose spirit flew up into the heavens to become the Milky Way. Kaulu then vomited the sea, which had become salty, which is the reason for salty seawater today.³⁴

An akua killed his brother Kaeha and hid him in an opihi. Kaulu eventually found the opihi but it was firmly attached to a rock and could not be pried off. Kaulu urinated on the opihi causing it to release itself from the rock. This caused the opihi to taste bitter, which today is called opihi awa (*awa’awa*, meaning bitter). This same type of opihi is also called *kukae* (feces) and is the type typically exposed at low tides. Kaeha came back to life and both returned to Oahu.³⁵

Naumea living in Niuhelewai, Oahu was trapped by Kaulu in fishing nets he obtained from Makalii and killed. Kaulu then returned to Kailua where his parents resided.³⁶

The king of Koolau, Lonokaeho had a prominent forehead, also lived in Kailua. Kaulu asked one of the king's attendants to identify the person with the prominent forehead. The king interpreted the inquiry about his prominent forehead as an insult and intended to kill Kaulu by raising his forehead and coming down on him. Kaulu held Lonokaeho's forehead down on the ground until the ohia trees and grass grew over it and killed Lonokaeho on the hill of Olomana.³⁷

Next Kaulu went to Kaoio Point at Kualoa and the residence of an evil wizard named Mokolii who had the bodily form of a rat. All who dared to pass Kualoa were coaxed to go near him and were eaten. Mokolii intended to eat Kaulu as he had all others, and coaxed Kaulu nearer. Kaulu leaped, held Mokolii in his teeth and flew up and dropped him breaking him into pieces. The area became the property of Kaulu, and the remains of the evil wizard is Mokolii, the small islet of Kualoa.³⁸

Kaulu and his brother Kaeha lived together until Kaeha died. Kaulu then took a wife; a very beautiful woman named Kekele who was fond of hala, maile, ieie and other fragrant leaves and would sleep with them and wear them until dried. Hala trees were planted at the foot of the Pali for her and continue to grow there today.³⁹

2. Hiiaka's visit to Oahu

After touring Molokai on her tour of the islands, Hiiaka traveled from Kaunakakai, Molokai to Oahu by canoe, landing at Makapuu. She decided to travel along the windward Koolau side instead of the leeward Kona side because of her many relatives in the form of ghosts and relics in the area, one of which was Malei, a female kupua who assumed various bodily forms. Burnt offerings with a sweet aroma to her were necessary for her spiritual sustenance, but songs of praise and adulations were equally acceptable.⁴⁰

Hiiaka chanted her condolences to Malei of her barren environment of Makapuu. Malei acknowledged Hiiaka's condolences and said their only sustenance are the fish from the sea, but barter them for vegetables from Waimannalo. Malei said they, however, present their bartered vegetables to their guests. Malei's bodily dwelling in the form of a monolith with eight flaming eyes in deeply set sockets was found in a cave in the region by a Hawaiian woman, and eventually became the possession of John A. Cummins, the owner of WSC.⁴¹ According to Lahilahi Webb, an old Hawaiian told her that Cummins wanted the monolith bequeathed to the Bishop Museum after his death. However, it was taken to the promontory at Makapuu Point and cemented to the cliff, but it disappeared, leaving only its cement base. Some believed that a lighthouse keeper who was married to a constantly ill Hawaiian woman removed the monolith and either threw it into the sea, buried it, or broke it into pieces. The lighthouse keeper died shortly thereafter. Others believe soldiers removed the monolith, removing Malei's worshippers, thereby dwindling her into nothingness.⁴²

3. King Kahekili's spies

King Kahekili of Maui sent spies to Oahu to learn the particulars of kahuna Kaopulupulu's and his son's death at the hands of King Kahahana of Oahu. They landed at Waimanalo and learned from people who respected Kaopulupulu about his and his son's death and of Kaopulupulu's prophecy that Kahahana would not complete his reign.⁴³

V INFORMATION WITHHELD

No information was withheld from this assessment.

VI NATURE AND SIGNIFICANCE

A. ANALYSIS OF EFFECTS OF PROPOSED ACTION

The proposed action will occur in Village and on a specific site that has been urbanized at least one hundred ten years. The areas surrounding this urbanized area and the site of the former WSC mill on Poalima Street were all devoted to sugar cane cultivation. This cultivated area included lands up to the foothills of the Koolau Mountains and the Keolu Hills to the sea, including most of Bellows AFS. To the south, cane appears to have been cultivated to as far as Muliwaiolena Stream. Consequently, practically the entire Waimanalo plain has not been in traditional use since the beginning of sugar cane cultivation and the prior ranching operation. The search for evidence of pre-contact uses of the area is confounded by the totally destructive nature of plantation sugar cane cultivation, livestock ranching, and of the military use prior to current environmental laws. Research revealed that prior the leasing of lands by Thomas Cummins; the area was inhabited by hundreds of Native Hawaiians tending small plots of taro, sweet potato, and sugar cane. There are no streams, known native plants or visible caves on the specific site of or in the immediate environs of the proposed action. However, based on an archaeological survey of Oahu published in 1933 and a native informant, a place of refuge (Puuhonua Haununaniho) appears to be a mere one thousand feet west of the site.

It is highly improbable that this specific site and its immediate environs were traditionally used for agricultural production. The area likely used for traditional agricultural production was inland where most of the broad level farmlands are currently located. Research work at Bellow AFS by John A. Peterson shows that within the last 10,000 to 12,000 years ago, Waimanalo Stream ran parallel to the coastline for a considerable distance – meaning through the farmlands mauka of Hihimanu Street – creating lands highly suitable for agricultural production.⁴⁴ The National Flood Insurance Program Flood Insurance Rate Map (FIRM) that shows the Waimanalo District Park supports this

thesis and the farmlands mauka of the proposed site are subject to inundation and in the floodway. Additionally, John A. Peterson proposed that the routing of Waimanalo Stream parallel to the coastline was caused by the changing sea levels. Sand dunes built up when the levels were down and covered over with coral when the levels were higher, eventually forming a higher coastline with repeated sea level changes, forcing the stream to flow parallel to the coast depositing sediment behind the dunes. The site of the proposed action has visible coral outcrops with a thin layer of overburden on the Kalanianaʻole Highway side (makai side), meaning that this specific site and the Village subdivision is generally on this sand dune.

Based on the knowledge derived and from the traditional legends and myths, and research, this proposed action will have no effect on the traditional Native Hawaiian cultural resources (with the exception of the already built-over place of refuge – see Place Names Haununaniho), practices and beliefs.

The sugar industry has contributed overwhelmingly to the economics and culture of the State. The resources, practices, and beliefs developed during the plantation era in Waimanalo become the resources, practices, and beliefs of future generations of Waimanalo and the State of Hawaii residents. The proposed action will have a positive affect, enabling the multi-ethnic community to continue and enhance the economic and cultural traditions created during the plantation era.

B. ALTERNATIVES.

Alternatives to the proposed include uses of other existing facilities for large gatherings, education, and childcare. The other facilities are inconvenient to the Village residents, the primary users. Some of the facilities are not on the public transportation route necessitating use of a private vehicle to access them, and others will severely restrict their use to temporary status.

The status quo alternative will continue the inefficient use of an excellent resource – an ideal site to serve a community. The temporary nature of the status quo means facilities requiring permanent facilities, i.e. childcare, etc. cannot be provided because of licensing requirements.

C. MITIGATION

Means to mitigate the impact of the proposed action on the culture include minimizing the scale of the facility, utilizing design motifs mimicking plantation-era structures, and using materials compatible with the surroundings and reflective of the traditions of the community.

VII SUMMARY AND CONCLUSIONS

Prior to western development Waimanalo Valley was a settlement of Native Hawaiians tending small-scale patches of taro, sweet potatoes and sugar cane, mostly concentrated along Waimanalo Stream. The forest provided the breadfruit, mountain apples, kukui and coconut and the sea provided the fish. In 1842 Thomas Cummins received a patent for an estate on crown lands and started a cattle and horse ranch, and in 1850 King Kamehameha III leased the entire ahupuaa of Waimanalo to Cummins who expanded the ranch. The freely roaming livestock then destroyed the then traditional uses of kuleanas for home sites and small-scale agriculture by the Native Hawaiians. The Native Hawaiians abandoned or sold their kuleanas, which Cummins promptly purchased in fee. At the turn of the twentieth century impetus to produce as much sugar as possible, using the most efficient means and methods obliterated all remaining traces of previous Native Hawaiian uses on all arable lands.

With the demise of WSC, the Waimanalo Valley nearly reverted back to its use prior to western development that of non-plantation diversified agriculture. The State of Hawaii, owner of large portions of Waimanalo Valley, in their planning for the future wisely decided to keep the valley lands in agriculture. Although current agricultural operations are larger in scale than those of the traditional times and highly mechanized, the community of Waimanalo is still closely related to agriculture in the Valley. The Village is closely related to the agriculture in the valley because approximately one-fourth of the residents are employed on the farms in the valley.

The “Talk Story” session with members of the community revealed no Native Hawaiian traditional uses, practices or beliefs associated with the area except for the single heiau deep in the valley at the foothills of the Koolau Mountains. The two members of the community residing in Waimanalo when WSC was still operating recalled only sugar cane cultivation in the valley. However, they clearly recalled WSC provided for their common needs and the managers being good to them. All at the “Talk Story” identified with the community because of their experiences of the cohesiveness, the multi-ethnicity, and the rural plantation environment.

Based on the summary, the proposed action will have no significant adverse cultural impact. The proposed action will, however, perpetuate the identification of a community with its glorious past of contributing to the foundations of the State of Hawaii.

NOTES

- ¹ Jan Becket and Joseph Kinger, *Pana Oahu*, (Honolulu: University of Hawaii Press, 1999) 131-132.
- ² “Hawaiian Sugar Plantation History: No. 17 – Waimanalo, Island of Oahu” *Honolulu Star Bulletin* 22 June 1935 I:9.
- ³ “Hawaiian Sugar Plantation” 9.
- ⁴ “Hawaiian Sugar Plantation” 9.
- ⁵ Dorrance and Morgan *Sugar Lands*, (Honolulu: Mutual Publishing, 2000) 123-124.
- ⁶ Mary Kawena Pukui, Samuel H. Elbert, and Esther T. Mookini, *Place Names of Hawaii*, (Honolulu: University of Hawaii Press, 1974) 225.
- ⁷ Pukui 193.
- ⁸ Elspeth P. Sterling and Catherine C. Summers, comp., *Sites of Oahu* (Honolulu Bishop Museum Press, 1978) 245. Cummins, John A., “Around Oahu in Days of Old, “*The Mid-Pacific Magazine*”, September 1913: 235.
- ⁹ Anne Kapulani Landgraf, *Na Wahi Pana O Koolau Poko*, (Honolulu: University of Hawaii Press, 1994) 148.
- ¹⁰ Anne Kapulani Landgraf, 146.
- ¹¹ Sterling and Summers 247.
- ¹² Pukui 13.
- ¹³ Sterling and Summers 245.
- ¹⁴ Sterling and Summers 245
- ¹⁵ Pukui 54.
- ¹⁶ Sterling and Summers 245.
- ¹⁷ Pukui 158.
- ¹⁸ Sterling and Summers 248.
- ¹⁹ Sterling and Summers 248.

- ²⁰ Sterling and Summers 248 Fornander, Abraham *Polynesian Race*, Vol II,: 262.
- ²¹ Pukui 42.
- ²² Sterling and Summers 245.
- ²³ Pukui 187.
- ²⁴ Sterling and Summers 246-247.
- ²⁵ Sterling and Summers 247.
- ²⁶ Sterling and Summers 247.
- ²⁷ Pukui 170.
- ²⁸ Sterling and Summers 235-236.
- ²⁹ Pukui 138
- ³⁰ Pilahi Pahi, *Legends of Hawaii; Oahu's Yesterday*, (Honolulu: Victoria Publishers, 1972) 26.
- ³¹ Martha Beckwith, *Hawaiian Mythology*, (Honolulu: University of Hawaii Press, 1970) 436.
- ³² Abraham Fornander and Thomas Thrum, *Ancient Oahu* (Honolulu: Kalamaku Press, 1996) 105.
- ³³ Fornander and Thrum 105-106.
- ³⁴ Fornander and Thrum 108-109.
- ³⁵ Fornanader and Thrum 110.
- ³⁶ Fornander and Thrum 110.
- ³⁷ Fornander and Thrum 111
- ³⁸ Fornander and Thrum 111-112.
- ³⁹ Fornander and Thrum 112.
- ⁴⁰ J. Gilbert McAllister, *Archaeology of Oahu* (1933: Millwood, NY: Kraus Reprint Co., 1976) 57.
- ⁴¹ Nathaniel B. Emerson "Pele and Hiiaka: A Myth from Hawaii" (Rutland, Vermont:

C.E. Tuttle Co., 1978) 86-89.

⁴² McAllister, 58-59.

⁴³ Thomas George Thrum "Hawaiian Folk Tales" (Folkcroft, Pennsylvania Folkcroft Library Editions, 1976) 211-212.

⁴⁴ John A. Peterson "Holocene Landscapes of Waimanalo Bay," *Hawaiian Archaeology*, vol 10, 2005:47.

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Waimanalo Village Recreation Center

APPENDIX D

Traffic Impact Assessment

Waimanalo Village Recreation Center

APPENDIX E

Chapter 343, HRS Draft EA Consultation

KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKAUA, AIA
DANIEL GARY CHUN, FAIA

November 9, 2007

Distribution

Waimanalo Village Residence Corporation, Waimanalo Recreation Center
Draft Environmental Assessment Pre-Assessment Consultation
Waimanalo, Koolaulapoko, Oahu (Tax Map Key Parcel 4-1-34: 89 and 90)

Dear Sir or Madam:

We have been contracted by Waimanalo Village Residence Corporation to prepare an environmental assessment (EA) for proposed improvements at its community center at the corner of Kalamanaole Highway and Moole Street. The improvements include the construction of an expanded building to include a large group meeting room, pre-school-small group meeting room, men's and women's toilet facilities, a certified kitchen, expanded office facilities, on-site parking and off-site event parking. The improvements are intended to support its community social, ceremonial and cultural events for village residents. The project will also provide mitigation of sound and light spillage to neighboring lots. The addition of kitchen and toilets will improve health and sanitation facilities for residents, guests and staff. The improvements will also allow the Waimanalo Village Residence Corporation to expand community support services, such as pre-school, and after-school youth activity programs.

Waimanalo Village is the site of the plantation workers camp for the Waimanalo Sugar Company, established by John Cummins about 1880. Some of the current residents are former residents or descendants of the original plantation village residents. Their memories of Waimanalo as a sugar plantation make Waimanalo Village historically and culturally unique.

An EA prepared in compliance with Chapter 343, Hawai'i Revised Statutes is required because the proposed project involves the use of State owned land. The pre-assessment consultation is intended to ensure that interested parties are notified of the forthcoming Draft EA, and that all relevant environmental, economic and technical issues and concerns are identified and addressed. A brief description and general information about the project is enclosed for your consideration. Should you have any written comments, we invite you to submit them by December 14, 2007 to the following address:

KAWAIAHAO PLAZA HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723

Waimanalo Recreation Center
Draft Environmental Assessment
Pre-assessment Consultation
November 9, 2007
Page 2

Kauaiikaua & Chun / Architects
567 South King Street, Suite 108
Honolulu, HI 96813
Attention: Dwight Kauaiikaua

Thank you for your participation in this process. If you would like a copy of the Draft EA and participate in the review process, or if you have any questions or concerns or require additional information, please contact me at (808) 526-2283 or via fax at (808) 599-4723 or via email at dwright@hawaiianarchitects.com.

Aloha,


Dwight Kauaiikaua, AIA
Partner

Attachments

cc. June Tavares, Waimanalo Village Residence Corporation
Hoku Liu, Waimanalo Village Residence Corporation

From: Janice.N.Takahashi@hawaii.gov
Subject: **Draft EA for Waimanalo Rec Center**
Date: November 19, 2007 8:37:32 AM HST
To: dwight@hawaiianarchitects.com
Cc: Stanley.S.Fujimoto@hawaii.gov

Dwight,
The project description identifies the HDCCH as the approving agency. As HDCCH no longer exists (effective 7/1/06), I understand the Hawaii Housing Finance and Development Corporation will be the approving agency. Could you please make that revision? Call if you have questions. Thanks.

Janice Takahashi
Chief Planner
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
Phone: 808-587-0639 Fax: 808-587-0600
Email: Janice.N.Takahashi@hawaii.gov

NOTICE: This information and attachments are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged and/or confidential. If the reader of this message is not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited and may be punishable under state and federal law. If you have received this communication and/or attachments in error, please notify the sender via email immediately and destroy all electronic and paper copies.

From: Dwight Kaauhikaua <dwight@hawaiianarchitects.com>
Subject: **Draft EA for Waimanalo Rec Center**
Date: November 27, 2007 11:34:02 AM HST
To: Janice.N.Takahashi@hawaii.gov
Cc: Wji Hashimoto <Wji@hawaiianarchitects.com>

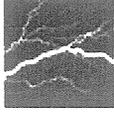
Janice,
Thank you for calling this error to our attention. I was a bit confused with the agency name change over time. I did find the correct explanation about the agencies current name on-line. Am I correct in understanding that HHFDC is a part of DBEDT?

Would you be the person to review the Preliminary Draft EA, prior to publication?
On Nov 19, 2007, at 8:37 AM, Janice.N.Takahashi@hawaii.gov wrote:

Dwight,
The project description identifies the HDCCH as the approving agency. As HDCCH no longer exists (effective 7/1/06), I understand the Hawaii Housing Finance and Development Corporation will be the approving agency. Could you please make that revision? Call if you have questions. Thanks.

Janice Takahashi
Chief Planner
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
Phone: 808-587-0639 Fax: 808-587-0600
Email: Janice.N.Takahashi@hawaii.gov

NOTICE: This information and attachments are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged and/or confidential. If the reader of this message is not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited and may be punishable under state and federal law. If you have received this communication and/or attachments in error, please notify the sender via email immediately and destroy all electronic and paper copies.



LINDA LINGLE
GOVERNOR OF HAWAII



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NOV 19 2007
LAND AND NATURAL RESOURCES
HONOLULU, HAWAII

Kauahikaua & Chun

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2007

Kauahikaua & Chen / Architects
Kawaiahaeo Plaza Hale Mauka
567 So. King Street Suite 108
Honolulu, Hawaii 96813

Attention: Mr. Dwight Kauahikaua

Gentlemen:

Subject: Pre-Assessment Consultation on Draft Environmental Assessment for Waimanalo Recreation Center, Waimanalo, Oahu, Tax Map Key: (1) 4-1-34:89 & 90

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Charlene M. Atta
Charlene M. Atta
Administrator

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Atta,

Thank you for your letter dated November 16, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pauhi Kauahikaua
Dwight Pauhi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAEO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 598-4723
Email: hawitnarchitects.com



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

RECEIVED
NOV 29 2007

Kauahikaua & Chun

November 27, 2007

OFFICE OF BUSINESS SERVICES
OFFICE OF FACILITIES
AND SUPPORT SERVICES

Mr. Dwight Kauahikaua, Partner
Kauahikaua & Chun/Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

SUBJECT: Waimanalo Village Residence Corporation, Waimanalo Recreation
Center Draft Environmental Assessment Pre-Assessment Consultation
Waimanalo, Koolaulapoko, Oahu T/MK 4-1-34:89 and 90

The Department of Education has no comment or concern to offer as early consultation about the proposed plans for the Waimanalo Recreation Center. Please send us a copy of the completed Draft Environmental Assessment.

Should you have any questions, please call George Casen of the Facilities Development Branch at 733-4862.

Sincerely yours,

Dw Kashiwa

Duane Y. Kashiwai
Public Works Administrator

DYK:jmb

cc: Randolph Moore, Assistant Superintendent, OSFSS
Arlene Yamamoto, CAS, Kailua/Kalaheo Complex Areas

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

State of Hawaii
Department of Education
P. O. Box 2360
Honolulu, Hawaii 96804

Dear Mr. Kashiwai,

Thank you for your letter dated November 16, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pauahi Kauahikaua

Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIIHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

PHONE (808) 594-1688

FAX (808) 594-1685



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPIOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

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DEC 14 2007

Kauchika & Chun

HRD073361

December 11, 2007

Dwight Kauchikaua
Kauchikaua & Chun Architects
Kawaiaha'o Plaza Hale Mauka
Honolulu, HI 96813

RE: Pre-consultation for Draft Environmental Assessment on improvements to the
Waimānalo Village Residence Corporation's center in Waimānalo, O'ahu, TMK: (1) 4-1-
34;89 and 90.

Dear Dwight Kauchikaua,

The Office of Hawaiian Affairs is in receipt of your request for pre-consultation on the above-
reference project, which will include expanding an existing building to add meeting rooms,
offices, bathrooms and a parking lot. OHA offers the following comments.

We request that Waimānalo Village Residence Corporation adopt language in its Draft
Environmental Assessment that ensures that should iwi kūpuna or Native Hawaiian cultural or
traditional deposits be found during ground disturbance or excavation, work will cease, and the
appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment, and we look forward to reviewing and commenting
on the Draft Environmental Assessment for this project when it becomes available. If you have
further questions, please contact Sterling Wong (808) 594-0248 or e-mail him at
sterlingw@oha.org.

Sincerely,

Clyde W. Nāmu'o
Administrator

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 18, 2007

State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard
Honolulu, Hawaii 96813

Dear Mr. Nāmu'o,

Thank you for your letter dated December 11, 2007 in response to the Waimanalo
Recreation Center Draft Environmental Assessment pre-assessment consultation. This
letter is to acknowledge your response indicating that your agency's comment at this time.
The Draft EA will include language to ensure iwi kūpuna and Native Hawaiian cultural or
traditional deposits if found during construction will be cause for ceasing of work, and the
appropriate agency contact be made.

Your letter and this response will be included in the Draft EA. We appreciate your
participation in this review process, and look forward to any additional comments you
may have on the Draft EA.

Yours truly,

Dwight Pauhi Kauchikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

LINDA LINGLE
GOVERNOR



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DEC 4 - 2007

CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

STATE OF HAWAII KAUAIKOUA & CHUN

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817

EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO:

07:PM268

November 27, 2007

Mr. Dwight Kauahikaua, AIA, Partner
Kauahikaua & Chun/Architects
Kawaiahao Plaza Hale Mauka
567 S. King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

Thank you for your letter dated November 9, 2007 regarding the Waimanalo Village Residence Corporation, Waimanalo Recreation Center Draft Environmental Assessment Pre-Assessment Consultation. The Director of the Department of Human Services (DHS) has forwarded your letter to me for follow up on your inquiry.

We thank you for the opportunity to submit comments for the environmental assessment, however, we do not have any comments at this time.

Sincerely,

Chad K. Taniguchi
Executive Director

KAUAIKOUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKOUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

State of Hawaii
Department of Human Services
Hawaii Public Housing Authority
P. O. Box 17907
Honolulu, Hawaii 96817

Dear Mr. Taniguchi,

Thank you for your letter dated November 27, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

BOARD OF WATER SUPPLY

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



November 27, 2007

RECEIVED

NOV 29 2007

Kaunahikaua & Chun

Mr. Dwight Kaunahikaua, AIA
Kaunahikaua & Chun/Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kaunahikaua:

Subject: Your Letter of November 9, 2007 on the Draft Environmental Assessment
Pre-Assessment Consultation for Waimanalo Village Residence Corporation
Recreation Center. TMK: 4-1-34:89 and 90

Thank you for the opportunity to comment on the proposed recreation center.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

KEITH S. SHIDA
Principal Executive
Customer Care Division

MUFI HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HAYA
ALLY J. PARK
ROBERT K. CUNDIFF
MARC C. TILKER
LAVERNET T. HIGA, Esq., Office
BARRY FUKUNAGA, Esq., Office
CLIFFORD P. LUM
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager and Chief Engineer

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAU'AHU KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

City & County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Shida,

Thank you for your letter dated November 23, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pau'ahi Kaunahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email haw@kaunahika.com

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 766-6480 • Fax: (808) 523-4567
Web site: www.honolulu.gov



MUFI HANNEMANN
MAYOR

EUGENE C. LEE, P.E.
DIRECTOR
CRAIG I. NISHIMURA, P.E.
DEPUTY DIRECTOR

November 28, 2007

RECEIVED

NOV 30 2007

Kauahikaua & Chun

Mr. Dwight Kauahikaua, AIA
Kauahikaua & Chun/Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

Subject: Waimanalo Village Residence Corporation, Waimanalo Recreation
Center Draft Environmental Assessment Pre-Assessment
Consultation, Waimanalo, Koolaulapoko, Oahu
TMK: Parcel 4-1-34-89 and 90

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.
Director

ECL:it (236323)

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

City & County of Honolulu
Department of Design and Construction
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Dear Mr. Lee,

Thank you for your letter dated November 28, 2007 in response to the Waimanalo
Recreation Center Draft Environmental Assessment pre-assessment consultation. This
letter is to acknowledge your response indicating that your agency has no specific
comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your
participation in this review process, and look forward to any additional comments you
may have on the Draft EA.

Yours truly,

Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KA WAIHAHO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 326-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MUFI HANNEWMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

RECEIVED

DEC 14 2007

December 11, 2007

Kauaohikaua & Chun

Mr. Dwight Kauaohikaua, AIA
Kauaohikaua & Chun
Suite 108, Kawaiahao Plaza, Hale Mauka
567 South King Street
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment Preassessment Consultation
Waimanalo Village Residence Corporation
Waimanalo Recreation Center
Tax Map Keys: 4-1-034; 089 and 090

In response to your letter dated November 9, 2007, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the materials provided and has no objections to the project.

The proposed project will not adversely impact services provided by the HFD.

Should you have any questions, please call Acting Battalion Chief William Melemai III of our Fire Prevention Bureau at 723-7151.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:bh

cc: Hoku Liu, Waimanalo Village Residence Corporation
June Tavares, Waimanalo Village Residence Corporation

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 18, 2007

City & County of Honolulu
Fire Department
636 South Street
Honolulu, Hawaii 96813

Dear Chief Silva,

Thank you for your letter dated December 11, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pauai KauaikaUA AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 326-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 528-3111 - INTERNET: www.honolulu.gov



HUFI HANSEN
MAYOR

BOISSE P. CORREA
CHIEF

PAUL D. PUTZLU
MICHAEL D. TUCKER
DEPUTY CHIEFS

OUR REFERENCE BS-KP

RECEIVED

NOV 28 2007

November 23, 2007

Kauaiahau & Chun

Mr. Dwight Kauaiahau, AIA, Partner
Kauaiahau & Chun / Architects
Kawaihau Plaza Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauaiahau:

This is in response to your letter of November 9, 2007, requesting comments on a Draft Environmental Assessment, Pre-Assessment Consultation, for the Waimanalo Village Residence Corporation, Waimanalo Recreation Center project in Koolauapoko.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Acting Major Nyle Dolera of District 4 at 247-2166 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By 
JOHN P. KERR
Assistant Chief of Police
Support Services Bureau

KAUAHKAUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAHKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

City & County of Honolulu
Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Chief Correa-Chief Kerr,

Thank you for your letter dated November 23, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,


Dwight Pauai Kauaiahau AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

EIS

January 24, 2008

Dwight Kauahikaua, AIA
January 24, 2008
Page Two

RECEIVED
JAN 29 2008

Dwight Kauahikaua, AIA
Kauahikaua & Chun/Architects
567 South King Street - Suite 108
Honolulu, HI 96813-3036

Kauahikaua & Chun

Dear Mr. Kauahikaua:

**Re: Waimanalo Village Residence Corp.
Waimanalo Recreation Center
Waimanalo, Koolauapoko, Oahu
TMK: 4-1-34: 89 & 90**

Thank you for the opportunity to comment on the above-referenced project. Hawaiian Electric Company, Inc. (HECO) has no objections at this time. The following pre-assessment comments were received from our Engineering, Construction & Maintenance, and Customer Installation Departments:

(1) **Engineering/Transmission & Distribution (Dustin Nakamoto, 543-7763).** HECO has existing overhead facilities within the subject property. We appreciate your efforts to keep us apprised of the planning process. As the project progresses, please continue to keep us informed. We will be better able to evaluate any effects on our system facilities further along in the project's development. We request that development plans show all affected HECO facilities and address any conflicts between the proposed plans and HECO's existing facilities. Please forward the pre-final development plans to HECO for review.

Should it become necessary to relocate or redesign HECO's facilities, or to add new facilities, please submit a request in writing immediately upon that determination, and we will work with you so that construction of the project may proceed as smoothly as possible to minimize any delays in or impacts on the project schedule. HECO shall not be responsible for any delay or damage that may arise as a result of insufficient notice for relocation of our facilities. Please note that there may be costs associated with any relocation work, and that such costs may be borne by the requestor.

(2) **Engineering/Project Management (Kerstan Wong, 543-7059).** In the DEA, please include a brief description and environmental analysis of the requirements for any relocation work and/or the need for new facilities.

(3) **Construction & Maintenance (Paul Nakagawa, 543-7062).** HECO will require continued access to our existing facilities for maintenance purposes, as covered by our current easements. In the event relocation of these facilities or new facilities are required, additional easements may need to be negotiated.

(4) **Customer Installations/Planning & Design (Enrique Che, 543-7281).** To provide electrical service to the building, it may be necessary to cross or use a State right-of-way.

To coordinate HECO's continuing input in this project, I suggest dealing directly with the points of contact noted above.

Sincerely,



Kirk S. Tomita
Senior Environmental Scientist

cc: D. Nakamoto
K. Wong
P. Nakagawa
E. Che



KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHIKAUAIHIKAUA, AIA
DANIEL GARY CHUN, FAIA

January 31, 2008

Hawaiian Electric Company, Inc.
P. O. Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Tomita,

Thank you for your letter dated January 24, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge the recommendations from the various departments.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,


Dwight Pauaihi Kauhikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiianarchitects.com

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-5743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.gov



RECEIVED

DEC 17 2007

Kaohikaua & Chun

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

2007/ELOG-3237(AM)

December 14, 2007

Mr. Dwight Kaohikaua
Kaohikaua & Chun / Architects
Kawaihāo Plaza Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kaohikaua:

Subject: Pre-Assessment Consultation
Waimanalo Village Residence Corporation
Waimanalo Recreation Center
41-511 Kuhimana Place and 41-530 Maieka Place - Waimanalo
Tax Map Key: 4-1-34: 89 and 90

This responds to your letter received on November 14, 2007, regarding improvements proposed at the Waimanalo Village Residence Corporation community center located on the above-referenced properties. You indicate that improvements will include the construction of an expanded building to include a large group meeting room, pre-school group meeting room, toilet facilities, kitchen, expanded office facilities, and on- and off-site parking.

We confirm that the subject properties are zoned R-5 Residential District. A Conditional Use Permit - Minor will be required to establish meeting and day-care facilities on the site. Furthermore, a Conditional Use Permit - Minor for off-site parking will be required for any parking facility located off-premise from the principal uses (meeting and day-care facilities). The facilities must meet all specific use development standards enumerated in the Land Use Ordinance; or, a zoning variance from these standards will be required.

We have enclosed application instructions for filing a CUP-Minor for meeting/day-care facilities and a CUP-Minor for off-site parking, as well as a copy of the Master Application Form for your use and consideration.

Mr. Dwight Kaohikaua
December 14, 2007
Page 2

We would like an opportunity to review the draft Environmental Assessment when it is circulated for comments. If you have any questions, please contact Ann Matsumura of our staff at 768-8020.

Very truly yours,

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:cs

Enclosures

g:\posse\working\directory\2007\elog3237.doc

Waimanalo Village Recreation Center

APPENDIX F

Waimanalo Neighborhood Board No. 32 Documentation

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

November 5, 2007

To: Distribution

Waimanalo Recreation Center Project
Project Presentation at Waimanalo Neighborhood Board No. 32
Waimanalo, Koolaupoko, Oahu (Tax Map Key Parcel 4-1-34: 89)

Dear Sir or Madam:

The Waimanalo Village Residence Corporation and Kauahikaua & Chun/Architects will make a brief presentation at the meeting of the Waimanalo Neighborhood Board No. 32 of its plans to expand the existing facility at the corner of Kalaniana'ole Highway and Moole Street. The meeting will be held at:

Waimanalo Neighborhood Board No. 32 Meeting
Tuesday, November 13, 2007
7:30pm
Hawaii Army National Guard Training Auditorium
(enter on Akebono Road between Jack in the box and the pumping station)

The improvements include construction of a covered large group meeting room, small group meeting room, expanded men's and women's toilet facilities, a certified kitchen and expanded office facilities. The improvements are intended to support its use for community social, ceremonial and cultural events by village residents. An expanded facility will also aid in mitigating noise and light spillage from events at the recreation center on the adjoining lots. Kitchen and toilets will improve food preparation-serving capabilities and sanitation facilities for both residents and their guests. The meeting room additions will also allow the Waimanalo Village Residence Corporation to expand community support services, such as childcare, and after-school youth activity programs.

An Environmental Assessment (EA) is being prepared in compliance with Chapter 343, Hawai'i Revised Statutes. A Conditional Use Permit (CUP) minor will also be sought prior to construction of the project. This letter has been sent to you, to notify of the project presentation at the Waimanalo Neighborhood Board as a part of the permit process, since you are adjacent to the proposed project site.

If you would like to participate in the review process, or if you have any questions or concerns, please contact Dwight Kauahikaua at (808) 526-2283 or via fax at (808) 599-4723 or via email at dwright@hawaiianarchitects.com.

Aloha,

Dwight Kauahikaua, AIA
Partner

cc. June Tavares, Waimanalo Village Residence Corporation
Hoku Liu, Waimanalo Village Residence Corporation

KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKAUA, AIA
DANIEL GARY CHUN, FAIA

November 14, 2007

WAIMANALO RECREATION CENTER
FOR

WAIMANALO VILLAGE RESIDENCE CORPORATION

AFFIDAVIT CONFIRMING NOTIFICATION OF ADJOINING PROPERTY OWNERS

This affidavit confirms that I have prepared and sent for distribution by the U.S. Postal Service letters to property owners of adjoining parcels, home owners of adjoining parcels, and renters of adjoining to the project sites. The letters provided notification of a presentation at the Waimanalo Neighborhood Board No. 32.

The letters further provided them with the presentation date and location as follows:

Tuesday, November 13, 2007, 7:30pm
National Guard Training Auditorium
Waimanalo, Oahu, Hawaii

Attached is a list of those individuals and organizations which were sent notification.

Respectfully Submitted,


Dwight Pauahi Kauaikaua AIA
Partner, Kauaikaua & Chun/Architects

Notary Subscribed and Sworn to before me

THIS 16th DAY OF November 2007



By LORI LOO
Notary Public, State of Hawaii
My commission expires February 27, 2009

Name _____

Notary Public, State of Hawaii
My Commission Expires:

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HA WAIH 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawitiamarchitects.com

Waimanalo Village Recreation Center

Affidavit Confirming Notification of Property Owner, Home Owner and Renters
November 14, 2007

Name	Tax Map Key (TMK)	Address	Renter-Owner
Land Owner			
State of Hawaii Housing and Community Development Corporation of Hawaii (HCDC)	Owns all parcels in the Village Subdivision	677 Queen Street, Suite 300 Honolulu, Hawaii 96813	
Home Owner-Lessee-Renter			
Ms. Cabellon	4-1-34: 008	41-531 Malaiea Place Waimanalo, HI 96795	Home Owner
Ms. Rica Puentes	4-1-34: 009	41-510 Kuhimana Place Waimanalo, HI 96795	Home Owner
Mr. & Mrs. Zwahlen	4-1-34: 013	41-1387 Kuhimana Street Waimanalo, HI 96795	Renter
Ms. Edna Konanui Mr. John Kau	4-1-34: 014	41-1391 Kuhimana Street Waimanalo, HI 96795	Renter
Mr. & Mrs. Joseph Hanohano	4-1-34: 015	41-1495 Kuhimana Street Waimanalo, HI 96795	Renter
Mr. & Mrs. Gary Texeira	4-1-34: 016	41-1403 Kuhimana Street Waimanalo, HI 96795	Home Owner
Mr. & Mrs. Joseph Mercado	4-1-34: 017	41-1409 Kuhimana Street Waimanalo, HI 96795	Home Owner

* The proposed project is located on TMK 4-1-34: 089 and 090



WAIMANALO NEIGHBORHOOD BOARD NO. 32

41-696 KALANIANA'OLE • WAIMANALO, HAWAII 96795 - 1757
PHONE (808) 527-5749 • FAX (808) 527-5760 • INTERNET: <http://www.honolulu.gov>

WAIMANALO NEIGHBORHOOD BOARD

TUESDAY, November 13, 2007 at 7:30 P.M.
National Guard Training Auditorium

*****Please note change of meeting date due to holiday*****

1. **Called to Order** by Chair Wilson Kekoa Ho
2. **Pule** – By Invitation
3. **Accept nominations for District 4 Board member**
4. **Public Input** (Part 1)
 - Honolulu Fire Department (HFD)
 - Honolulu Police Department (HPD)
 - Mayor/Neighborhood Commission – Cindy Aylett
 - Council Chair – Barbara Marshall
5. **Approval of Regular Meeting Minutes of October 9, 2007**
6. **Unfinished Business:**
 - Bellows Warfare Training Facility FOIA - Bryna Storch
7. **Announcements**
 - Waimanalo Village Recreation Center – Michele Makainai
 - Olelo Broadcasting of Board meeting – Sunday, Channel 49, 9:00 p.m.
8. **Residents Concerns in the Community:**
 - Bombs and Boulders – Kanoe Cheek
 - Request for Conditional Use Permit Presentation by Carol Andrews (for Board approval)
9. **Community Public Input** (Part 2)
 - 9.1 **Military Report** – Major Chris Perrine, Capt. Tamara Duke-Patrick
 - 9.2 **Hawaii Job Corps** – Julie Dugan
 - 9.3 **Governor's Rep-Hawaiian Homes Association** – Micah Kane
 - 9.4 **Senator Fred Hemmings** – Cynthia Paliracio
 - 9.5 **Representative Tommy Waters** – Mandy/Amy
 - 9.6 **Education** – Pope School, Waimanalo Elem. & Int., Kailua High School
 - 9.7 **Waimanalo Homestead** – Paul Richards
 - 9.8 **Waimanalo Health Center** – May Akamine
 - 9.9 **Board of Water Supply** – Diane Moses
 - 9.9 **Bellows AFS Restoration** – Mark Petersen/Todd Lanning
 - 9.10 **Hope Chapel** – Pastor Welch
 - 9.11 **Friends of Waimanalo Roundtable** – Kehaulani Padilla
 - 9.12 **Oceanic Institute** – Joseph Aipa
 - 9.13 **Congress** – Mazie Hirono
 - 9.14 **Kokua Ohana** – Gwen Kahilihiwa
 - 9.15 **Waimanalo Beach Park Recreation and Education**
 - 9.16 **Waimanalo Wastewater Treatment Plant** – Mabel Spencer
 - 9.17 **Waimanalo Agriculture Association** – Annette Lee
10. **New Business**
11. **Adjournment**

If you would like to receive this Board's agenda and minutes, please contact the Neighborhood Commission Office, Honolulu Hale, Room 400, Honolulu, HI 96813; call 527-5749; or fax 527-5760 to be added to the mailing list or visit www.honolulu.gov/nco/index1.htm.

Any individual wishing to attend a Neighborhood Board meeting and have questions about accommodations for a physically disabled or a special physical need should call the Neighborhood Commission Office at 527-5749 between 8:00a.m. - 4:00 p.m., at least 24-hours before the scheduled meeting.



Oahu's Neighborhood Board system – Established 1973



WAIMANALO NEIGHBORHOOD BOARD NO. 32

41-696 KALANIANA'OLE • WAIMANALO, HAWAII 96795 - 1757
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

REGULAR MEETING MINUTES

TUESDAY, NOVEMBER 13, 2007

WAIMANALO NATIONAL GUARD CENTER AUDITORIUM

CALL TO ORDER: Chair Wilson Kekoa Ho called the meeting to order at 7:30 p.m. with a quorum present.

MEMBERS PRESENT: Nani Akeo, David Bettencourt, Michael Buck, Mathew Chun, Wilson Kekoa Ho, Fred Humphrey, Andrew Jamila, Jr., Solomon Spencer, Cynthia Waihinekapu.

MEMBERS ABSENT: Beverly Addington, Peter Albinio, Phillip Ellsworth.

GUESTS: Bobbie Kahalewai, Ilona Jamila, Becky Paul, H. Kanoeokalani Cheek, S. Joe Estores, Noel Richardson, Miki St. Laurent, Moana DeMello, Diane Moses, Ray Lum, Gordon Mattos, Major Chris Perrine (Marine Corps Base Hawaii - MCBH), Albert Lewis, Lucy Akau, J. Ikaika Anderson (Councilmember Marshall's office), Julie Dugan (Job Corps), Mabel Spencer, Micah Kane (Governor's Representative – Director, Department of Hawaiian Home Lands - DHHL), Acting Captain Lindsey (Honolulu Fire Department - HFD) Lt. David Eber (Honolulu Police Department - HPD), Cyndy Aylett (Mayor's Representative – Office of the Mayor), Constance Oki, Kehau Padilla, Tom Savine, Annette Lee, Allan Young, Sharyn Young, Matcio Morgates, Wally Nitta, Jason Skaggs, Michele Hoku Liu, Dwight Kalikau, Wayne Kaiina, Kevin Andrews, Carol Andrews, Bruce Kamekona, Kalae Kuisahiko, Renee Wallace Silberstein (Department of Parks and Recreation – DPR), Eunice McElroy, Elwin Spray (Neighborhood Commission Office staff).

PULE – Chair Ho invited Gordon Mattos to the front, with Mattos offering a pule for the meeting.

ANNOUNCEMENTS – Chair Ho welcomed the community to the meeting and thanked them for coming. He announced members Addington and Ellsworth as being sick. Nine members were present (Akeo, Bettencourt, Buck, Chun, Ho, Humphrey, Jamila, S. Spencer, Waihinekapu).

FILLING OF BOARD VACANCY – Chair Ho announced that there was one resident who had expressed interest in filling the Board vacancy for the remainder of the Board term (until May 31, 2009) and asked that anyone else see him after the meeting.

PUBLIC INPUT (PART 1)

Honolulu Fire Department (HFD) – Acting Captain Lindsey was present representing the Honolulu Fire Department and reported area statistics for the prior month of October 2007, where the Waimanalo Fire Station responded to fifty calls, of which there was one brush fire, thirty-eight medical emergencies, four hazardous material responses, five "good intention" alarms, and one false alarm and one major building fire incident to which seven other units also responded. He reported on the need to take care in the holiday season, both with natural or artificial tress, stressing the need to take care with lights and decorations. He stressed the need to formulate a personal home fire plan and to communicate and practice the plan with family members, explaining the Fire Safety Month of October 2007 had discussed such plans at fire stations, with a recent successful escape of children from a Papakolea home at least partial attributable to the plan developed that day with those children, reporting that those children had escaped safely, and encouraged the community to develop a plan with their children, including a 'safe'



sidewalk or neighbor's area to meet after the home evacuation. Chair Ho thanked Lindsey for his report.

Honolulu Police Department (HPD) – Lt. Dave Eber represented the Windward 4th District and reported major incidents were down 17% from September and up slightly at 2% for the year, describing the monthly statistics for the Waimanalo area as: seven assaults, eight auto theft recoveries, eight burglaries, two drugs/narcotics calls, six harassments, three motor vehicle theft, one missing person, one missing person call cancelled, six property damage calls, four motor vehicle accidents requiring towing, one rape, thirteen runaways, six cancelled runaways, twenty-two thefts, one truancy, fifteen unauthorized occupancy of motor vehicles, and three warrant arrests, and a total of 632 calls. Waihinikapu asked about handling suspected truancy cases; Eber said 911 should be called and HPD would respond, explaining that children would not be cited but taken into custody, perhaps to the school and perhaps to await release to parents. Chair Ho thanked Eber for his report.

Mayor's Representative – Cyndy Aylett (Mayor's Office staff) represented Mayor Mufi Hannemann and announced the Council had passed the previously discussed legislation providing for an enterprise zone for Waimanalo, which is intended to stimulate jobs in community and invited anyone interested in the details to call the Mayor's Office of Economic Development at 523-4311. She report on issues from the past meeting, covering three items relating to parks, saying that City area campgrounds are to be closed every Wednesday and Thursday to provide for cleaning, that the Kaiona Beach Park restroom is closed on evenings at 7 p.m. to try to address the vandalism problems – but pointed out that the Park restrooms could be considered for later access if a permitted park use is being conducted, and that the maps and site-markers for Waimanalo Beach Park campsites were promised to have been corrected by the end of the month. She also reported that a Kailua Ohana Lounge brawl was still under investigation and HPD could not comment. She also reported that the controls for the lights at the District Park are now installed and are operational on a timer, saying that the control needs to be reset after the expired point is reached. She reported concerns about unauthorized camping by the canoe halau would be followed up on. Jamila reported talking with Sgt. Escalante who had described a need for a "no parking" signs to be placed at the Makapuu Point overlook sufficient to allow for fire vehicles to negotiate turns through the parking lot. Al Lewis was present from the Friends of Waimanalo (FOW), expressing concern about the recent Waimanalo Country Fair, which was under the co-sponsorship of the City. He explained that several advantages were given to this fair, including extended use of the Beach Park site for set-up and take down, that others could not have because they were not co-sponsored, and, that organizations from other communities were participating - including private businesses - despite this fair being intended for Waimanalo groups. He reported being in support of the continued use but commented that the carnival had left metal hooks in the park ground, causing extra expense to the City. He also reported that the wrist-bands (for rides) should not have been sold except at the advertised location and not on Sunday at the midway and concerns that the non-profits were not the major beneficiaries of the event. Jamila reported that his non-profit organization, the Waimanalo Construction Coalition, had served as a primary co-sponsor with the City, that requests that had come out of the community when past Sunset-on-the-Beach events had been held to make a carnival event rather than music or movies, that Waimanalo community groups did receive income from this event (especially boxing and football youth groups) and that the carnival had participated with \$10,000 in front money from E.K. Fernandez Carnivals. Mattos said that FOW wished to see the event designed so that only Waimanalo community groups receive the funds. Mattos reported that the FOW have worked with the Waimanalo Construction Coalition in the past and are supportive of it. Bobbie Kahalewai reported that intensive planning for the event had started six months, that all Waimanalo groups were asked to participate, that two Waimanalo groups had pulled out just two and a half weeks prior to the Fair, and that many organizations had been recruited to fill the void but that the two replacements were not Waimanalo groups but that both had paid a flat rate, just like all the others. Chair Ho said that Lewis had originally asked if there was an accounting of the fair, with Jamila and Kalalewai both reporting that there was. Chair Ho thanked Aylett for her report.

Council Chair Barbara Marshall – J. Ikaika Anderson circulated Councilmember Marshall's monthly report and invited the community to meetings with Councilmember Marshall on December 4, 2007 at St. John Lutheran Church, Kailua, and January 29, 2008 at Waimanalo Public Library, both meetings will begin at 7:00 p.m.

APPROVAL OF OCTOBER 9, 2007 REGULAR MEETING MINUTES – Chair Ho reported that a request had been made for alterations to the October 9, 2007 Minutes from Mabel Spencer, one suggestion to identify an audience member on page 3 paragraph eleven as "Steven Tayama" and a second offering an insertion about the military presentation, explaining that he did not agree with the insertion, which he said was a statement in addition to what was actually said at the meeting. **Buck moved Waimanalo Neighborhood Board approval of the October 9, 2007 Regular Meeting Minutes as circulated, with M. Spencer saying the motion should be "as corrected" and Ho accepting the amendment.** Oki noted several typographical errors (page 2, delete items five and six from third paragraph and page 4, first line change word "cites" to "sites"). **Chair Ho asked for an affirmative vote on accepting the minutes and declared the minutes approved as corrected 9-0-0.**

Unfinished Business

Bellows Warfare Training Facility Freedom Of Information Act (FOIA) – Major Chris Perrine was present from Marine Corps Base Hawaii (MCBH). He reported the release of the requested documents that had been discussed at prior meetings, with the documents being generally available except for one document that was delivered directly to the requesting organization. Chair Ho asked if Perrine could provide a list of the documents involved, with Perrine agreeing to do so.

Waimanalo Village Center – Michelle "Hoku" Liu introduced herself as the president of the non-profit Waimanalo Village Center, explaining that the center is planning to alter its existing buildings and introducing the architect Dwight Kalikau, saying that the center is generally used by the community for weekend parties but that the changing nature of the Village, the direct purchase of the homes there, and opportunities for other uses, such as Kalaheo High School and the University of Hawaii saying they would make use of classroom sites, have resulted in the Center deciding to rebuild. Kalikau said that the site now is a 720 square foot building, with the intent to build on all of the 20,000 square foot lot, a combination office pavilion, pre-school site, computer room, meeting space and village storage structure, with the plan to build in November or December of 2008. Chair Ho asked if the construction was within the by-laws of the Village and about the permits required; with Kalikau saying that an environmental assessment (EA) might be needed since it was on State land but that the City would likely process the permit as a Conditional Use Permit (CDU) Minor, replacing the existing use, as an administrative review; Kalikau said the permits would be applied for in the summer of 2008). Chair Ho asked about parking, with Kalikau reporting off-site parking to include the State site across the street and seven stalls on the lot. Chair Ho asked about noise control, with Kalikau saying the noise would be contained within the building. Akeo asked about capacity, with Kalikau saying that there would be a planned limit of 200 versus the 150 limit now. Jamila asked about public access with Liu explaining that the facility was not open to the public but that you could use it with the sponsorship of a Village member. Chair Ho asked about the charge, with Liu saying a sponsored event was \$260, a price including use of tents and chairs, with Kalikau explaining that the kitchen would be a state "certified" kitchen.

Olelo Broadcast of Waimanalo Neighborhood Board Meeting – Chair Ho announced that the meeting would be broadcast on Olelo at 9:00 p.m. on Channel 49, on Sunday evenings and invited the community to watch.

Waimanalo Community Christmas Parade – Jamila announced that the annual community Christmas parade would be on December 15, 2007 starting at 10 a.m. until 12 noon and invited all to come out to watch the parade.

Positive Re-Action Hui – M. Spencer announced the continuing circulation of a petition on the issues discussed at the past several Board meetings, being generally to request the relocation of the United States military from Bellows Beach and return of the ceded lands, with fifty-three having currently signed the petition.

RESIDENT CONCERNS

Explosions At Bellows – Kanoë Cheek was present to express concerns about the noise and possible danger to her home and other adjacent residences as the result of explosion noise coming to her from Bellows Field. She referred to recent news stories about boulders and rock slides, explaining that her residence is near Blanche Pope School with the arch of the back wall of the Koolaus behind her house, with noises being focused on her house and fearing that the noise would loosen rocks from above her. She explained that the explosions are relatively new and are at all hours of the day and night up to 10 p.m. Chair Ho asked if others had expressed concern to her, with Cheek saying she normally is at work and has not hear of daytime noise until a recent family illness had her at home. Perrine said he would look into the source of the noise and asked if any complaints are known that they should contact him right away in order to pinpoint the source, offering two contact numbers of 257-8832 and the main line of 257-8840. Kahalewai reported that she lives in that area and has not heard the noise.

Conditional Use Permit Request for Andrews – Kevin Andrews was present to request Board support for a Conditional Use Permit for the Plant Research Corp. (PRC) at its property located at 41-829 Kakaina Street. PRC is requesting approval for Ag (agricultural) accessory use enterprises to remain on the property (including Tropical Clay and five small sawmill wood shops). The current property has a numbers of small structures which are to be removed at the end of the year with the request to allow the six businesses to remain and all vacated lands are to be use for organic sugar cane production. Andrews distributed a letter, copies of his application and a site map of the property, with a history of the site included, which lists plans for renovation of the site, referring to buildings built form the 60's, 70's, and 80's, and to include use of an existing building as a training center for the Waimanalo Construction Coalition, commenting that this type of community-based mixed use is listed in the Ko'Olau Poko sustainable communities plan as a community base yard. Chair Ho reported that he had previously received a letter in opposition to the project. Savine asked if there would be a Board vote, with Chair Ho answering that he wasn't sure if a vote would be taken, with Savine asking about conflicts of interest in voting and with Chair Ho saying that conflicts of interest are covered in the Board rules. Tom Savine said that industrial users should be prohibited from use of this land as the definition should be for those where the industrial is incidental to ag use, which is not the case for those Andrews is proposing to be operating on the site; Andrews said he understands the point but that Savine's definition is not the only interpretation. Chair Ho asked about the largest building on the site, which Andrews reported was now empty, saying that the plan is for all except the above mentioned to leave, with the only wild card being the new enterprise zone law. Louis Kamekona commented that all businesses are using Waimanalo workers. Jamila reported that he had a working relationship with Andrews and he would not join in the voting, saying that the other Board members who are involved in the community organizations should also not be voting on the issue, with Chair Ho saying the need to defer is listed in the rules of the Neighborhood Board and it doesn't have to be only a financial interest. Jamila said that drivers he trains are hired through the employers there and with Chair Ho saying the definition of industrial use heeds to be reviewed but not by the Neighborhood Board. Wayne Kaiina reported that Rocky Roads Products, where he is a manager, has been the target of untrue complaints of their burying waste and that they, like other Waimanalo companies, are trying to work together with the community and are not here to harm the environment; Kaiina referred to company owner Wallace Nitta (in the audience) and invited those with concerns about their operation to call 259-7911. Chair Ho

said there were no Board complaints about Rocky Road and explained that it was not a Board issue for this meeting. Bettencourt asked how long Andrews had before the issue needed to be addressed with Andrews saying he wished to move on the application now. Bettencourt said he wished first to hear a City position on the agriculture use definition issue, that he wished to have definite plans for the future (including the Waimanalo businesses involved and any future plans for the property), and that he proposed to defer the issue to the Board's January 2008 meeting, where he expected that the Board would look favorably on supporting the industrial zoning, with Akeo seconded the motion to defer. Jamila asked that the term "business" be used instead of "industrial" and Bettencourt agreeing. **Chair Ho accepted that Bettencourt had made a motion to defer the issue to the Board's January 2008 meeting and a second for Aeko, asking for Aylett to assist by having a City representative present to discuss the referenced agricultural zoning issue, and noting that the motion was asking for details on those moving, future use and expected favorable support of Waimanalo businesses.** Chair Ho asked Andrews if he would know more of the future uses by the end of the year, with Andrews agreeing he would. Akau asked about environmental waste from site users such as Tropical Clay, with the explanation that Tropical Clay uses mud not chemicals in their product. **Chair Ho asked for a vote and reported passage of the motion 8-1-0. Aye:** Akeo, Bettencourt, Buck, Chun, Ho, Humphrey, Jamila, Waihinekapu. **Nay:** S. Spencer.

Community Concern – Akau thanked the Board for agreeing with her opposition to use of Bellows Air Field without an environmental impact statement and asked the Board to do more to oppose training for war, reporting that Hawaiians have never been at war.

COMMUNITY ORGANIZATIONS

Marine Corps Base Hawaii (MCBH) Military Report – Major Chris Perrine reported on the recent base air show, where 150,000 guests participated in the Blue Angeles on the Bay and expressed special appreciation to the HPD for their assistance in the very smooth running event. He reported on activities: the 232th birthday anniversary of the U.S. Marine Corps, support of recent parades, Makahiki celebration on the base, and development of a fire management plan for the base. He also reported Bellows-related support of environmental management for Bellows (including three or four cows) and plans to participate in the Waimanalo Christmas Parade. Chair Ho asked if the cows were to be beef or dairy, with Perrine saying he was not aware of the plans. Chair Ho thanked Perrine for his report.

Hawaii Job Corps – Julie Dugan reported a clean up of Hihimanu Street and said she would like to acknowledge the City & County Corporation Yard (Chad and his crew) for their assistance in the clean up. She reported a planting project at Waimanalo School, painting at Manawale'a Riding Center, plans for Thanksgiving Day meal servings, planned participation in the City Parks Gingerbread House project and announced that the classes would be on winter break from December 13, 2007 to January 2, 2008.

ELECTED OFFICIALS:

Governor's Representative – Micah Kane, Director of the Department of Hawaiian Home Lands (DHHL), represented Governor Linda Lingle and thanked Dugan for her leadership with the Job Corps and their work on filling in the Azevedo soccer field (Dugan expressed appreciation for Eric Suzuki's work). Kane distributed material from the Governor's Office and noted the scheduling of Homeless Week, with 650 homeless sheltered. He reported working on the Supplemental Budget and that he would present a report of the S-curve at the January Board meeting. Chair Ho asked about development plans, with Kane saying they were being developed for early 2008, with families to be moved in in the second quarter of '08.

Senator Fred Hemmings – Chair Ho introduced Senator Hemming's staff member Jessica Grant who distributed copies of a community report and was available to relay questions or concerns.