



BENJAMIN J. CAYETANO
GOVERNOR

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

LETTER NO. PM-1196.9

OCT 11 1999

'99 OCT 13 AM 11:20

REC'D
QUALITY

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact for
DOH Residential Children's Facility
Kapaa, Kawaihau District
Island of Kauai, Hawaii
D.A.G.S. Job No. 14-20-2555

The State Department of Accounting and General Services (DAGS) has reviewed the comments received during the 30-day public comment period which began on August 8, 1999. Concerns regarding site location selection and construction-related impacts are addressed in the Final EA. No other significant concerns were raised during the review period.

As described in the Final EA, the site selection and design were made in consultation with other agencies, including the Department of Land and Natural Resources, Land Division, to ensure that no significant negative impacts to water and air quality, flora and fauna, cultural and scenic resources, land use, and community well-being will result from the proposed project.

DAGS has therefore determined that this project will not have significant environmental effects and hereby issues a finding of no significant impact. Please publish this notice in the October 13, 1999, *OEQC Environmental Notice*.

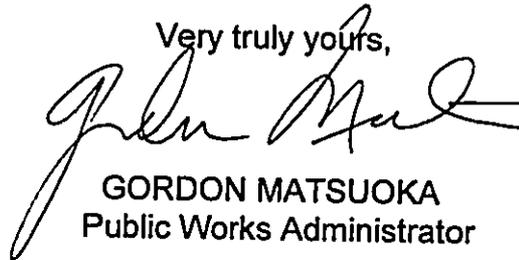
We have enclosed a completed OEQC Environmental Notice Publication Form and four copies of the Final EA.

135

Ms. Genevieve Salmonson
Letter No. PM-1196.9
Page 2

Please contact Daniel Jandoc of our Project Management Branch at
586-0476 if you have any questions.

Very truly yours,



GORDON MATSUOKA
Public Works Administrator

DJ/si
Encl.

c: Franklin Wong & Associates w/o encl.
R. M. Towill Corp. (Chester Koga) w/o encl.

1999-10-23 - KA - FEA - Kapa'a Residential
Children's Facility

OCT 23 1999

FILE COPY

Final Environmental Assessment

**Residential Children's Facility
Kapa'a, Kawaihau District, Island of Kauai
TMK 4-6-14: 30**

DAGS Job No. 14-20-2555

October 1999

Prepared for:

Department of Health and
Department of Accounting & General Services
State of Hawaii
Division of Public Works
P.O. Box 119
Honolulu, Hawaii 96810

Prepared by:

R.M. Towill Corporation
420 Waiakamilo Road, Suites 411
Honolulu, Hawaii 96817
RMTC Ref 1-18483-OE

Final Environmental Assessment

**RESIDENTIAL CHILDREN'S FACILITY
Kapa'a, Kawaihau District, Island of Kauai
TMK 4-6-14: 30**

DAGS PROJECT NO. 14-20-2555

October 1999

Prepared for:

Department of Health and
Department of Accounting & General Services
State of Hawaii
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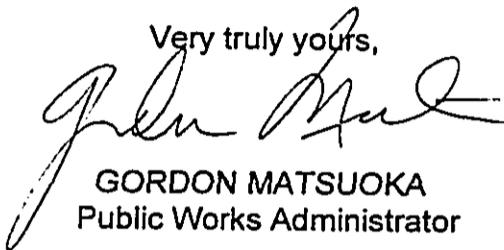
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PROJECT SUMMARY

Project	Residential Children's Facility
Proposing Agency	State of Hawaii, Department of Accounting and General Services State of Hawaii, Department of Health
Accepting Authorities:	State of Hawaii, Department of Accounting and General Services
TMK:	4-6-14: 030
Location:	Kapa'a, Kawaihau District, County of Kauai
Project Area:	Approximately 4,000 square feet of 60.15 acre lot
EA Preparer	R. M. Towill Corporation 420 Waiakamilo Road, Suite 411 Honolulu, Hawaii 96817 Chester Koga, AICP Phone: (808) 842-1133 Facsimile: (808) 842-1937
Existing Land Uses:	Vacant land adjacent to the Samuel Mahelona Memorial Hospital
County Zoning	Residential/Special Treatment Public (R-1/ST-P)
State Land Use District	Urban
Proposed Action:	The State of Hawaii Department of Accounting and General Services (DAGS), on behalf of the Department of Health (DOH), proposes to develop a residential treatment facility for children and adolescents with severe emotional needs.
Required Permits	County Use Permit for development of a group home for children and adolescents with server emotional needs in this Residential/Special Treatment Public (R-1/ST-P) zoning district.

CHAPTER 1
PURPOSE AND NEED FOR ENVIRONMENTAL ASSESSMENT

1.1 PROJECT OVERVIEW

The State of Hawaii Department of Accounting and General Services (DAGS), on behalf of the Department of Health (DOH), proposes to develop the Kapa'a Residential Children's Facility. This facility is proposed to provide residential treatment for children and adolescents who are moderately to severely emotionally disabled. The proposed facility includes a multi-purpose work space, staff office/conference room, work area, five bedrooms, two bathrooms, storage room, kitchen, dining area, and an open lanai at the front and rear entry of the facility. The project location and surrounding area are shown in Figure 1-1, Location Map and Figure 1-2, Vicinity Map.

Completion of the project will involve evaluation of environmental conditions and existing land uses to determine the overall impact of construction activities and the impacts of the new facility on nearby community activities and land uses. Additionally, community input is being sought in the development process to identify non-design issues in order to resolve them during the planning and design stage. All project activities will be assessed for compliance with State and County policies and land use plans.

1.2 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

This project will require use of State of Hawaii funds. By using State funds this project, therefore, is subject to environmental analysis per requirements of Chapter 200, Title 11, Hawaii Administrative Rules (HAR), and Chapter 343, Hawaii Revised Statutes (HRS). This Environmental Assessment (EA) will address the limited environmental impacts anticipated from development of the proposed project. The State Department of Accounting and General Services has determined that an Environmental Impact Statement (EIS) will not be required, and issued a Finding of No Significant Impact (FONSI) for this project.

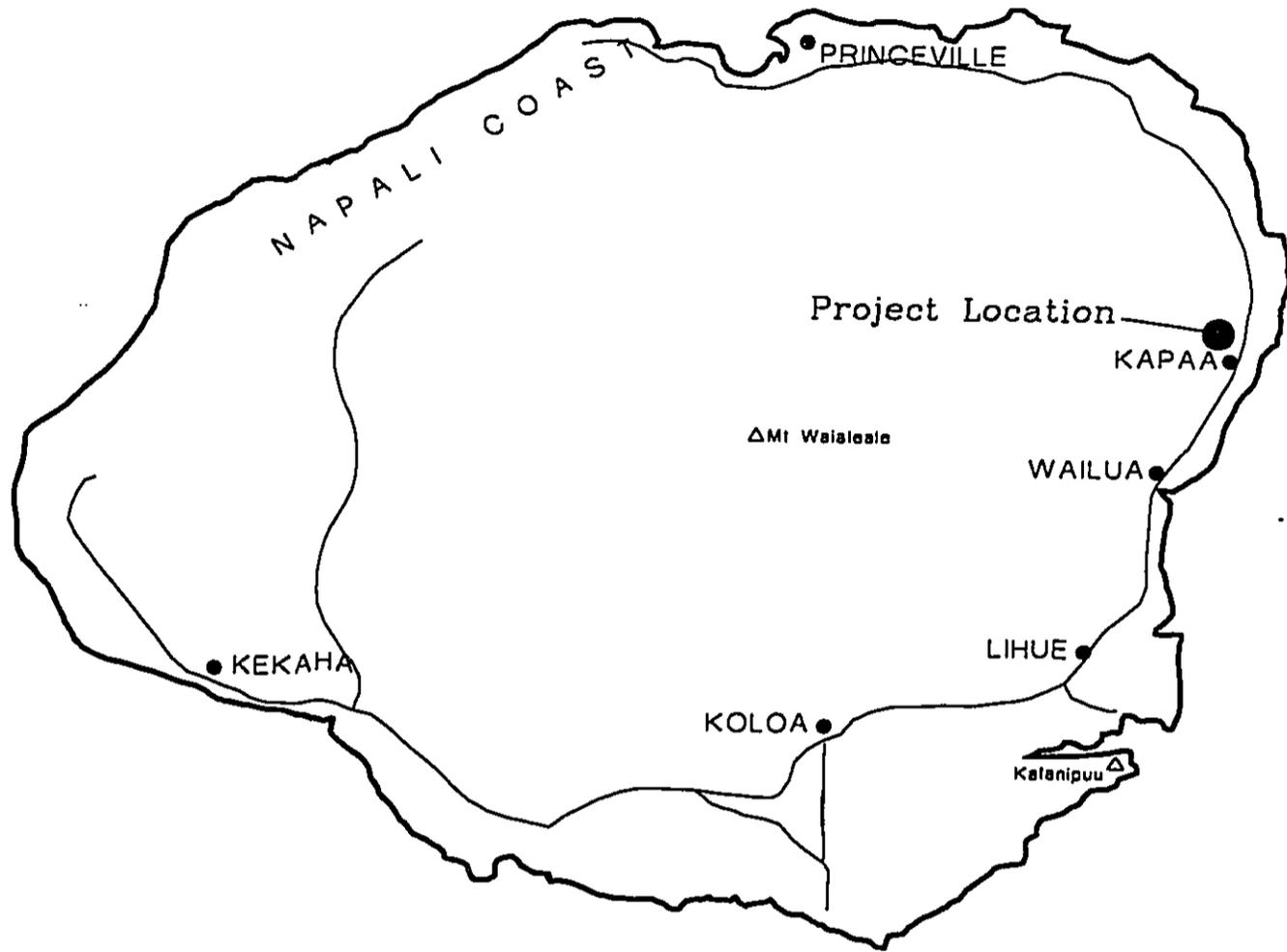


Figure 1-1
Location Map



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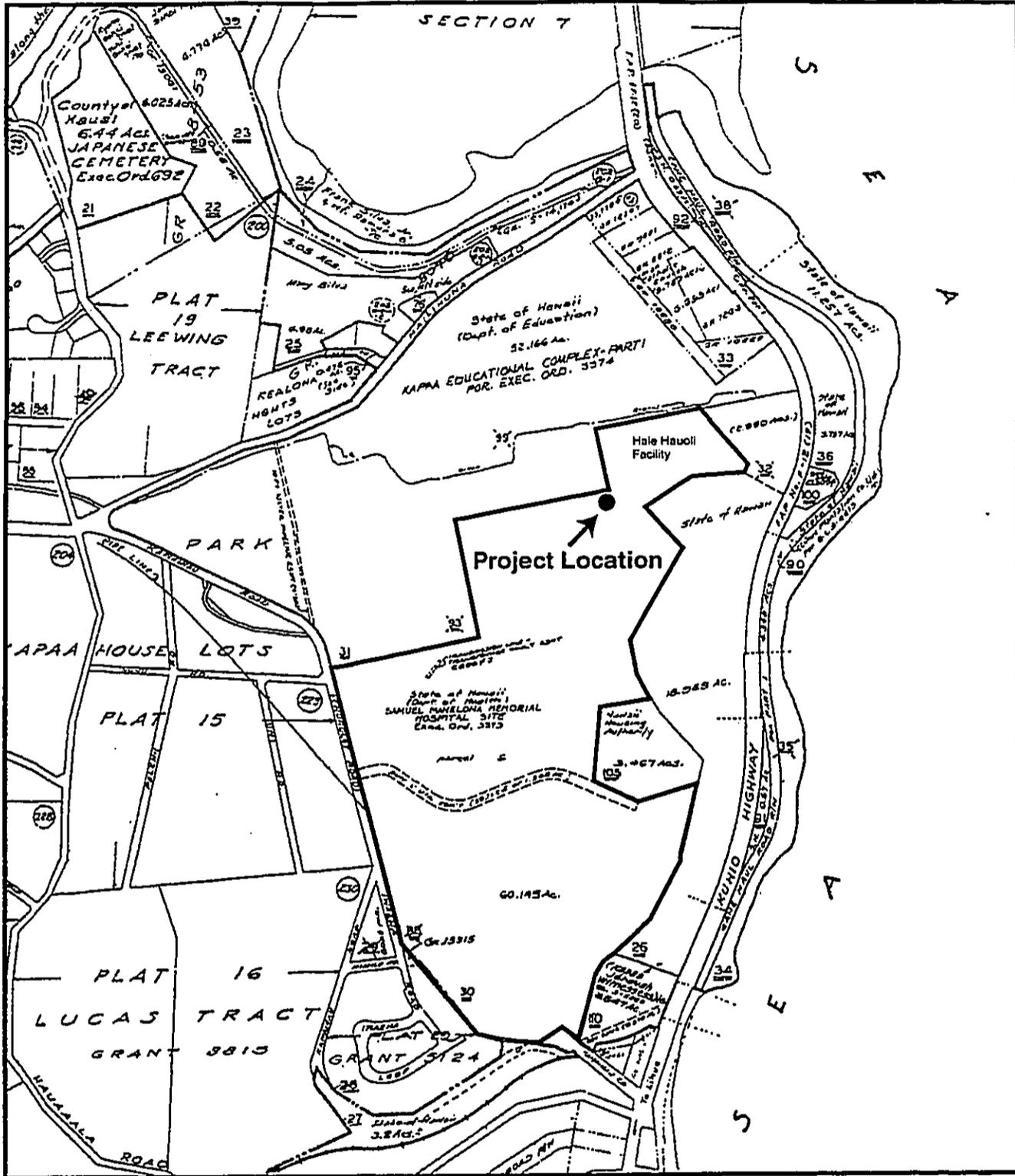


Figure 1-2
VICINITY MAP (TMK 4-6-14)



Not to Scale

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October 1999

In accordance with the provisions set forth in Chapter 343, Hawaii Revised Statutes, and the significance criteria in Section 12 of Title 11, Chapter 200, this assessment has determined that the project will have no significant adverse impact to water quality, air quality, existing utilities, noise levels, social welfare, archaeological sites, or wildlife habitat. All anticipated impacts will be temporary and will not adversely impact the environmental quality of the area.

It has been preliminarily determined that an Environmental Impact Statement (EIS) will not be required, and that a Finding of No Significant Impact (FONSI) is being considered for this project.

1.3 PURPOSE AND NEED FOR THE PROJECT

The State of Hawaii, Department of Health (DOH) is responsible for providing treatment and counseling for adolescents who are moderately to severely emotionally disabled. The proposed Kapa'a Residential Children's Facility will provide educational and treatment options for those children and adolescents that range from 6 to 20 years in age.

The Kapa'a Residential Children's Facility will help to provide additional capacity for treating children and adolescents with severe emotional needs within the State of Hawaii. The State, currently lacking sufficient capacity to provide Residential Treatment Programs for children and adolescents, relies on community based facilities located both in Hawaii and the mainland to provide this service. Even with the utilization of private facilities, the in-state capacity is not adequate to accommodate current and future needs which causes a continued reliance on mainland facilities.

The proposed facility will help to reduce, if not eliminate, the need for placing children and adolescents with severe emotional needs in facilities on the mainland. The Felix Consent Decree require that the Departments of Education and Health establish a new system of care by June 30, 2000 for a class of children that satisfies federal law

[i.e., Individuals With Disabilities Act (IDEA) and Section 504 of the Rehabilitation Act] and which embodies the principles of the Child and Adolescent Service System Program (CASSP). The proposed facility will help to bring the State into compliance with sections of the Felix Consent Decree and Implementation Plan calling for the placement in the least restrictive environment and consonant with the needs of the child and family. The proposed facility would (1) allow the State to provide a treatment facility near home for children and adolescents who are currently placed on the mainland and (2) meet current and projected needs for residential treatment facilities of children and adolescents with severe emotional needs.

The proposed Facility would occupy approximately 4,000 square feet on a portion of the existing 60-acre Samuel Mahelona Memorial Hospital site. The central location of the new facility within a community setting provides an opportunity to integrate the facility's programs with the surrounding schools and other State programs.

The proposed facility would provide living space for five residents and functional spaces to accommodate program activities for the residents and staff.

1.4 ALTERNATIVES

As part of the analysis for this project, several alternatives were considered to address the need for improving the facilities. The alternatives evaluated include the no action alternative, the delayed action alternative, alternative locations and the proposed project..

1.4.1 Alternative 1: No-Action

State and Federal legislation require that a "no-action" alternative be considered to serve as a baseline against which potential actions can be measured. The no-action alternative would result in no effort made to meet the existing demand for residential treatment services under the Felix-Waihee Consent Decree. This alternative would deprive the children and adolescents of Kauai who have severe emotional needs, a

place for residential treatment within their own community. Without this facility within a local network of family and friends, these children and adolescents are forced to move to the mainland for fundamental treatment and development.

Under this option, environmental impacts resulting from construction activities would be averted, and facility development costs would be spared however, monetary penalties would be assessed according to Federal laws if the court imposed deadlines are not met. According to the Felix Consent Decree, the State would incur severe penalties if compliance with Federal laws as the Individuals With Disabilities Act and Section 504 of the Rehabilitation Act were not met by June 30, 2000. Due to the potential negative emotional and developmental impacts of displacing children and adolescents as well as the monetary penalties assessed, this alternative was rejected.

1.4.2 Alternative 2: Delayed Action

Under the delayed action alternative, the proposed Facility would be built at a later date. By delaying action, this property may be unavailable at a later time and additional resources would be required to secure a new property that meets size and operational requirements. Under this alternative, resource expenditures for the development of the Facility would be averted in the short-term, however project activities would ultimately incur higher development costs to resources due to inflation or extended site selection processes.

The delay of action would also result in penalties assessed to the State when the court appointed deadlines are not met. As with the No Action Alternative, the State would incur severe penalties if compliance with Federal laws as the Individuals With Disabilities Act and Section 504 of the Rehabilitation Act were not met by June 30, 2000.

This alternative will also generate environmental outcomes similar to the Preferred Alternative to develop the proposed Residential Children's Facility. Due to the potential

cost of acquiring a new site, monetary penalties being assessed, and similar environmental impacts at the proposed project, this Delayed Action Alternative was rejected.

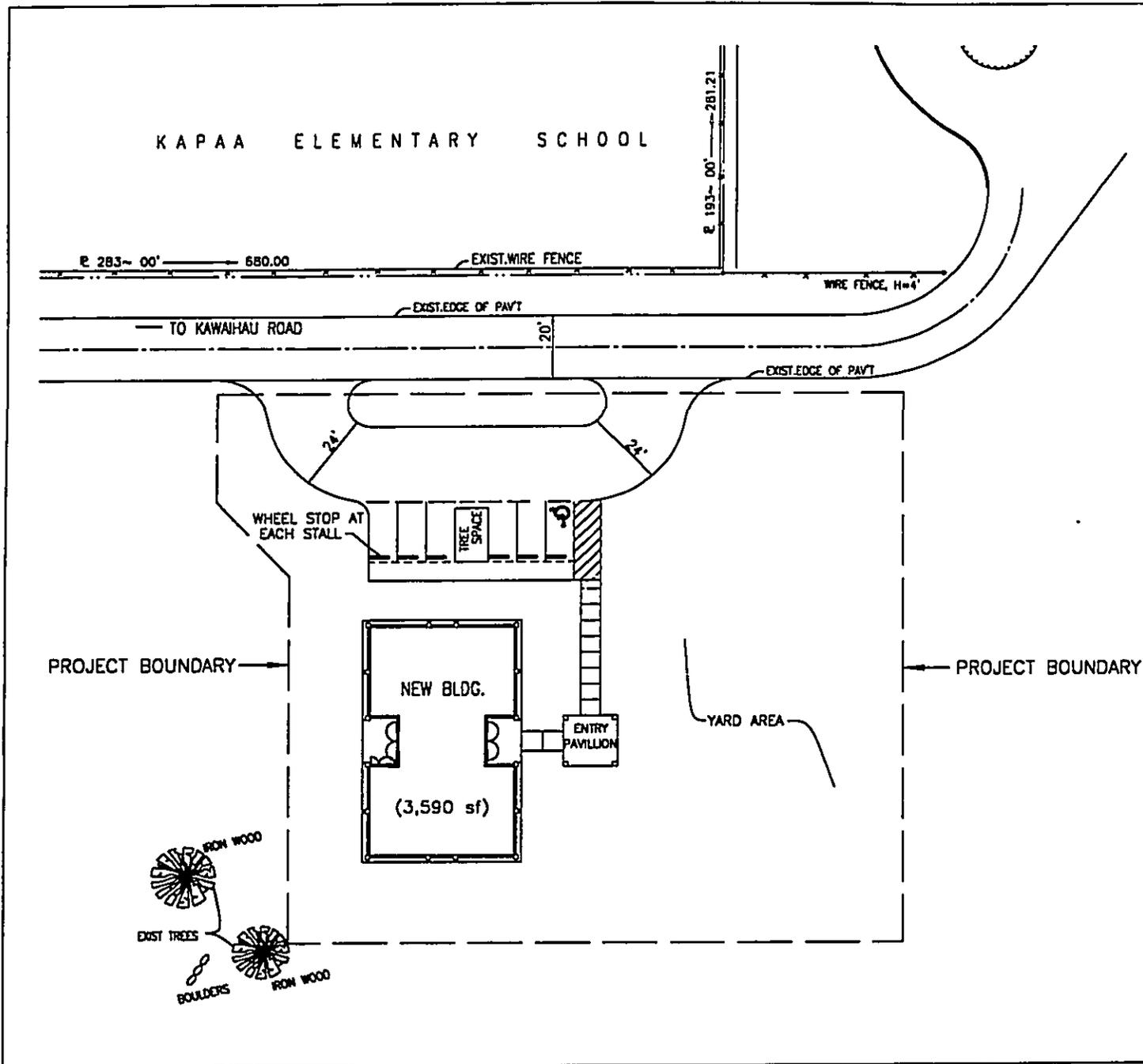
1.4.3 Alternative 3: Alternative Locations

Alternative locations researched include the "abandoned" Civil Defense building within the Mahelona Hospital property, other locations within the Mahelona Hospital property, and adjacent to the Friendship House along Kuhio Highway. According to the property owner, Hawaii Health Systems Corporation, the Mahelona Hospital property Master Plan has plans for all existing structures and surrounding areas. Due to the size and operational requirements, the only space available for the within the hospital property for the proposed Residential Children's Facility is at the proposed site.

The alternative site adjacent to the Friendship House, a State owned and operated adult treatment facility, was also evaluated and considered. Due to the sensitive condition of the children and adolescents of proposed facility, an important facet of the treatment of these patients is the interaction and understanding of average community settings. The proposed location near the Kapa'a Elementary School provides the optimal setting within a quiet single-family community like Kapa'a. Locating the proposed Residential Children's Facility adjacent to the existing Friendship House along Kuhio Highway may conflict with the treatment and development of patients in either program, thus jeopardizing success in both programs. This alternative site was therefore rejected.

1.4.4 Alternative 4: Proposed Residential Children's Facility

Under this alternative, a new facility would be constructed on the vacant 4,000 square foot portion of a 60.15-acre State-owned parcel occupied by the Samuel Mahelona Memorial Hospital. The facility will include a multi-purpose space, staff office/ conference room, work area, five bedrooms, two bathrooms, storage area, kitchen, dining area, and a lanai at the entry and rear of the facility (Figure 1-3 & Figure 1-4).



**Figure 1-3
Proposed Site Plan**



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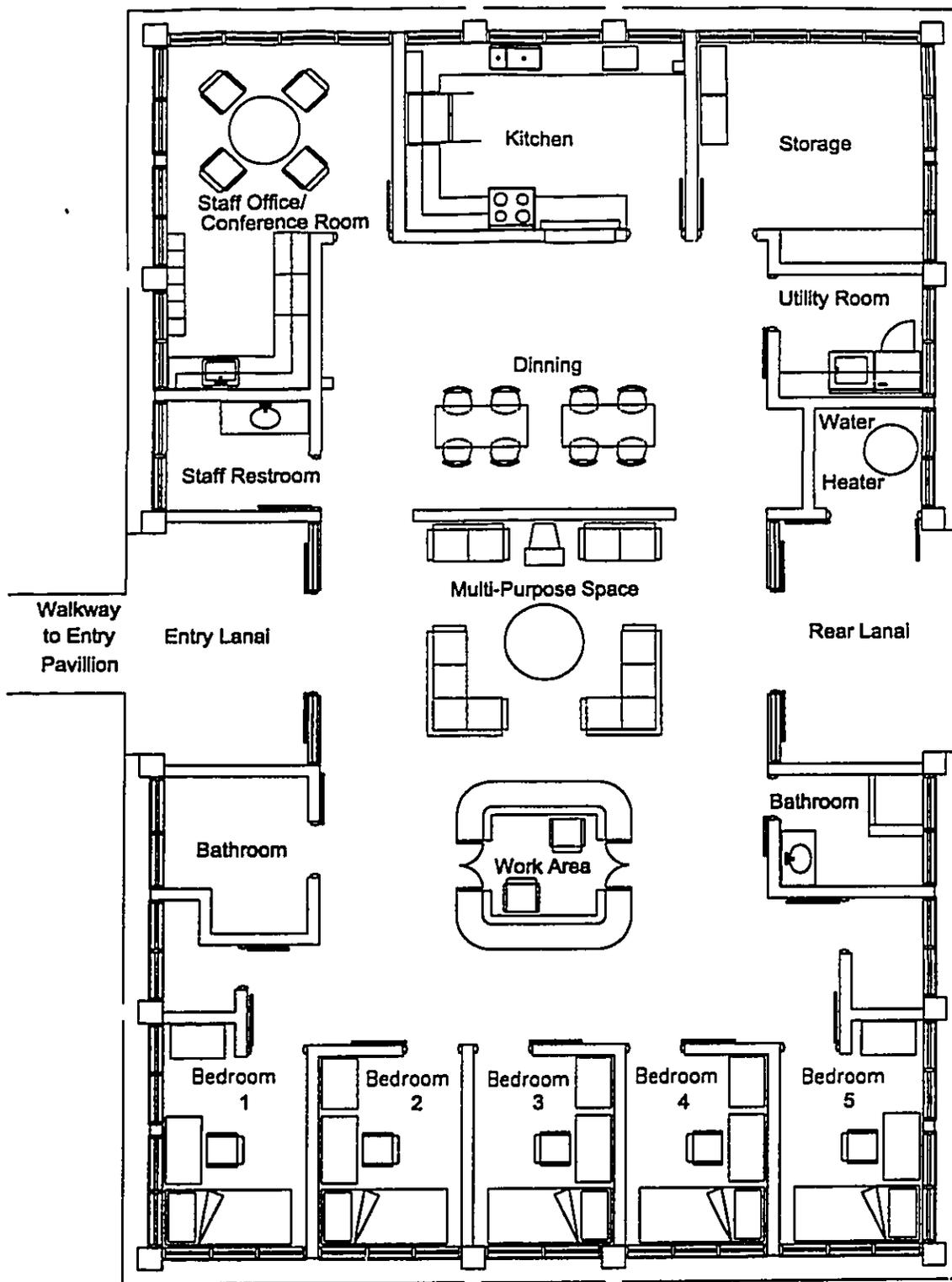


Figure 1-4
Proposed Floor Plan



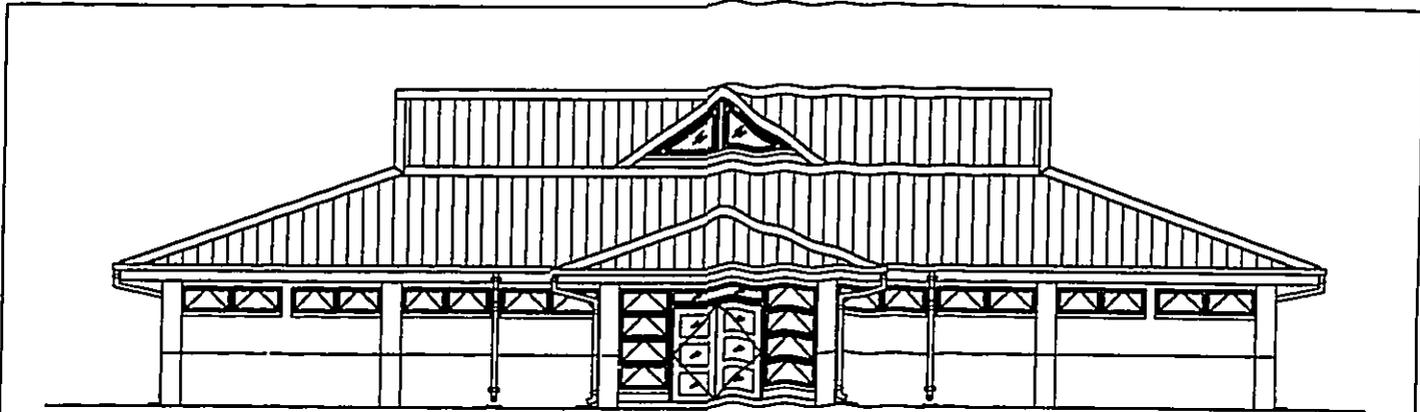
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OCTOBER 1999

The multi-purpose area will provide space for group activities, meetings, and entertainment for all residents and visitors. The staff office and work area will provide separate areas for counseling and private visits with family or friends. The kitchen will be designed for full-service meal preparation by the staff.

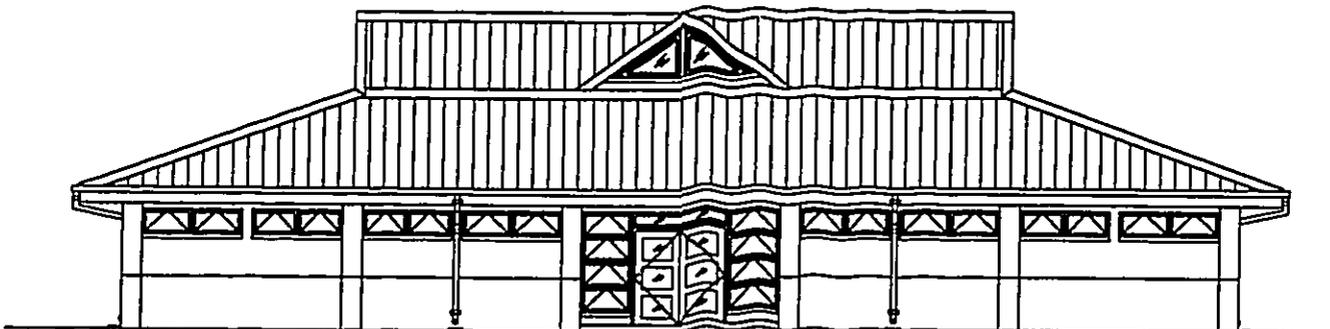
As shown in the elevation drawings (Figure 1-5 and Figure 1-6), the proposed Residential Facility will be unobtrusive with a final height of no more than 23' from finished grade.

Access to the site would be via a private interior access road off Kawaihau Road. The access road is approximately 20 feet in width and services the Mahelona hospital, the Department of Health's Hale Hauoii program, adjacent Kapa'a elementary, intermediate and high schools and a portion of the Kauai Economic Opportunities (KEO) program. Kawaihau Road is a County owned, two-lane road with a right-of-way width of approximately 40 feet.

The site selection was made in consultation with other agencies including the Department of Land and Natural Resources Land Division. A thorough research of the existing and proposed developments within and surrounding the project site. The proposed location was thereby selected for its proximity to a neighborhood community setting which assist in treatment and development of the patients and physical site characteristics including minimal impacts to vegetation, topography, visual view plains and existing utilities.



Front Elevation

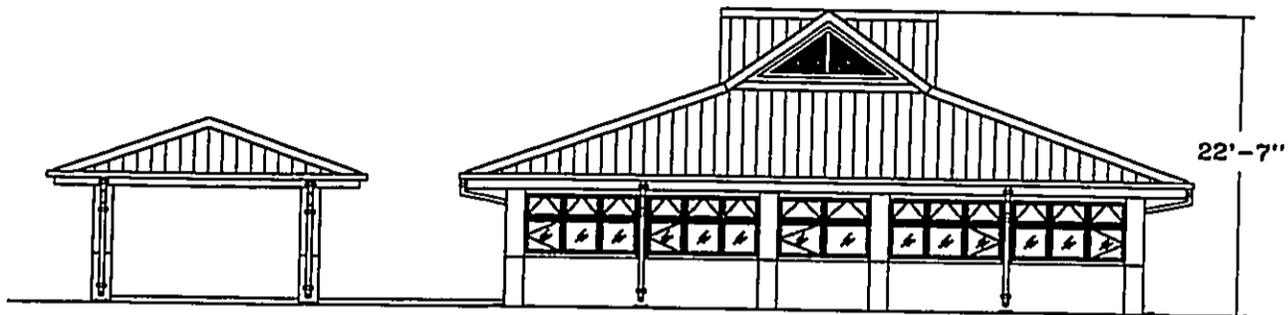


Rear Elevation

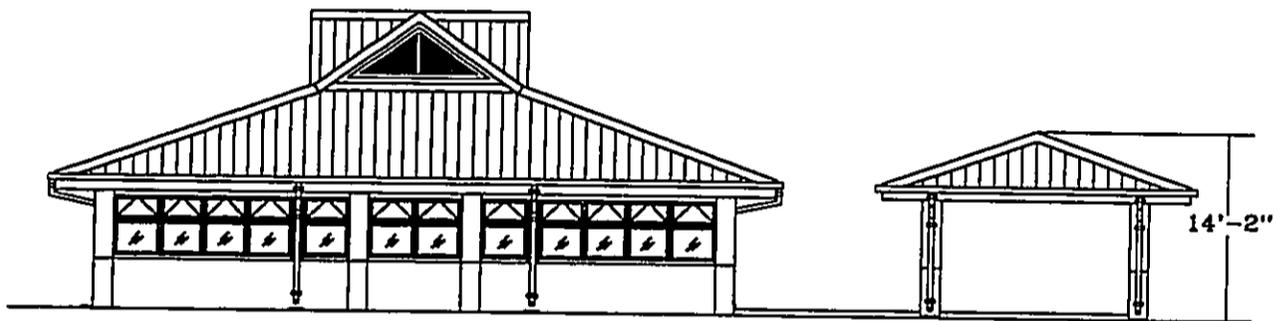
Figure 1-5
Elevations



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Left Elevation



Right Elevation

Figure 1-6
Elevations



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OCTOBER 1999

CHAPTER 2
PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SITE CHARACTERISTICS

The proposed project location is in the Town of Kapa'a, Kawaihau District, Island of Kauai. The project site is a 4,000 square foot portion of a 60.15-acre State-owned parcel currently occupied by the Samuel Mahelona Memorial Hospital (TMK 4-6-14:30). The parcel is under the jurisdiction of the Department of Health.

The site is vacant with sparse vegetation. Existing uses on other portions of the parcel include the Samuel Mahelona Memorial Hospital.

The campuses for Kapa'a Elementary, Intermediate and High Schools are located to the north, across the interior access road.

2.2 FACILITY CHARACTERISTICS

The proposed Residential Children's Facility is a single-story building containing a multi-purpose space, staff office/conference room, work space, five bedrooms, two bathrooms, storage space, kitchen, dining area, and lanais at the entry and rear of the facility.

The multi-purpose area will provide space for group activities, meetings, and entertainment for all residents and visitors. The staff office/conference and work space will provide separate areas for counseling and private visits with family or friends. The kitchen will be designed for full-service meal preparation.

The entry drive will access a circular driveway with a covered drop-off area at the main entrance. Six parking stalls, including 1 handicapped stall, will be provided to meet County zoning standards. Parking areas will be landscaped.

Landscaping will be used throughout the project to enhance the aesthetics of the facility grounds, mitigate heat load on the buildings, and provide shade for clients, staff, and visitors to the facility. The facility will be designed to maximize the natural daylight and tradewinds of the area by using roofing styles and building surfaces that improve radiant and/or insulation. The project site, adjacent to the Mahelona hospital, is currently barren with limited amounts of ground cover.

2.3 CONSTRUCTION ACTIVITIES

Construction activities will include mobilization, clearing and grading, construction of the facilities, demobilization, restoration, and landscaping.

Mobilization of equipment, materials, and workforce shall occur on an as needed basis, in schedule with the phases of construction. Construction activities require that staging areas be established on-site. Prior to mobilization, the project contractor will identify staging and stockpiling areas for construction equipment and materials.

Staging and stockpile areas shall be prepared as necessary with appropriate discharge pollution prevention features, refuse containment, and parking areas for workers. During mobilization, ground disturbance shall be held to the minimum area necessary to accommodate the heavy equipment and materials required for construction activities.

Vegetation and debris will be cleared from the 4,000 square foot site to accommodate staging and construction. The site will be graded in preparation for foundation work and paving. The project will retain existing topsoil and maintain soil health by clearing only the areas reserved for the proposed project.

Upon completion of construction activities:

- All construction-related material, including excavated material, fill material, and refuse shall be removed from the project site and disposed of properly by the contractor.

- All construction equipment shall be removed from the project site promptly after construction is complete.
- Roadways providing access to the site shall be cleared of construction debris and any damage from construction traffic will be repaired. Gates and/or fencing removed to provide access to the site shall be replaced and/or repaired.
- All areas damaged by construction staging shall be restored. Exposed ground areas shall be seeded or hydro-mulched as appropriate.

2.4 PROJECT SCHEDULE AND COST

Construction is scheduled to begin in December of 1999 and last approximately 11 months.

The preliminary construction cost estimate for this project is \$547,224. Funding for this project will be provided by the Department of Accounting and General Services, State of Hawaii.

CHAPTER 3 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION

This chapter assesses the environmental consequences of the proposed action described in Chapter 1. Potential impacts are described and evaluated. Mitigation measures that would eliminate and/or reduce potential adverse impacts are identified.

3.1 TOPOGRAPHY, CLIMATE, AND RAINFALL

3.1.1 Topography

The proposed project site is located approximately 100 yards west of Kuhio Highway and approximately 400 yards south of the Kapa'a Stream mouth at an elevation of 125 feet above mean sea level (msl). Positioned on a bluff overlooking Kuhio Highway, the site is relatively level, with a slight upward slope towards the south-west. No significant topographical features exist in the immediate area.

3.1.2 Climate

The climate of the Kapa'a area is characterized by abundant sunshine and abundant rainfall, relatively constant temperatures, and the infrequency of severe storms. Located on the windward side of the island, annual rainfall at the proposed project site is approximately 43 inches (recorded in Kealia). The average annual temperature in the area is approximately 75 degrees Fahrenheit (University of Hawaii 1983).

3.2 GEOLOGY AND HYDROLOGY

3.2.1 Soils

Soils at the project site are classified as Lihue silty clay, 0 to 8 % slopes (LhB). In soils of this type, generally have a surface layer of dusky-red silty clay about 12 inches thick and a subsoil of more than 48 inches thick. The subsoil is typically a dark-red and dark reddish-brown compact silty clay that has sub-angular blocky structure. The substratum is usually soft, weathered rock. Although the surface layer is generally strongly acid, the subsoil is slightly acid to neutral. Permeability of this soils is usually

moderately rapid and runoff is slow, thereby making the erosion hazard no more than slight. The available water capacity is generally about 1.5 inches per foot of soil (U.S. Department of Agriculture, 1972).

3.2.2 Surface Water

The project site, located on a bluff overlooking the Kapa'a Beach Park to the south, does not contain surface water resources. The nearest source of surface water is Mo'ikeha Canal located approximately 1,500 feet to the west and Kapa'a Stream, located approximately 3,500 feet to the north. Mo'ikeha Canal, a part of the irrigation system and flows year-round. The Kapa'a Stream is classified as a continuous, perennial river that runs from the Makaleha mountains to the ocean. No other source of surface water exist in the proximity of the proposed project site. No wetlands occur within the project site or the vicinity of the project site.

3.2.3 Ground Water

The project area is not a source for groundwater. Water supply for the proposed development will be dependent on the adequacy of source, storage and transmission facilities for the property.

3.2.4 Project Impacts

Located on a bluff, the site is approximately 1,000 feet from the ocean with no wetland within or adjacent to the project site. Therefore no adverse impacts to surface waters or wetlands are anticipated. The drainage system for the project will direct surface runoff around the facility and towards the Kawaihau Road.

Water for the proposed project will be provided through new underground service lines within the site. The new service lines will connect to existing service lines in the adjacent roadway. The applicant will submit all construction plans for review and approval to the County Departments of Water and Building. Upon review of the

construction plans, by the applicable County agencies, determination of water source, storage and transmission will be finalized.

3.2.5 Mitigation Measures

The project design will include water conservation, low flow fixtures as required by the Uniform Plumbing Code. No additional mitigation measures are planned for the proposed project.

3.3 NATURAL HAZARDS

3.3.1 Earthquake

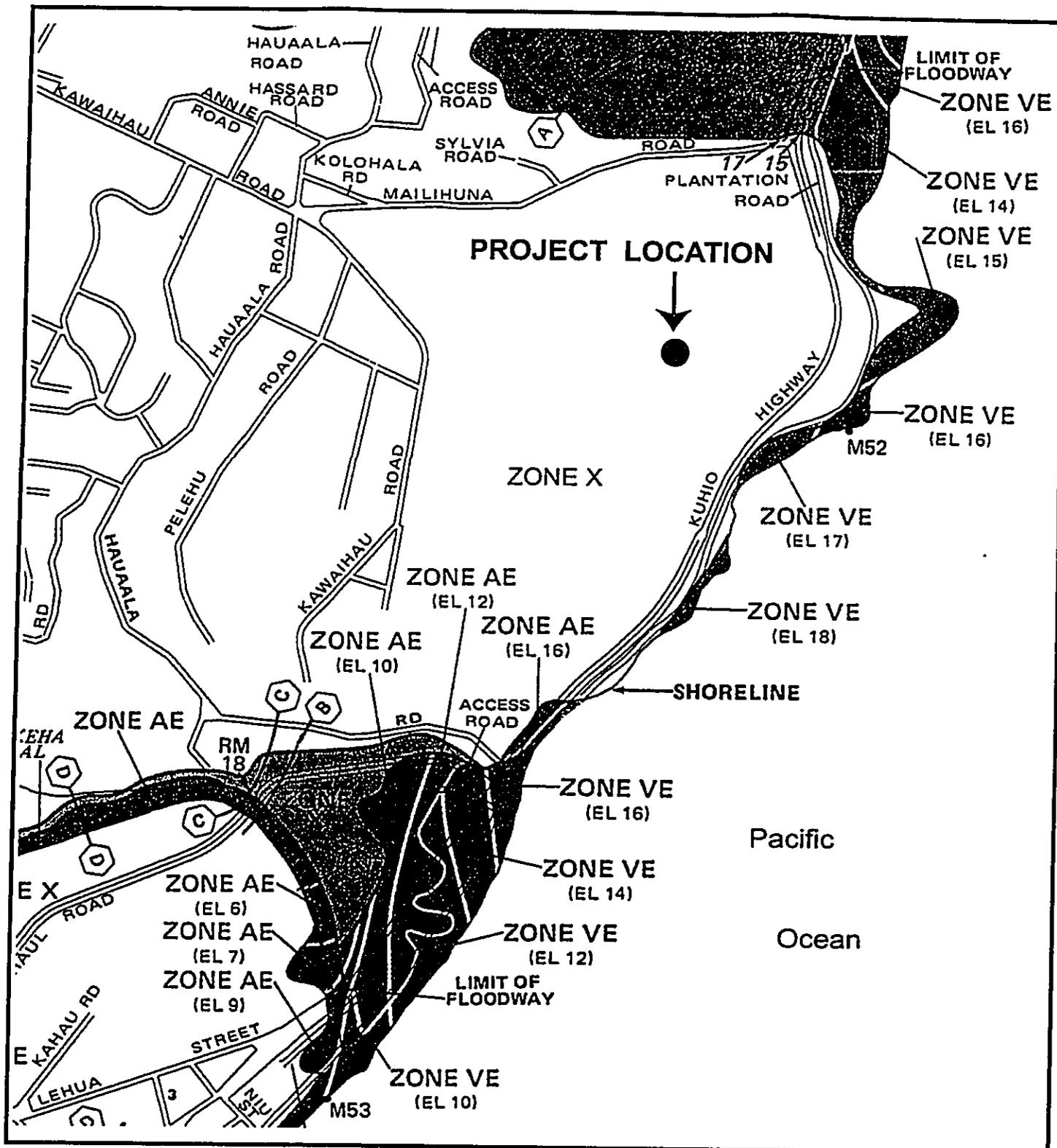
The Kauai County Comprehensive Zoning Analysis (Chapter 8, Articles 10 - 16) provides minimum design criteria to address development on lands with potential hazardous situations. There are six (6) zoning districts that detail the restrictions and guidelines to minimize the threat to public health and safety. The proposed project is not located within these six (6) Constraint zoning districts.

3.3.2 Flood Zones

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) of March 4, 1987 identifies the proposed project site as lying within Zone X - an area determined to be outside of the 500-year flood plain. See Figure 3-1, Flood Map. This designation indicates the site is not subject to flooding that would impact the project.

3.3.3 Project Impacts

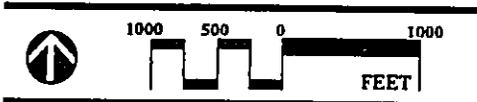
The proposed project is not at risk from flood damage and will not exacerbate conditions that would contribute to flooding. Additionally, because seismic risk at the project site is minimal, the proposed project is not likely to be affected by seismic activity.



Federal Emergency Management Agency
 March 4, 1987

Note: Coastal Base Flood Elevations
 apply only landward of the shoreline
 shown on this map.

Figure 3-1
 FLOOD MAP



R. M. TOWILL CORPORATION

October 1999

3.3.4 Mitigation Measures

All structures proposed for this project will be built, at a minimum, according to standards stated in the Kauai County Comprehensive Zoning Analysis and codes related to buildings and construction activities. No additional flood control measures are planned or required for the proposed project.

3.4 AIR QUALITY

3.4.1 Air Quality

Presently, air quality in the vicinity of the project is good due to the elevation of the project site and tradewinds or on-shore trades. The primary sources of air pollution are primarily from auto emissions and agricultural activities. Agricultural sources of air pollution include burning of vegetation, spraying of insecticides and herbicides, and equipment emissions. To a lesser and occasional extent, air quality is impacted by natural pollution sources. Natural sources of air pollution that may affect the air quality of the site include the ocean, plants, and wind-blown dust.

3.4.2 Project Impacts

If the proposed project is given the necessary approvals to proceed, it is inevitable that some short- and long-term impacts on air quality will occur either directly or indirectly as a consequence of project construction and use. Short-term impacts from fugitive dust will likely occur during the project construction phase. To a lesser extent, exhaust emissions from stationary and mobile construction equipment, and from workers' vehicles may also affect air quality during the period of construction. Minor long-term air quality impacts will result from routine vehicle traffic accessing the Center, however these impacts will not significantly degrade local air quality.

3.4.3 Mitigation Measures

State standards have been established to maintain ambient air quality at healthy levels. At present, seven parameters are regulated including: particulate matter, sulfur dioxide, hydrogen sulfide, nitrogen dioxide, carbon monoxide, ozone, and lead. State air

pollution control regulations require that there be no visible fugitive dust emissions at the project boundary. Therefore, an effective dust control plan will be implemented by the project contractor to ensure compliance with State regulations.

Fugitive dust emissions can be controlled to a large extent by watering of active work areas, using wind screens, and by covering open-bodied trucks. Exhaust emissions will be mitigated by ensuring that project contractors properly maintain their internal combustion engines and comply with DOH Rules Title 11, Chapter 60-1, regarding Air Pollution Control.

Upon completion of the proposed construction, the project does not anticipate significant long-term impacts to air or noise quality at the project site and surrounding area. No additional mitigation measures are planned for the proposed project.

3.5 WASTEWATER

3.5.1 Wastewater

Although the proposed project site contains no existing wastewater service lines, there are existing wastewater service lines for the adjacent Mahelona Hospital.

3.5.2 Impacts

The wastewater service for the proposed project will be provided by new service lines within the project. The new wastewater service lines for the proposed project will be connected to the existing service lines. The applicant will coordinate with the appropriate City and State agencies to obtain review and approval of all plans for the proposed project. According to the Department of Public Works, upon approval of design and plans by applicable City and State agencies, wastewater services are available to the proposed project through the Mahelona Hospital system. No adverse impacts are anticipated on the existing wastewater service to the surrounding neighborhood.

3.5.3 Mitigation Measures

All wastewater plans will conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." Underground Injection Systems which receive wastewater or storm water run-off from the proposed project will conform to the requirements of Title 11, Chapter 23, Hawaii Administrative Rules (HAR), "Underground Injection Control." No additional mitigation measures will be planned or required for the proposed project.

3.6 NOISE

3.6.1 Noise

Ambient noise levels in the area are currently dominated by traffic on nearby streets - primarily on Kawaihau Road and Mailihuna Road. Traffic on Kuhio Highway may also add to the noise levels on the site. Other noise sources include Kapa'a Elementary, Intermediate and High school, the use of landscape and maintenance equipment in the area, including tractors, compressors, and hand-held gas-powered tools.

3.6.2 Project Impacts

Construction of the proposed Residential Children's Facility will likely generate noise which could impact nearby areas. The actual noise levels produced are dependent on the construction methods employed. Diesel engine powered bulldozers, trucks, backhoes, front-end loaders, etc., will probably be the noisiest equipment used during construction. However, as the noise will be temporary, no lasting impact from construction activities is expected.

The Residential Children's Facility will not be used for noise-intensive activities. Normal activities at the Facility will generate relatively low levels of noise, from vehicle traffic and occasional use of maintenance and landscaping equipment on the facility grounds. Additionally, fan and motor noise from the air conditioning condenser and compressor will contribute to ambient noise. No adverse long-term noise impacts are anticipated from development of the site.

3.6.3 Mitigation Measures

In order to mitigate noise impacts during construction, contractors will muffle all construction vehicles and machinery and maintain all noise attenuation equipment in good operating condition. Faulty equipment will be repaired or replaced immediately. Additionally, construction activities and use of heavy equipment will be scheduled as much as possible, during daylight hours, to avoid disturbing area residents or adjacent uses during the evening. All construction and facility operations will comply with applicable maximum permissible sound levels as indicated in Hawaii Administrative Rules, Chapter 11-46, entitled "Community Noise Control". The contractor will obtain a noise permit if the noise levels from construction activities are expected to exceed the allowable levels of the rules.

3.7 BIOLOGICAL RESOURCES

3.7.1 Flora

As with most of Kauai's urban lands, flora in the project area consists primarily of introduced species including several types of guava, joe, lantana, koa haole, java plum, kikuyugrass, molassesgrass, guinea grass, and bermudagrass.

None of the plants or animals known from the project vicinity is a threatened or endangered species or species of concern. All of the plants and animals noted above can be found in similar environmental habitats throughout Kauai and the other Hawaiian Islands.

3.7.2 Fauna

Domestic pets, feral animals, including cats, (*Felis catus*) livestock, and rodents are all present in the Kapa'a area and, with the exception of livestock, certainly make use of the project site. Although there has been reports of mongoose sighting in the area, mongooses have never been found on the island of Kauai. None of the fauna known from the project site are listed, proposed or of threatened and endangered species. All species noted above are common and occur widely throughout Kauai. The endangered

monk seal makes infrequent appearances on the shorelines but are highly unlikely to visit the proposed project site or its vicinity.

Introduced bird species, such as chickens, mynahs (*Acridotheres tristis*), doves (*Streptopelia chinensis*), ricebirds (*Padda oryzivora*), and house sparrows (*Passer domesticus*) are common in the Kapa'a area. No threatened or endangered birds are known to inhabit the area.

3.7.3 Project Impacts

Project activities include clearing vegetation to make room for the building site. None of the plant species that would be affected by construction activities are rare or endangered. Project activities might alter the local distribution of birds presently visiting the site, but will not impact the overall abundance of these species on Kauai. Given the above findings, the proposed project will not have a significant negative impact on botanical or faunal resources.

3.7.4 Mitigation Measures

There are no reasons to impose restrictions or impediments to the proposed project based on natural biological resources at the site. It is recommended that areas cleared of vegetation during construction be planted over as soon as possible to prevent soil loss. Wherever possible, it is recommended that native plant species be used for re-vegetation and landscaping. No other mitigation measures are required or recommended for botanical and faunal resources.

3.8 HISTORIC AND ARCHAEOLOGICAL RESOURCES

3.8.1 Historic Resources

The proposed project site is located on a vacant portion of a lot with no known architectural or other features of historical significance. According to the State Historic Preservation Division, although, the adjacent Kapa'a Educational Complex contains known historic buildings, the proposed facility is far enough away and low scale enough

to have no effect on the historic character of the school. Due to the substantial alteration of land during the initial development of the Mahelona Hospital and no previous record of historic or archaeological discoveries, the project site is not expected to have historic or archaeological resources.

3.8.2 Archaeological Resources

Due to the substantial alteration during the initial development of the Mahelona Hospital and no previous record of known archaeological resources within the project site, the project site is not expected to have archaeological resources.

3.8.3 Project Impacts

According to the Department of Land and Natural Resources Historic Preservation Division, the Kapa'a Educational Complex contains known historic building, however, the proposed Residential Facility is far enough away and is low scale enough to have no effect on the historic character of the school. The proposed site has also had substantial alteration of the land and therefore is considered highly unlikely to contain archaeological resources.

3.8.4 Mitigation Measures

There is always the possibility that previously unknown or unexpected subsurface cultural features, deposits, or burials may be encountered. To ensure that no subsurface cultural features are destroyed during project construction, work within the project area will be monitored by the project contractor. In the unlikely event that archaeologically significant remains are encountered, work will cease in the immediate area and the DLNR, State Historic Preservation Division will be notified at (808) 692-8015 to determine significance and treatment of any findings. No additional archaeological work or other mitigation measures are recommended for this site.

3.9 SCENIC AND RECREATIONAL RESOURCES

3.9.1 Recreational Resources

The proposed project site is a vegetated, vacant portion of the Mahelona Hospital property. Although the project site does not contain recreational facilities and will not be used for recreational purposes, the proposed project will include a small (8' x 14') lanai for limited outdoor activities. Nearby recreational areas include the sport facilities at the Kapa'a Elementary, Intermediate and High schools, Gore Park and the Kapa'a Beach Park. Gore Park is a neighborhood park approximately 1,700 feet to the southwest of the project site. The Kapa'a Beach Park is approximately 4,500 feet to the southwest. The proposed project will not create adverse impacts on these nearby recreational resources.

3.9.2 Scenic Resources

The proposed Kauai Residential Children's Facility site will be located across from the Kapa'a Elementary school on a bluff overlooking Kapa'a Beach park to the south.

3.9.3 Project Impacts

Development of the single-story structure will include a small lanai and yard in which staff and residents can engage in limited recreational activities. Scenic impacts associated with the construction and use of the proposed Residential Children's Facility are discussed in terms of short-term and long-term effects.

3.9.3.1 Short-Term Scenic Impacts

Short-term visual impacts associated with the project primarily relate to construction activities. Temporary signage and dust screens, the presence of heavy construction equipment, and ongoing modifications to the existing landscape will all create short-term impacts on the visual setting surrounding the project site. Visual impacts related to construction activities are temporary in nature, however, and not considered significant.

3.9.3.2 Long-Term Scenic Impacts

The proposed project will result in long-term visual impacts in the form of a new facility

where currently none exist. The Residential Children's Facility will be constructed with a single-story roof line, thus will not be obtrusive within the surrounding built environment. As shown in the elevation drawings, the proposed Residential Facility will be unobtrusive with a final height of no more than 23' from finished grade. The new facility will be noticeable from the surrounding area, but will not adversely intrude on existing view planes.

3.9.4 Mitigation Measures

To minimize the visual impact of construction activities, the project contractor will ensure that work crews, heavy equipment, and signage will be utilized only to the extent required for project operations. Following construction, the facility grounds will be landscaped for shade and aesthetics as well as to assist in alleviating heat-load on the facility building. The facility will be designed to maximize the natural daylight and tradewinds of the area by using roofing styles and building surfaces that improve radiant and/or insulation with minimal intrusion on the surrounding area.

3.10 TRAFFIC AND ROADWAYS

3.10.1 Site Access

The proposed project is set back from the surrounding surface streets, within an odd shaped parcel bounded by Mailihuna Road to the north, Kawaihau Road to the west and Kuhio Highway to the east. Preferred access to the site is off of an interior access road via Kawaihau Road.

3.10.2 Pedestrians and Bicyclists

The relatively uncongested setting, pleasant scenery, and mild climate of the Kapa'a area make it well-suited for walking and bicycling, except during periods of heavy rainfall. Surface streets surrounding the proposed project site are regularly used by both pedestrians and bicyclists.

Much of the pedestrian and bicycle traffic in the neighborhood around the site is comprised of students from Kapa'a Intermediate and High School.

3.10.3 Project Impacts

Development of the proposed Residential Children Facility will result in a temporary rise in heavy truck traffic on the surrounding streets, particularly during mobilization and demobilization of the construction area. Regular traffic will be impacted by the occasional presence of large, slow-moving vehicles on area streets and by increased traffic activity resulting from commuting construction crews.

After the Facility opens, the five or four children or adolescents will reside at the facility, and staff will work in shifts at the facility, thus traffic generated by the facility should be negligible. Even under the worst case scenario, traffic levels related to facility operations are quite low, thus no significant or long-term impacts to the surrounding streets are expected from this project.

3.10.4 Mitigation Measures

To minimize traffic impacts to the nearby residents, the contractor will schedule heavy truck activity between the hours of 9:00 am and 3:00 pm on weekdays and will suspend activity on weekends and State holidays. All roadways impacted by construction-related debris or damage will be returned to clean and serviceable condition following completion of construction activities.

3.11 LAND USE AND OWNERSHIP

3.11.1 Land Use

The proposed project site is located within the State Land Use Urban District. The County of Kauai zoning designation is Residential (R-1)/Special Treatment Public (STP). The proposed Residential Children Facility is a permitted use in the R-1/STP district, subject to a Use Permit. The project site is situated outside of the Special Management Area, thus is not subject to Coastal Zone Management regulations.

As shown in Figure 3-2, SMA and Zoning Map, land use in the immediate vicinity of the project site is predominantly public use, comprised of schools for the elementary, intermediate and high school levels and a institution for the mentally disabled. Land use in the surrounding area is dominated by residential use.

3.11.2 Ownership

The proposed project site is a 4,000 square foot portion of an 60.15-acre State-owned parcel (TMK: 4-6-14: 30) that is currently under the jurisdiction of the State of Hawaii, Department of Health.

3.11.3 Project Impacts

The proposed Residential Children's Facility is consistent with existing State and County land use plans for the region. Although development of the Residential Children's Facility will require prior approval from the County Department of Planning, no zoning changes will be necessary to accommodate the new facility.

The residential character of the Facility will blend well with surrounding land uses. Aside from its function in providing a residential treatment facility for children and adolescents with severe emotional needs the potential social and economic effects of the new Residential Children Facility are anticipated to be minimal and will not lead to any changes in the surrounding patterns of land use.

3.11.4 Mitigation Measures

A Use Permit to allow for development of a facility for children and adolescents with severe emotional needs within a Residential (R-1)/Special Treatment Public (STP) zoning district is required from the County Department of Planning. No other mitigation measures are recommended or required.

3.12 DEMOGRAPHICS

3.12.1 Population Characteristics

The proposed project site is located in Census Tract 403, in the Kawaihau District of Kauai County. According to the U.S. Census (DBEDT 1996), the population of the Kawaihau District was 15,627 in 1990, of which 6,827 resided in Census Tract 403.

3.12.2 Housing

Housing in the area surrounding the project site is comprised of single family dwellings. Of the 19,988 housing units in 1995, 8,912 units were owner-occupied and 11,076 were renter-occupied units in the County of Kauai. The single family dwellings in the community surrounding the proposed site are similar in design and slightly smaller in proportion than the proposed Residential Children's Facility.

3.12.3 Project Impacts

The proposed project is not anticipated to influence changes in local population characteristics or housing conditions within Kapa'a or within the local neighborhood surrounding the site. The new Residential Children's Facility will not be an impetus to increased development or population growth. The proposed project will not result in any adverse impacts that would disproportionately impact minority populations or low-income families.

3.12.4 Mitigation Measures

No mitigation measures are recommended or required.

3.13 ECONOMIC CHARACTERISTICS

3.13.1 Economic Characteristics

Civilian employment in Kauai County in 1996 was approximately 25,500 with an unemployment rate 12.1%. Tourism is the major industry on the island of Kauai. The largest percentage of the labor force is employed in services, followed closely by trade. The Government sector also contributed significantly to the island's employment.

Kauai's film industry, which the County administration actively promotes, is not the largest on the neighbor islands. Kauai's products also include dried fruits, furniture and magazines.

3.13.2 Project Impacts

The proposed Residential Children's' Facility is expected to have a beneficial effect on the economic and social welfare of the Kapa'a community. The center is proposed to meet the existing and future needs of the local population of severely mentally disabled children and adolescents with the objective of fostering greater independence. Through the Center's educational and treatment programs, clients will develop the motor skills, work skills, and daily life skills necessary to participate as active, productive members of the local social and economic community. No adverse affects to the economic or social welfare of the community or State are anticipated from the development of the proposed facility.

Short-term economic impacts from the proposed project will result from construction jobs, services, and procurement in the form of construction supplies and equipment, however these benefits will be primarily be realized outside of the local community.

3.13.3 Mitigation Measures

No mitigation measures are required or recommended.

CHAPTER 4
RELATIONSHIP TO LAND USE POLICIES
AND CONTROLS OF THE AFFECTED AREA

4.1 OVERVIEW

State and County policy plans and land use plans and controls are established to guide development in a manner that enhances the overall living environment of Hawaii, and that ensures that long-term social, economic, environmental, and land use needs of the people of Hawaii are met. The use of the site for the proposed development of the Residential Children's Facility is in accord with State and County land use plans and policies, as discussed below.

4.2 STATE OF HAWAII

4.2.1 State Plan

The State Plan, adopted in 1978, consists of three parts:

- (1) an overall theme together with broad goals, objectives, and policies;
- (2) a system designed to coordinate public planning to implement the goals, objectives, and policies of the State Plan; and,
- (3) priority guidelines which are statements of Statewide interrelated problems deserving immediate attention.

Three broad goals in the areas of the economy, the physical environment, and the physical, social and economic well-being of the people express the ideal end-states of the State Plan. Development of the proposed Residential Children's Facility supports the State Plan's general objectives and policies in the following areas:

Objective: Socio-Cultural Advancement - Education: "Planning for the State's socio-cultural advancement with regard to education shall be directed towards

achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations."

Policy: "Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs."

Policy: "Provide appropriate educational opportunities for groups with special needs."

Policy: "Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate training programs and other related educational programs."

Objective: Socio-Cultural Advancement - Social Services: Planning for the State's socio-cultural advancement with regard to social services shall be directed towards achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.

Policy: "Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities."

Policy: "Promote alternatives to institutional care in the provision of long-term care for...disabled populations."

The proposed Residential Children Facility supports the educational and social service goals of the State Plan. The Facility's programs are being developed to foster greater independence of severe emotional needs by the children and adolescents through work and daily life skills training. The new facility is proposed to meet the current and future needs of the population of developmentally disabled children and adolescents within the Kauai community.

4.2.2 State Functional Plans

The State functional plans are intended to provide more detail to the State Plan. They serve to guide State and County actions under specific functional topics of governance. The functional plan relevant to the proposed Residential Children's Facility is the State Health Functional Plan. Applicable objectives and policies from this plan are discussed below:

Health: Services to the Mentally Retarded and Developmentally Disabled Persons

Objective Z: "To Assure the availability of residential alternatives and a comprehensive system of services and activity programs to enable mentally retarded persons to live and develop successfully within the community."

Policy Z(2): "Support and sustain families and others who care for mentally retarded and developmentally disabled persons in the community."

Implementing Actions: "Provide anticipatory guidance, counseling, education and training to families and other care givers. Assure the development of statewide homemaker and respite care services."

Policy Z(3): "Assist...developmentally disabled persons to live effectively in the community."

Implementing Actions: "Provide opportunities for day activities and development of employment skills for the developmentally disabled."

The project is consistent with Objective Z of the State Health Functional Plan. The Residential Children's Facility is proposed to provide educational and treatment areas for children and adolescents with severe mental needs to foster greater independence. The Facility will provide facilities and programs for the development of basic motor skills, practical work skills, and daily living skills.

4.2.3 State Land Use Commission

The State Land Use Commission classifies all lands in the State of Hawaii into one of four land use designations: Urban, Rural, Agricultural, and Conservation. The proposed project site is located within the State Urban District. The development and operation of the Residential Children Facility is generally compatible with an urban setting. Lands in the Urban District are subject to County zoning regulations.

4.3 COUNTY OF KAUAI

4.3.1 General Plan

On the County of Kauai's General Plan Land Use Pattern Allocation Guide Map, the project site is located in an area designated as Urban Mixed-Use Development. This designation is defined in the General Plan as intended for "industrial, commercial and transportation facilities necessary to support and complement County-wide functions, as well as residential, hotel or motel development where compatible with adjacent uses". The proposed Kapa'a Residential Children's Facility will be consistent with the objectives of the General Plan.

4.3.2 Special Management Area and Coastal Zone Management

Special controls on development in coastal areas are established to avoid the permanent loss of valuable coastal resources and the foreclosure of management options. Special Management Area (SMA) boundaries are set by the County to delineate coastal zone areas subject to such controls. The County of Kauai SMA Boundary Map for the Kapa'a area shows the proposed project site to be located outside of the SMA, thus is not subject to SMA permit requirements.

The State of Hawaii designates a Coastal Zone Management program to manage the intent, purpose and provisions of Chapter 205A-2 of the Hawaii Revised Statutes, as amended, and federal regulations for the areas from the shoreline to the seaward limit of the State's jurisdiction and any other area which a lead agency may designate for the purpose of administering the Coastal Zone Management program.

The facility conforms to the Coastal Zone Management Program Objective 1, Recreational Resources which calls for the provision of adequate, accessible, and diverse recreational opportunities in the Coastal Zone Management area. The proposed facility is not located on the coastline or shoreline and does not involve coastal resources. The site is not in a location to develop new shoreline recreational opportunities or to dedicate shoreline areas with recreational value.

The proposed facility conforms to the Coastal Zone Management Program Objective 2, Historic Resources, which ensures that new development will protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources that are significant in Hawaiian and American history and culture. The proposed facility achieves this objective by designing new structures in a manner that will not negatively impact the coastline, its resources and the surrounding community.

The proposed facility conforms to the Coastal Zone Management Program Objective 3, Scenic and Open Space, which encourages new development to protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources. The proposed facility is compatible with this objective by designing and re-developing an area to minimize the alteration of undeveloped lands natural land forms and existing public views to and along the shoreline.

4.3.3 Zoning

The County zoning designation is Residential (R-1)/Special Treatment Public (STP) district. The Residential Children's Facility is a permitted use in the R-1/STP district, subject to a Use Permit. The applicant will coordinate processing of the Use Permit with the County of Kauai Planning Department.

**CHAPTER 5
NECESSARY PERMITS AND APPROVALS**

5.1 STATE OF HAWAII

5.1.1 Department of Land and Natural Resources (DLNR)

5.2 COUNTY OF KAUAI

5.2.1 Department of Planning

A Use Permit to allow for development of the proposed Residential Children's Facility for children and adolescents with severe emotional needs within a Residential (R-1)/Special Treatment Public (STP) zoning district is required from the County Department of Planning Department. The applicant will coordinate with the County Department of Planning for the preparation and processing of the Use Permit as required.

5.2.2 Department of Public Works

Construction plans for the proposed facilities need review and approval before a building permit may be obtained for the proposed uses in the Residential R-1/Special Treatment Public (STP) district (Kauai County Code §25-141(c)).

CHAPTER 6
ORGANIZATIONS AND AGENCIES CONSULTED DURING
DEA 30-DAY COMMENT PERIOD

6.1 STATE AGENCIES

Department of Accounting and General Services

Department of Health

Environmental Planning

Department of Housing and Community Development Corporation of Hawaii

Department of Land and Natural Resources

Division of Land Management

State Historic Preservation Division

Department of Transportation

Office of Planning

6.2 COUNTY OF KAUAI

Department of Planning

Department of Public Works

Department of Water

Kauai Community College Library

6.3 OTHER PRIVATE ORGANIZATIONS AND ELECTED OFFICIALS

Office of the Mayor

CHAPTER 7 DETERMINATION

7.1 OVERVIEW

In accordance with the provisions set forth in Chapter 343, Hawaii Revised Statutes, and in Section 11-200-12 of Title 11, Chapter 200, Hawaii Administrative Rules (HAR), the proposed Residential Children's Facility has been assessed for short- and long-term and cumulative effects on the environment.

7.2 SIGNIFICANCE CRITERIA

Significance criteria set forth in Section 11-200-12 of Title 11, Chapter 200 HAR were used to evaluate the potential impacts of the proposed project on the environment. The thirteen criteria are listed below along with a brief discussion.

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

An assessment of flora and fauna, and historic and archaeological sites at and near the project area found no presence of natural or cultural resources that would be jeopardized by the proposed project.

Criteria 2. Curtails the range of beneficial uses of the environment;

The proposed project site is located on a vacant portion of the Mahelona Hospital property. The site is currently unused with sparse vegetation. Development of the site will not displace any structures or activities and will not detract from the function or use of the surrounding schools and hospital facility.

Criteria 3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS;

The project proposal has been prepared according to State and County guidelines, plans, and policies and has been found to be in compliance with all relevant provisions.

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

The proposed Residential Children's Facility is expected to have a beneficial effect on the economic and social welfare of the Kapa'a community. The center is proposed to meet the existing and future needs of the local population of children and adolescents with severe emotional needs. Through the facility's educational and treatment programs, clients will develop the various skills including necessary to participate as active, productive members of the local social and economic community. No adverse affects to the economic or social welfare of the community or State are anticipated from the development of the proposed facility.

Criteria 5. Substantially affects the public health;

Factors affecting public health, including air quality, water quality, and noise levels, were assessed and determined to be only minimally affected or unaffected by the construction and use of the proposed Residential Children Facility. Appropriate mitigation measures for short-term, construction-related impacts to noise levels, air quality, and water quality will be followed by the project contractor.

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

Development of the proposed project will not result in substantial secondary impacts to the natural or built environment, or to the social and economic community. The proposed project will not stimulate unexpected change in the population, but will accommodate the current and future needs of the local population of developmentally disabled children and adolescents in the Kapa'a area. The proposed Residential Children's Facility will utilize existing public facilities, including area streets and utilities, but will not place significant additional burden on those facilities.

Criteria 7. Involves a substantial degradation of environmental quality;
Analysis of air and water quality, noise levels, and land use associated with the construction and use of the Residential Children Facility has determined that the proposed project will not substantially degrade the existing environmental quality.

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

The proposed project is being developed in accordance with the State Plan and the State Health Functional Plan. The proposed facility is a component of the State's commitment to assure the availability of a local residential alternative and a comprehensive system of services and activity programs for children and adolescents with severe emotional needs to live and develop successfully within the community. The Residential Children's Facility is proposed as a single facility to meet existing and future needs within the Kauai community. It will not result in cumulative effects upon the environment nor will it involve a commitment for larger actions.

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

An analysis has determined that the project site contains no species that are listed as rare, threatened, or endangered by the State or Federal government. Historic agricultural activities and intensive modifications in the project area have long since replaced native habitat.

Criteria 10. Detrimentally affects air or water quality or ambient noise levels;
Short-term impacts to air quality and ambient noise levels will result from construction activities, however these effects would be minimal and would cease when construction is complete. No sources of surface water occur in the project area and development of the proposed site will not involve activities or future planned uses that would ordinarily impact ground water sources or the shoreline. No detrimental long-term effects to these environmental measures are anticipated from development of the project.

Criteria 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 project site is located inland from any coastal waters within an area determined by the Federal Emergency Management Agency to be outside of the 500-year flood zone. All structures proposed for this project will be built according to standards for Subsection 15-1.5 (a) and (b), as established by Chapter 15, General Provisions Relating to Building and Construction Regulations. The project is not likely to affect or suffer damage from natural forces.

Criteria 12. Substantially affects scenic vistas and view planes identified in County or State plans or studies;

The project site is not located within any scenic vista or view plane identified in County or State Plans. The proposed Residential Children's Facility building is designed with a single-story roof line that will blend into the surrounding landscape of nearby single-family dwellings. Following construction, the facility grounds will be landscaped for shade and aesthetics as well as to assist in alleviating heat-load on the facility building. Visual impacts associated with construction activities will be temporary.

Criteria 13. Requires substantial energy consumption.

Construction activities associated with the Residential Children's Facility would require average daily energy use, and operations of the proposed facility would not result in a substantial burden to the available power supply. Hawaii Electric Light Company has adequate lines available to serve this project. The facility will be designed to maximize the natural daylight and tradewinds of the area by using roofing styles and building surfaces that improve radiant and/or insulation with minimal intrusion on the surrounding area. The design will include exceeding the requirements stated in the State of Hawaii Model Energy Code for installing qualifying energy efficient technologies.

7.3 FINDINGS

In accordance with the provisions set forth in Chapter 343, Hawaii Revised Statutes, and the significance criteria in Section 12 of Title 11, Chapter 200, this assessment has determined that the project will have no significant adverse impact to water quality, air quality, existing utilities, noise levels, social welfare, archaeological sites, or wildlife habitat. All anticipated impacts will be temporary and will not significantly adversely impact the environmental quality of the area.

The State Department of Accounting and General Services has determined that an Environmental Impact Statement (EIS) will not be required, and issued a Finding of No Significant Impact (FONSI) for this project.

REFERENCES

State of Hawaii, Department of Business, Economic Development & Tourism (DBEDT) (1996) *The State of Hawaii Data Book, 1996*. Honolulu, Hawaii.

State of Hawaii, Department of Health, Felix Consent Decree, 1999,
www.state.hi.us/doh/felix

University of Hawaii, Department of Geography (1983) *Atlas of Hawaii* (2nd Edition),
University of Hawaii Press, Honolulu, Hawaii.

U.S. Department of Agriculture, Soil Conservation Service (1972) *Soil Survey of Islands of Kauai, Oahu, Hawaii, Molokai, and Lanai, State of Hawaii*, with University of Hawaii Agricultural Experiment Station, Honolulu, Hawaii.

U.S. Department of Commerce, Bureau of the Census (1990) *1990 Census of Population and Housing, Hawaii*, Washington, D.C..

U.S. National Park Service Western Region Natural Resources and Research Division Hawaii Cooperative Park Service Unit, (December 1990) *Hawaii Stream Assessment - A Preliminary Appraisal of Hawaii's Stream Resources Report R84*, Prepared for the State of Hawaii Department of Land and Natural Resources Commission on Water Resource Management.

Appendices

Appendix A

Correspondence

MARYANNE W. KUSAKA
MAYOR

WALLACE G. REZENTES, SR.
ADMINISTRATIVE ASSISTANT



AN EQUAL OPPORTUNITY EMPLOYER
COUNTY OF KAUAI
DEPARTMENT OF PUBLIC WORKS
4444 RICE STREET
MO'IKOHA BUILDING, SUITE 275
LIHUE, KAUAI, HAWAII 96766

August 2, 1999

Mr. Chester Koga, AICP
R.M. Towill Corporation
420 Waiakamilo Road
Honolulu, Hawaii 96817

Dear Mr. Koga:

RE: DEA FOR KAPAA RESIDENTIAL CHILDREN'S FACILITY

We offer the following comment on the draft environmental assessment for the captioned project.

- a. Except for roadways, other infrastructure, such as wastewater, water and electric etc. are not addressed. As for wastewater, services are available to the project through the Mahelona Hospital system on condition all connection permit application requirements are met.

Very truly yours,

Cesar C. Portugal
CESAR C. PORTUGAL
County Engineer

KK/HF/cu

420 Waiakamilo Road
Suite 211
Honolulu, Hawaii 96817-4941
Telephone 808-942-1133
Fax 808-942-1137
eMail: info@towill.com


R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Communication Management

August 9, 1999

Mr. Cesar C. Portugal
County Engineer
Department of Public Works
County of Kauai
4444 Rice Street
Mo'ikoha Building, Suite 275
Lihue, Hawaii 96766

Dear Mr. Portugal:

Subject: Draft Environmental Assessment for the Proposed Kapaa Residential Children's Facility

Thank you for your prompt attention to our request for comments to the subject Draft Environmental Assessment (DEA) for the proposed Kapaa Residential Children's Facility. Your comments, dated August 2, 1999, will be included in the Draft Environmental Assessment being submitted to the State Office of Environmental Quality Control.

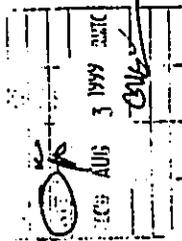
In response to your concerns and comments the Draft Environmental Assessment will be amended as follows:

- 1. The Draft EA will include information regarding infrastructure, such as wastewater, water and electric impacts to the project and surrounding area.
- 2. The applicant understands that wastewater services are available to the project through the Mahelona Hospital system on condition that all connection permit application requirements are met.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga
Chester Koga, AICP



CESAR C. PORTUGAL
COUNTY ENGINEER
TELEPHONE 241-6600

IAN K. COSTA
DEPUTY COUNTY ENGINEER
TELEPHONE 241-6642

Maryanne W. Kusaka
Mayor



Wallace G. Rezendes, Sr.
Administrative Assistant

427 Waialeale Road
Suite 311
Honolulu, Hawaii 96817-4941
Telephone 808 342 1131
Fax 808 342 1977
http://mcoweb.com


R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

OFFICE OF THE MAYOR

August 3, 1999

Mr. Chester Koga, AICP
R.M. Towill Corporation
420 Waialeale Rd., Suite 411
Honolulu, HI 96817-4941

Aloha Mr. Koga,

Thank you for the copy of the Draft Environmental Assessment on the proposed 'Residential Children's Facility' project for my review and comment. I did have a chance to go through your booklet and have some concerns regarding the accuracy of place names. For example:

- On page 11 section 2.1, the first sentence should be corrected to reflect "Kawaihaui District" not Hanalei District, Island of Kauai;
- On page 14 section 3.1.1 reference is made to Kapa'a River mouth - I believe you are referring to 'Kealia River mouth' or is it 'Kapa'a Stream'?
- On page 27, section 3.12.1, the last sentence makes reference to Kauai's products, which includes chocolate-covered macadamia nuts - Kauai does not produce this product. The consultant needs updating on agricultural diversification/aqua culture and high tech impacts instead!

If you need any more information, please do not hesitate to contact me again.

With warmest aloha,

MARYANNE W. KUSAKA

MWK:rl

Moi'ikeha Building • 4444 Rice Street, Suite 235, Lihue, Kauai, Hawaii 96766
Phone: (808) 241-6300 • Fax: (808) 241-6377

August 20, 1999

Mayor Maryanne W. Kusaka
County of Kauai
4444 Rice Street
Moi'ikeha Building, Suite 235
Lihue, Hawaii 96766

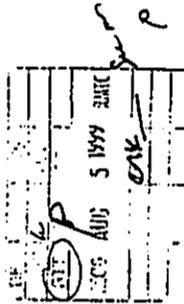
Dear Mayor Kusaka:

Subject: Draft Environmental Assessment for the Proposed Kapa'a Residential Children's Facility

Thank you for your attention to our request for comments to the subject Draft Environmental Assessment (EA) for the proposed Kapa'a Residential Children's Facility. Your comments, dated August 2, 1999, will be included in the Draft Environmental Assessment being submitted to the State Office of Environmental Quality Control.

In response to your concerns and comments the Draft Environmental Assessment will be amended as follows:

1. The Draft EA will be corrected to reflect "Kawaihaui District" not Hanalei District, Island of Kauai as inaccurately stated. We apologize for the obvious incorrect district named.
2. The Draft EA will be corrected to state the mouth of the Kapa'a Stream on page 14 section 3.1.1 not the Kapa'a River mouth. The Kapa'a Stream and stream mouth are as identified in the *Hawaii Stream Assessment - A Preliminary Appraisal of Hawaii's Stream Resource Report R34*, Prepared for the State of Hawaii Department of Land and Natural Resources Commission on Water Resource Management.
3. The Draft EA will be corrected to eliminate the statement that Kauai's projects include chocolate-covered macadamia nuts. We apologize for the misinformation of this statement, which was taken from the State Department of Business Economic Development and Tourism (DBEDT) web site for Kauai County (www.state.hi.us/dbedt/mmml/kauai.html attached for your information). Upon discussions and investigation, the DBEDT office plans to correct the web site at their earliest convenience.



Mayor Maryanne W. Kuuska
Page 2

Aigana, thank you for your review of this document and assisting our office in improving the accuracy of the subject EA document. Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,


Chester Koga, AICP

DEPARTMENT OF WATER
County of Kauai

"Water has no Substitute - Conserve it"

August 4, 1999

RM Towill, Corporation
Mr. Chester Koga, AICP
420 Waiakamilo Street, Room 411
Honolulu, HI 96817

Dear Mr. Koga:

Subject: Draft Environmental Assessment for the Kapaa Residential Children's Facility

The Department of Water's comments are as follows:

Any actual subdivision or development will be dependent on the adequacy of the source, storage and transmission facilities existing at that time.

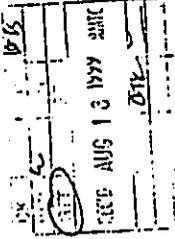
If you have any questions, please call Keith Aoki at 245-5418.

Sincerely,



Ernest Y. W. Lau
Manager & Chief Engineer

KA:sh
A 0813akb



420 Waiʻanae Blvd
Suite 411
Honolulu, Hawaii 96817-2041
Telephone: (808) 842-1133
Fax: (808) 842-1877
eMail: rm@towill.com


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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
101 Punchbowl Building, Room 515
Honolulu, Hawaii 96813

THEODORE J. JAMES, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
REPORT
JANUARY 1999
ADULTIC RESOURCES
BOTANICAL AND ZOOLOGICAL RESOURCES
CARTOGRAPHY AND SURVEYING
CONSERVATION
COUNCILS
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

August 20, 1999

Mr. Ernest Y.W. Lau
Manager and Chief Engineer
Department of Water
County of Kauai
P.O. Box 1706
Lihue, Hawaii 96766-5706

Dear Mr. Lau:

Subject: Draft Environmental Assessment for the Proposed Kapaa Residential
Children's Facility

Thank you for your response to our request for comments to the subject Draft
Environmental Assessment (EA) for the proposed Kapaa Residential Children's Facility.
Your comments, dated August 4, 1999, will be included in the Environmental Assessment
being submitted to the State Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to
contact Debra Tom or myself at (808) 842-1133.

Very truly yours,


Chester Koga, AICP

August 12, 1999

RM Towill Corporation
Attn: Mr. Chester Koga, AICP
420 Waiʻanae Blvd, Room 411
Honolulu, Hawaii 96817

Dear Mr. Koga:

SUBJECT: Draft Environmental Assessment for
Kapaa Residential Children's Facility
TMK: 4-6-014, Kapaa, Kauai

Thank you for your transmittal on the above project. Kapaa Educational Complex contains
known historic buildings. However, we believe the proposed facility is far enough away and is
low scale enough to have no effect on the historic character of the school. Also, we concur
that the area has had substantial alteration of the land and therefore is highly unlikely to
contain archaeological resources.

Thank you for the opportunity to comment. Should you have further questions, please call
Tonia Moy at 692-8030.

Aloha,


DON HIBBARD, Administrator
State Historic Preservation Division

TM/ptf

LOG NO: 23955
DOC NO: 9908TM15
Architecture

KUJUNATASHO
DIRECTOR
DEPUTY DIRECTORS
BRUCE K. IRIKI
GLENN L. OKAMOTO



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

BY REPLY REFER TO

STP-89198
AUG 26 1999
AUCD

August 23, 1999

Mr. Chester Koga, AICP
R.M. Towill Corporation
420 Waiakamilo Road, Room 411
Honolulu, Hawaii 96817

Dear Mr. Koga:

Subject: Kapaa Residential Children's Facility
Draft Environmental Assessment
TMK: 4-6-14: 30

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

The proposal will not impact our State transportation facilities.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Director of Transportation

SEKUNU I CAVEYANG
OWNER

Planning
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Environmental Services
Programming
Surveying
Construction Management



R. M. TOWILL CORPORATION
SINCE 1932

420 Waiakamilo Road
Suite 411
Honolulu, Hawaii 96817-0411
Telephone 808 842-1133
Fax 808 842-1937
email: rmto@rmto.com

August 17, 1999

Mr. Don Hubbard, Administrator
State Historic Preservation Division
Department of Land & Natural Resources
Kahuhuewa Building, Room 555
601 Kamehaha Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hubbard:

Subject: Draft Environmental Assessment (DEA) for the Proposed Kapaa Residential
Children's Facility

Thank you for your response dated August 12, 1999 (Log No. 23955/ Doc No. 9908TM15)
to the subject DEA for the proposed Kapaa Residential Children's Facility.

Your comments will be included in the Environmental Assessment (EA) being submitted to
the State Office of Environmental Quality Control and the EA will be amended to reflect
your comments.

Should you have any questions or require additional information please do not hesitate to
contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga

Chester Koga, AICP

629 Waiakamohi Road
Suite 411
Honolulu, Hawaii 96817-4941
Telephone 808 842 1131
Fax 808 842 1137
email: info@rmc-one.com



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SEAL OF THE STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII

977 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 547-0600

DONALD K.W. LAU
EXECUTIVE DIRECTOR

SHARON L. WALKER
EXECUTIVE ASSISTANT

99 PE02587

August 25, 1999

August 30, 1999
Mr. Kari Hayashida
Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

Dear Mr. Hayashida:

Subject: Kapa'a Residential Children's Facility
Draft Environmental Assessment (DEA)
TNK: 4-6-14; 30

Thank you for your comments dated August 23, 1999 to the subject Kapa'a Residential Children's Facility DEA.

All comments will be included in the Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga
Chester Koga, AICP

RM Towill, Corporation
Attention: Chester Koga, AICP
420 Waiakamilo Street, Room 411
Honolulu, Hawaii 96817

Dear Mr. Koga:

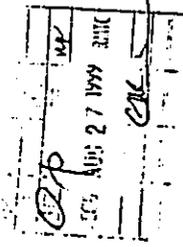
Re: Draft Environmental Assessment for the Kapa'a Residential Children's Facility

Thank you for the opportunity to review the subject draft assessment.

We have no comments to offer at this time.

Sincerely,

Donald K.W. Lau
Donald K.W. Lau
Executive Director



420 Waiakamilo Road
Suite 411
Honolulu, Hawaii 96817-4941
Telephone 808 842 1113
Fax 808 842 1937
eMail info@towell.com



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REGULATORY SERVICES
GOVERNMENT OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
PO BOX 3378
HONOLULU, HAWAII 96801

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

SEP 2 1999
199-167/epo

August 30, 1999

Mr. Donald K.W. Lau
Executive Director
Housing and Community Development Corporation of Hawaii
Department of Business, Economic Development & Tourism
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Mr. Lau:

Subject: Draft Environmental Assessment (DEA) for the Proposed Kapaa Residential
Children's Facility, TMK: 4-6-14: 30

Thank you for your comments dated August 25, 1999 to the subject Kapaa Residential
Children's Facility DEA.

All comments will be incorporated in the Final Environmental Assessment being submitted
to the State Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to
contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga
Chester Koga, AICP

Mr. Chester Koga, AICP
R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Subject: Draft Environmental Assessment (DEA)
Kapaa Residential Children's Facility
Kapaa, Kauai
TMK: 4-6-14: 30

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

1. The proposed project is situated close to a two-story classroom building on
the Kapaa High School campus. Noise emitted when the site is prepared
and when the building is being constructed may impact the students and
teachers. The applicable maximum permissible sound levels as indicated
in Hawaii Administrative Rules, Chapter 11-16, entitled "Community
Noise Control" shall be complied with.
2. Chapter 11-60 entitled "Air Pollution Control" has been repealed and
replaced with Chapter 11-60.1. The document should reflect the change.
Fugitive dust must be mitigated.

Mr. Chester Koga, AICP
September 14, 1999
Page 2

99-167/epo

428 Wai'aleale Road
Suite 411
Honolulu, Hawaii 96817-4941
Telephone 808 842 1133
Fax 808 842 1937
email: rmtowill@one.com



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3. On page 20, Section 3.6.2, FAUNA indicates that mongooses are present in the Kapaa area. Mongooses have never been found on Kanai although there were reports of sightings.

If you have any questions on these comments, please call Mr. Clyde Takekuma, District Environmental Health Program Chief, Kauai District Health Office at 241-3323.

Sincerely,


GARY GILL

Deputy Director for
Environmental Health

c: KDHO

September 29, 1999

Mr. Gary Gill
Deputy Director for Environmental Health
Department of Health
State of Hawaii
P.O. Box 3378
Honolulu, Hawaii 96801

Dear Mr. Gill:

Subject: Draft Environmental Assessment (DEA) for the Proposed Kapaa Residential
Children's Facility

Thank you for your response dated September 14, 1999 (Ref. No. 99-167/epo) to the subject DEA for the proposed Kapaa Residential Children's Facility.

The following is in response to your comments:

1. The proposed project will comply with the applicable Hawaii Administrative Rules regarding Community Noise Control as indicated in Chapter 11-46.
2. The proposed project will comply with the applicable Hawaii Administrative Rules regarding Air Pollution Control as indicated in Chapter 11-60-1 including mitigation of fugitive dust.
3. The Final EA will be amended to state that although there were reports of sightings, mongooses have never been found on Kauai.

Your comments will be included in the Final Environmental Assessment (EA) being submitted to the State Office of Environmental Quality Control and the Final EA will be amended to reflect your comments.

Should you have any questions or require additional information, please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,



Chester Koga, AICP

DLT/CTK

cc: Franklin Wong & Associates

BENJAMIN J. CAVETANO
Governor



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

226 SOUTH BERTANHA STREET
STATE 787
HONOLULU, HAWAII 96813
TELEPHONE (808) 534-4100
FACSIMILE (808) 534-4100

September 22, 1999

GERIEVEVE SALMONSON
DIRECTOR

Mr. Gordon Masuoka, Administrator
Division of Public Works
Department of Accounting and General Services
September 22, 1999
Page 2 of 7

Thank you for the opportunity to comment. If you have any questions, please call Leslie Segundo,
Environmental Health Specialist at 586-1185.

Sincerely,

GERIEVEVE SALMONSON
Director

Enclosure

c Mr. Norman Sahara, DAGS
Mr. Chester Koga, R. M. Towill Corporation

Mr. Gordon Masuoka, Administrator
Division of Public Works
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96813

Dear Mr. Masuoka:

The Office of Environmental Quality Control has reviewed the draft environmental assessment (DEA) for the Kapa's Residential Children's Facility, Island of Kauai, TMK 4-6-14; por. 30. We offer the following comments for your response and consideration.

1. NEED FOR EARLY CONSULTATION PRIOR TO PREPARATION OF A DRAFT ENVIRONMENTAL ASSESSMENT

In Section 3.7.3. on page 21 the DEA states that "no adverse impacts to cultural, historic, or archaeological resources are anticipated from the proposed development of the Kauai Residential Children's Facility. We are uncertain as to how this conclusion was drawn since the DEA has no listing of what parties (such as the State Historic Preservation Division) were consulted prior to preparation of the DEA. We also note that page 34 of the DEA indicates that the State Historic Preservation Division (and other agencies and private organizations) would be consulted during the DEA 30-day comment period. The Hawaii Administrative Rules at section 11-200-9(a)(1) require the proposing agency to "seek, at the earliest practicable time, the advice and input of the county agency responsible for implementing the county's general plan for each county in which the proposed action is to occur, and consult with other agencies having jurisdiction or expertise as well as those citizen groups and individuals which the proposing agency reasonably believes to be affected." A complete reading of section 11-200-9(a) shows that such consultation (commonly referred to as "early consultation") takes place before the DEA is prepared.

In the final environmental assessment, please include a list of agencies, organizations and individuals contacted prior to preparation of the DEA (such as the County of Kauai Planning Department and the State Historic Preservation Division of the Department of Land and Natural Resources). In accordance with the content requirements for environmental assessments (Section 11-200-10, Hawaii Administrative Rules), include copies of "written comments and responses to the comments under the early consultation provisions of section 11-200-9(a)(1)."

2. SUSTAINABLE BUILDING DESIGN

Please find enclosed a copy of draft "Guidelines for Sustainable Building Design in Hawaii." Please review and indicate what techniques (if any) the Department will incorporate into the design of the facility.

Planning
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R. M. TOWILL CORPORATION
SINCE 1920

420 Kalia Road
Suite 411
Honolulu, Hawaii 96817-4941
Telephone 808 842 1133
Fax 808 842 1937
email rmto@towill.com

October 4, 1999

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

Dear Ms. Salmonson:

Subject Draft Environmental Assessment (DEA) for the Proposed Kapapa Residential Children's Facility, Kapaeha, Kauai, TMK: 4-6-014; par. 30

Thank you for your response dated September 22, 1999 to the subject DEA for the proposed Kapapa Residential Children's Facility. The following is in response to your comments:

1. The location of the proposed facility included a thorough research of the proposed site and surrounding area through research of existing and proposed projects for the area. The project is located on the same property as the Mahelona Hospital and approximately 250 feet south of the Kapapa public schools. The site selection was made in consultation with other agencies including the Department of Land and Natural Resources Land Division. While a more thorough consultation may have been desirable, it was not deemed necessary for the selection of a project site.
2. The proposed project will incorporate various sustainable building techniques in the design and construction of the proposed Residential Children's Facility. The Final EA will provide detailed description and explanation of these various techniques.

Your comments will be included in the Final Environmental Assessment (EA) and the EA document will be amended to reflect your comments.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga
Chester Koga, AICP

DLT/CTK

cc: Franklin Wong & Associates