

Maryanne W. Kusaka
Mayor

Cesar C. Portugal
County Engineer

Ian Costa
Deputy County Engineer



RECEIVED

DEPARTMENT OF PUBLIC WORKS
BUILDING DIVISION
4444 Rice Street
Mo'ikeha Building, Suite 175
Lihue, Hawaii 96766

AUG -7 11:48
OFF. OF ENVIRONMENT/
QUALITY CONTROL

July 31, 2000

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

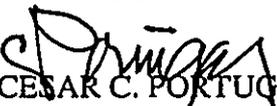
Attention: Ms. Genevieve Salmonson, Director

Subject: Finding of No Significant Impact (FONSI) for Koloa Fire Station, TMK 4:02-06-04-41,
Koloa, Kauai, Hawaii

The Kauai County Department of Public Works has reviewed the comments received during the 30-day public comment period that began in 1994. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the August 23, 2000 QECC Environmental Notice.

We submitted via e-mail on July 31, 2000 a completed QECC Publication Form and Project Description. Attached are the original and four copies of the Final EA. Please call Douglas Haigh at 241-6650 should you have any questions.

Very truly yours,


CESAR C. PORTUGAL
County Engineer

DH
cc: DCE
Fire Department
County Attorney

85

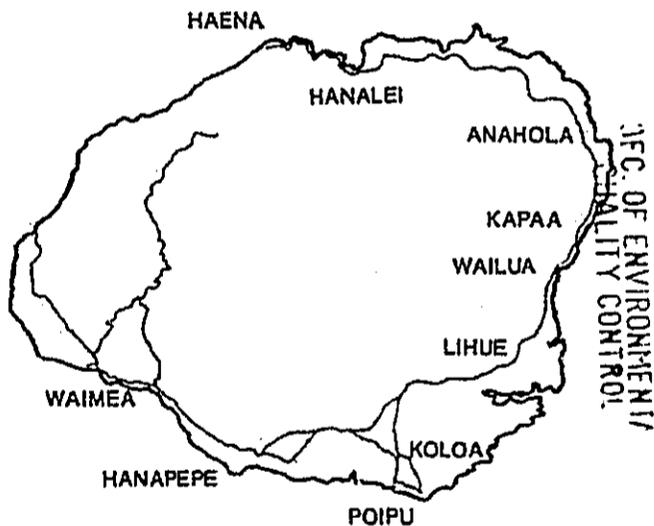
SEP 23 2000

2000-09-23-KA-FEA-

FILE COPY

KOLOA FIRE STATION

**FINAL
ENVIRONMENTAL
ASSESSMENT
&
NEGATIVE DECLARATION**



JFC. OF ENVIRONMENT/
QUALITY CONTROL

00 AUG 29 P 3:24

RECEIVED

ISLAND OF KAUAI



PREPARED FOR THE
DEPARTMENT OF PUBLIC WORKS
COUNTY OF KAUAI

FINAL
ENVIRONMENTAL
ASSESSMENT
&
NEGATIVE DECLARATION

for

KOLOA FIRE STATION

LOCATION: Koloa, Kauai, Hawaii
PROPOSING AGENCY: Department of Public Works, County of Kauai

APPROVED BY: _____ Date _____
Ceasar Portugal, County Engineer
Department of Public Works

PREPARED BY: Yamasato, Fujiwara, Aoki & Associates, Inc.
1100 Ward Avenue, Suite 760
Honolulu, Hawaii 96814

DATE: July 2000

**NEGATIVE
DECLARATION**

Negative Declaration

Koloa Fire Station

The non-significance of adverse effects as evaluated in the Environmental Assessment is indicative of a Negative Declaration for this proposed action.

The Environmental Assessment indicates that the proposed action:

1. Has no significant adverse effects upon flora and fauna.
2. Does not lie within a flood zone or tsunami area.
3. Has known archaeological or historical significance.
4. Has no significant adverse effects upon the existing noise, air and water quality of the vicinity.
5. Will improve the safety, welfare and function of its users.
6. Will, by its nature, have a beneficial long term affect upon the social welfare of the area.
7. Does not involve an irrevocable commitment or loss or destruction of any natural or cultural resource.
8. Does not curtail the range of beneficial use of the environment.
9. Does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapters 342 and 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, Court decisions or Executive Orders.
10. Does not substantially affect the economic or social welfare of the community or State other than beneficially.
11. Does not substantially affect the economic or sociological activities.

12. Does not involve substantial secondary impacts, such as population changes or effects on public facilities.
13. Does not involve a substantial degradation of environmental quality.
14. Does not have a cumulative effect upon the environment and does not involve a commitment for larger actions.
15. Does not substantially affect a rare, threatened or endangered species of animal or plant or habitat.
16. Does not detrimentally affect air or water quality or ambient noise levels.
17. And does not affect an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters.

The above affirms the appropriateness of a Negative Declaration for the proposed action.

FINAL
ENVIRONMENTAL
ASSESSMENT

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FINAL ENVIRONMENTAL ASSESSMENT

KOLOA FIRE STATION

A. PURPOSE

This assessment is prepared in accordance with Chapter 343, Hawaii Revised Statutes and its related rules and regulations, the purpose of which is to:

1. Identify potential environmental impacts.
2. Evaluate potential significance of each impact.
3. Provide a detail study of major impacts.
4. Determine the need for an Environmental Impact Statement.

B. PROJECT DESCRIPTION

The Kauai County Department of Public Works proposes to construction a new fire station in Koloa to replace the existing deteriorated station presently inadequate to support the function and safety of its users.

The existing station is located on Maluhia Road, at the Southwest end of Koloa Park. The proposed new station will be located approximately two (2) miles south from the existing station bound by Poipu Road on the west and Waikomo stream on the east. Existing house and garage on site to be demolished. Existing trees on the south and east on the parcel to remain. The existing station will be demolished after the new station is ready to be occupied.

1. Site Conditions

The proposed site has the following designations:

County Zoning:	Open
County General Plan	Resort

State Land Use: Urban

The above designation does not permit a fire station within the County's General Plan. A Use Permit was issued for the project on March 24, 1994 and its design is in conformance with regulations set forth in the Comprehensive Zoning Ordinance.

The existing station and the proposed site have no known scenic, historical or archaeological significance. Existing site conditions and proposed development are as shown in Exhibits III and IV respectively.

2. Project Delineation

The spatial and functional needs of the Fire Station that are included in the proposed project's design are as follows:

1. Two Bay Apparatus Room
2. Office
3. Day Room (Dining, Lounging, Study)
4. Kitchen
5. Bedroom
6. Toilet and Showers
7. Locker Area
8. Utility Room
9. Tool Storage
10. Hose Drying Rack
11. 1,000 gal. Fuel Tank and Pump
12. Employee Parking

13. Traffic Warning Beacon

Also included will be a solar heating system, landscaping and a flag pole. Utilities such as water, electricity and telephone are readily available. Wastewater disposal is evaluated in "Potential Impacts and Their Significance – Noise, Air and Water Quality."

C. POTENTIAL IMPACTS AND THEIR SIGNIFICANCE

1. Flora and Fauna

No rare or endangered flora or fauna species will be affected by the construction of this proposed project.

The major portion of this site is presently an open lot with (house and garage to be demolished) some trees on the southern and western portion of the lot. The majority of these trees will be retained (one will be removed along with the Oleander bushes) and supplemental landscaping will be provided.

2. Flood Plain Tsunami

The U.S. Corps of Engineers Preliminary Report for the Federal Insurance Administration indicate that a portion of the site does lie within a tsunami or flood zone.

3. Historical and Archaeological

According to maps at the State Department of Land & Natural Resources, the site has no known historical or archaeological significance.

4. Noise, Air and Water Quality

Temporary, unavoidable adverse impacts will occur during the construction of this project. Mitigating measures will be required by the County to minimize these adverse impacts, such as pollution control, controlled rubbish disposal and dust abatement by sprinkling. Soil run-off is to be minimized by proper grading practices. The U.S. Department of Agriculture Soil Conservation Service lists the soil type of the site to be Lihue gravelly silty clay 0-8% slope with moderately rapid permeability, slow run-off and no more than slight erosion hazard.

Operational adverse impacts as traffic, noise and wastewater disposal are presently being generated by the existing fire station with no major significance. An increase in Fire personnel at the station may occur in the future with population and developmental growth. This increase of personnel will be minimal and is anticipated to insignificantly add to the existing conditions. The following evaluates adverse operational impacts.

- a. Traffic: The Fire personnel presently total five (5) per shift and may increase six (6) per shift in the future. Each shift lasts 24 hours and is changed every 7:00 am. Therefore, total of 8-12 vehicles are generated by the arrival and departure of personnel around 7:00 each morning.

During each shift, the personnel remain at the station until an emergency call is received, at which time they depart and thereafter return in the fire truck. Such emergency responses are

inconsistent and have averaged approximately 11 times per month.

Public visitors are expected to be infrequent.

Adverse impacts associated with traffic are vehicular congestion, exhaust emission, and noise. Such adverse impacts have been and are being generated by the existing Fire Station with no major significance. The proposed new Station is not expected to noticeably add to the existing air pollutants and noise level in the vicinity.

- b. Noise: In addition to vehicular noise, other noises generated by Station activities and emergency response systems including a traffic beacon and everyday activities comparative to residential activities are not considered by any adverse significance.

Emergency response systems are activated upon receipt of an emergency call. Bells will be actuated at strategic locations within the Station to summon all firemen to the fire truck. Within a few seconds these bells will cease ringing, and upon the truck's siren will commence.

These emergency responses have not averaged more than 28 per month, are very short in duration and are existing in the present Fire Station except for the traffic beacon which will be added for public safety. These systems have existed with no major adverse significance and are expected to remain so for the proposed new Fire Station.

- c. Wastewater: The site and surrounding vicinity are being handled by individual cesspools, septic tanks, or leaching fields. Since the proposed new Fire Station should not initially generate additional wastewater greater than that currently being generated by the existing Station, and since the future increase of two personnel per shift is not expected to substantially lower the existing health and water quality of the vicinity, the adverse impact of wastewater disposal by this proposed facility is not considered significant.

D. ALTERNATIVES

Alternatives to the proposed action, is no action or postponing the action. The existing Station would continue to deteriorate and become detrimental to the health, safety and function of its inhabitants.

E. DETERMINATION

The assessment of the potential adverse impacts from this proposed action indicates that there will be no significant impact upon the quality of the environment. The action would conversely have a beneficial short-term effect on the economy during the construction and long-term effect of the social welfare of the area. It is determined that a Negative Declaration is appropriate for this proposed action based upon the above and as follows: The action . . .

1. does not involve an irrevocable commitment to loss or destruction of any natural or cultural resource.
2. does not curtail the range of beneficial use of the environment.

3. does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapters 342 and 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, Court decisions or Executive Orders.
4. does not substantially affect the economic or social welfare of the community or State other than beneficially.
5. does not substantially affect economic or sociological activities.
6. does not involve a substantial secondary impacts, such as population changes or effects on public facilities.
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9. does not substantially affect a rare, threatened or endangered species of animal or plant or habitat.
10. does not detrimentally affect air or water quality or ambient noise levels.
11. and does not detrimentally affect an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters.

F. DESIGN GUIDELINES

1. Visual:

The facility shall be designed to be contextually fitting within the community. The design should incorporate building materials, a color scheme and character that reflects the commitment to the community's

sense of place. It shall also be visually prominent so that it is identifiable as a fire station but at the same time remain subdued to it's surroundings. The use of landscaping will help subdue the height required for the fire engines and of the building, which is also enhanced by the overall picture. Flora and fauna used shall be what is prominent within the community.

2. Energy:

The Koloa Fire Station will be designed to meet the minimum standard of the Hawaii Model Energy Code. The design will include energy efficient lighting and air conditioning. Insulation in the attic space will also add to the energy efficiency to the facility. Generally, the major spaces of the facility are situated to take advantage of the tradewinds, as well as the cross ventilation thereby limiting the use of the air conditioner. Air conditioning will be designed as a supplemental cooling system. The facility will also incorporate in the design, gas for the water heater, range and generator. Solar panels will be installed to aid in the energy performance of the facility. This will help to lessen the electrical energy consumption.

G. REFERENCE

1. Agencies Consulted:

- U.S. Army Engineer District, Corps of Engineers
- State Department of Land and Natural Resources, Division of State Parks, Outdoor Recreation and Historic Sites
- Kauai County Planning Department

- Kauai County Fire Department

2. Reference Material:

- Preliminary Report by the U.S. Corps of Engineers for the Federal Insurance Administration and for the County of Kauai
- Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii
- U.S. Department of Agriculture

Soil Conservation Service in cooperation with the University of Hawaii

Agriculture Experiment Station, August 1972.

JOHN WAIHEE
GOVERNOR



BRUCE S. ANDERSON, Ph.D.
INTERIM DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2452

February 15, 1994

FEB 16 1994

Mr. George Yamamoto
Department of Public Works
County of Kauai
3021 Umi Street
Lihue, Hawaii 96766

Dear Mr. Yamamoto:

Subject: Draft Environmental Assessment for the Koloa Fire
Station, Koloa, Kauai

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

Please describe all the measures that are planned to ensure that
spills or leaks from the fuel storage system will not adversely
affect Waikomo stream.

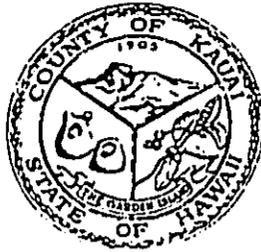
If you have any question, please call Jeyan Thirugnanam at
586-4185. Thank you.

Sincerely,

Josie Deques
for BRUCE S. ANDERSON, Ph.D.
Interim Director

c: Maurice Yamasato

JOANN A. YUKIMURA
MAYOR



COUNTY ENGINEER
TELEPHONE 245-3318

EDMOND P.K. RENAUD
DEP. COUNTY ENGINEER
TELEPHONE 245-3602

AN EQUAL OPPORTUNITY EMPLOYER
COUNTY OF KAUAI
DEPARTMENT OF PUBLIC WORKS
3021 UMI STREET
LIHUE, KAUAI, HAWAII 96766

February 23, 1994

Dr. Bruce S. Anderson, Ph.D.
Interim Director
Office of Environmental Quality Control
State of Hawaii
220 South King Street, Fourth Floor
Honolulu, HI 96813

Dear Dr. Anderson:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KOLOA
FIRE STATION, KOLOA, KAUAI.

Although the environmental assessment lists a 1,000 gal. fuel tank and pump, we will not be installing any fuel tank at this time. A fuel tank may be considered in the future.

The County of Kauai have installed above ground fuel tanks recently at other sites. If a fuel tank is installed at the Koloa Fire Station in the future, it would be an above ground type.

The tanks that were installed were Convault Models. The tanks have an inner steel wall that is surrounded by a high density polyethylene liner that provides a secondary containment barrier. The tanks are then encased with a minimum of six inches of reinforced concrete.

Tanks are installed on concrete slabs that meet manufacturer's specifications and are furnished with overfill and spill containment with monitoring ports in the interstitial space. Dispensing equipment are equipped with a listed automatic closing-type nozzle valve with a latch open device if the hose is provided with an emergency breakaway device designed to retain liquid on both sides of the breakaway point. An emergency shutoff switch is also required.

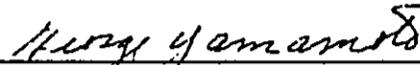
Fire Department personnel are trained to respond to Hazmat spill incidents. Their fire apparatus are stocked with a quantity of absorbent materials to eliminate any spills.

Dr. Anderson
February 23, 1994
Page 2

Since any fuel tanks will be installed above ground, any spill or leak that occurs will be visible. Mitigation measures can be initiated promptly to eliminate tragedy and any environmental problems.

Please call me at 241-6650 if there are any questions.

Very truly yours,



GEORGE YAMAMOTO
Building Superintendent

jm

cc: DCE
Yamasato, Fujiwara, Aoki & Associates, Inc.

EXHIBITS

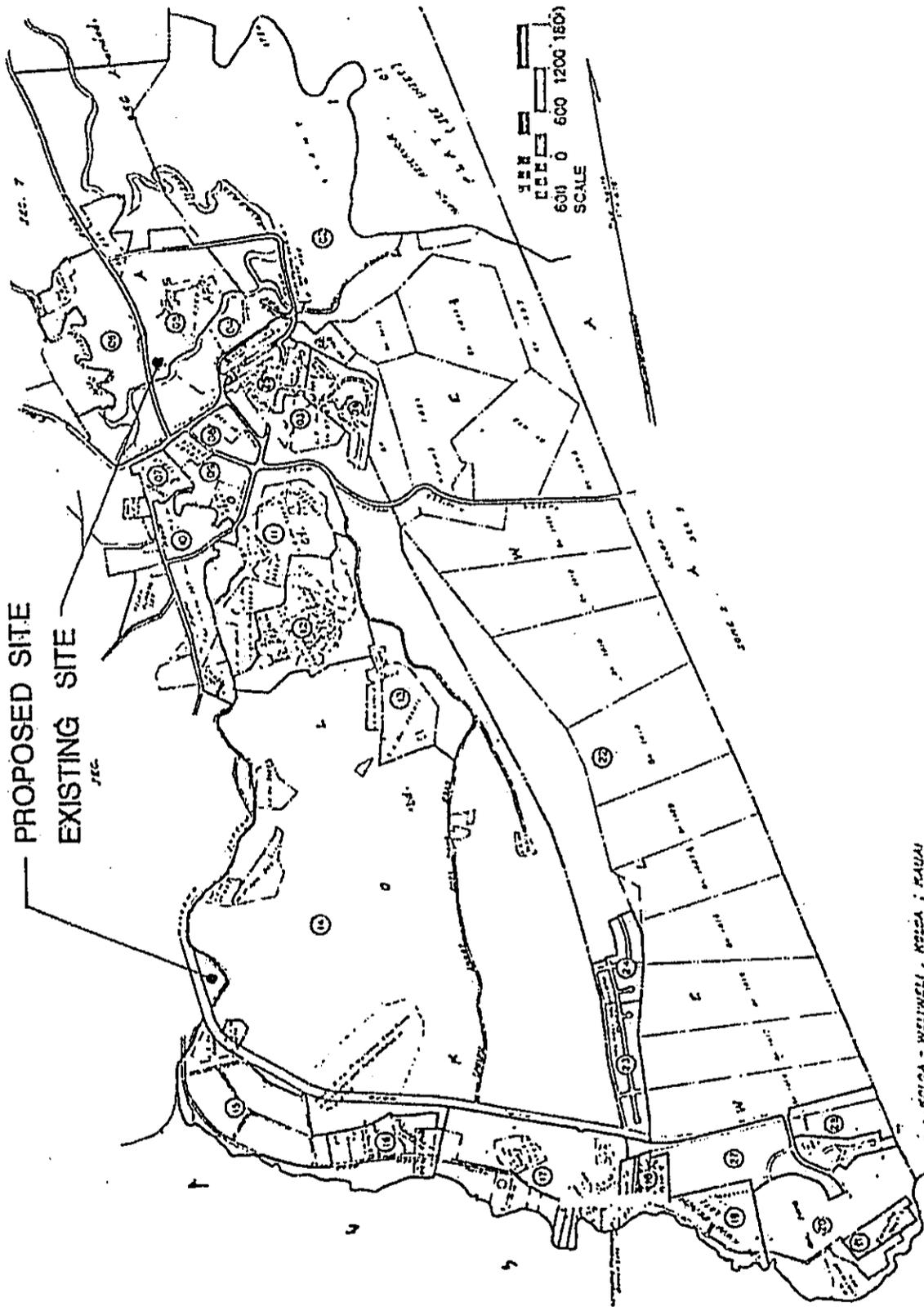


EXHIBIT I VICINITY MAP

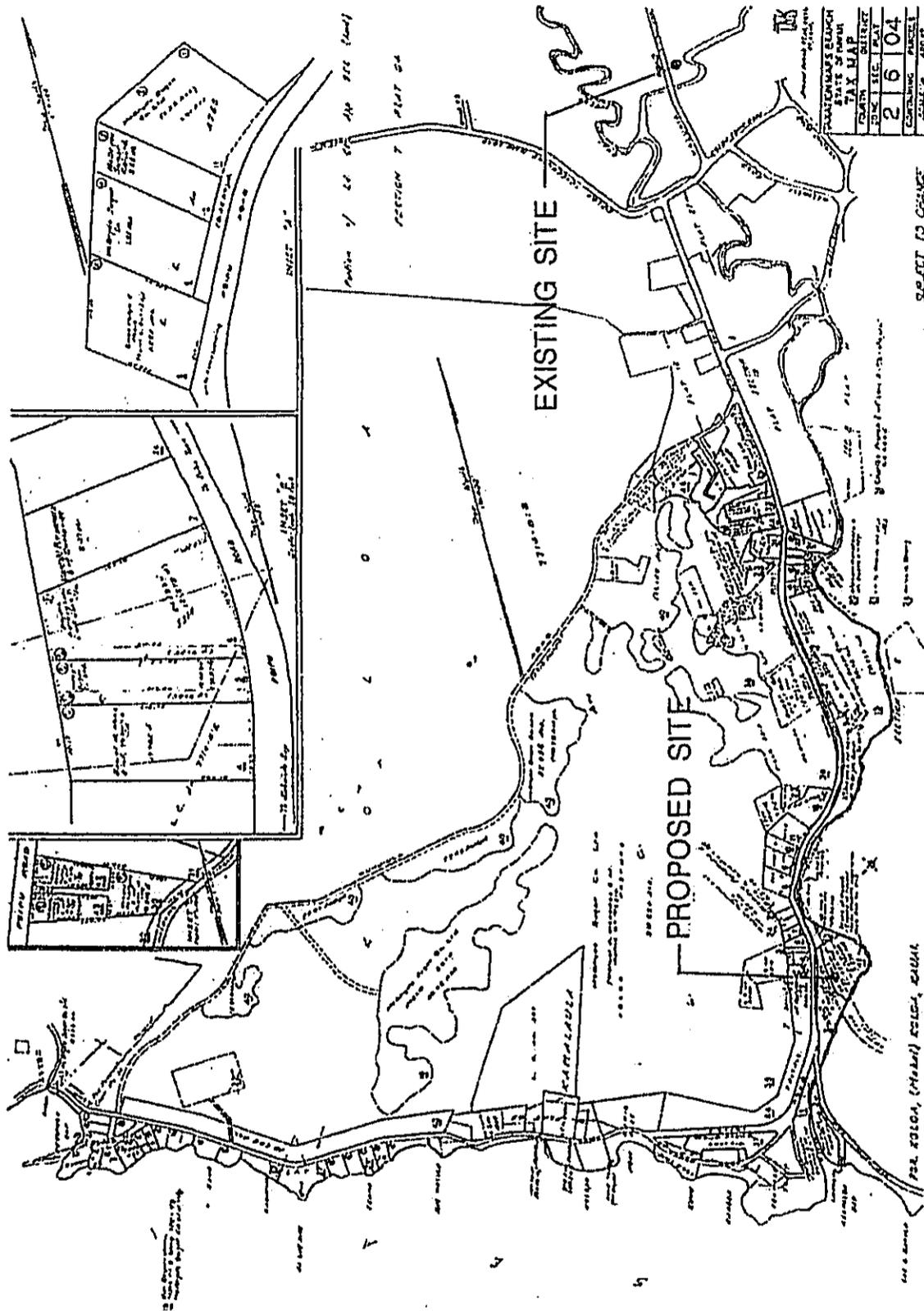


EXHIBIT II TAX MAP

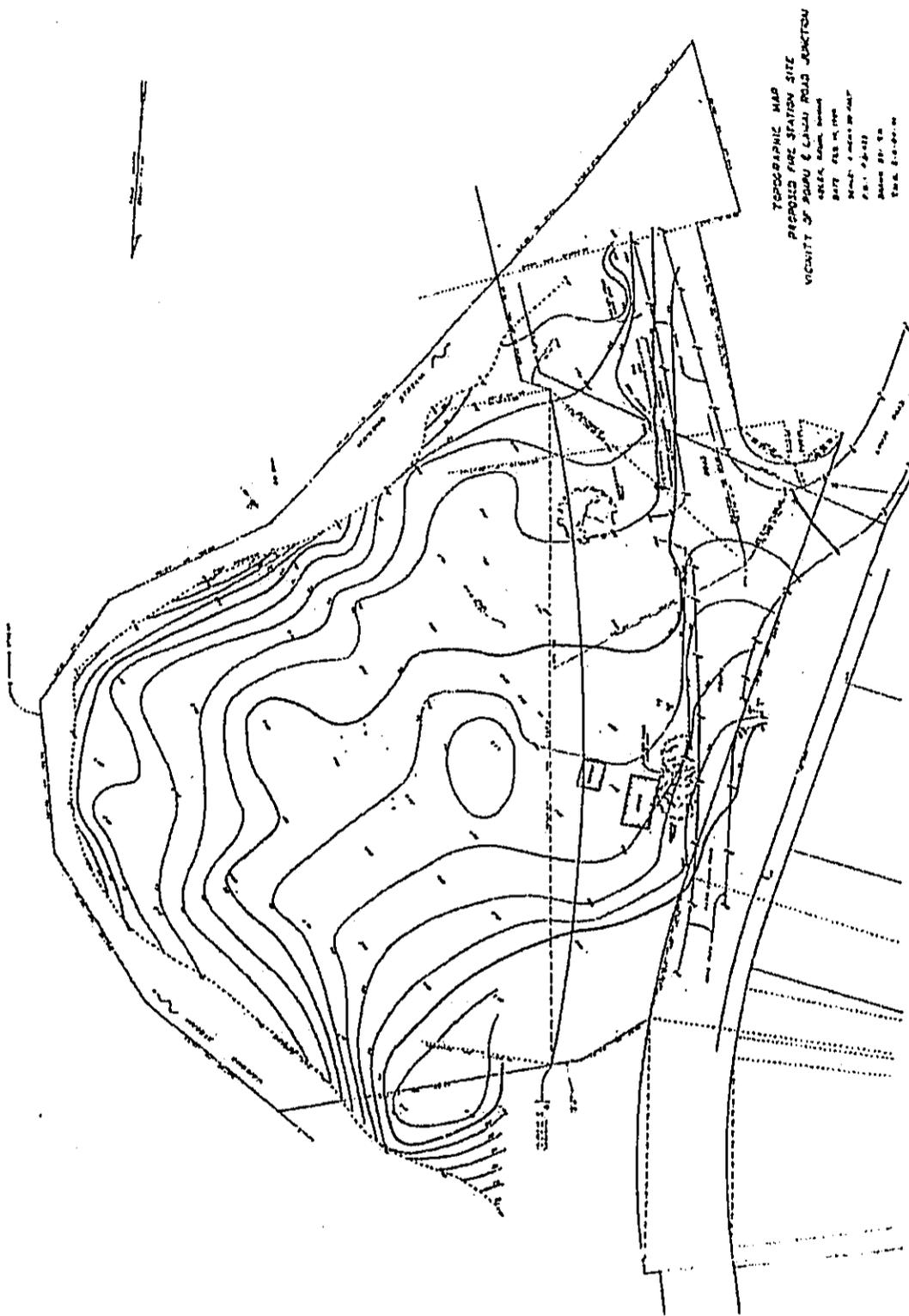


EXHIBIT III **EXISTING SITE PLAN**

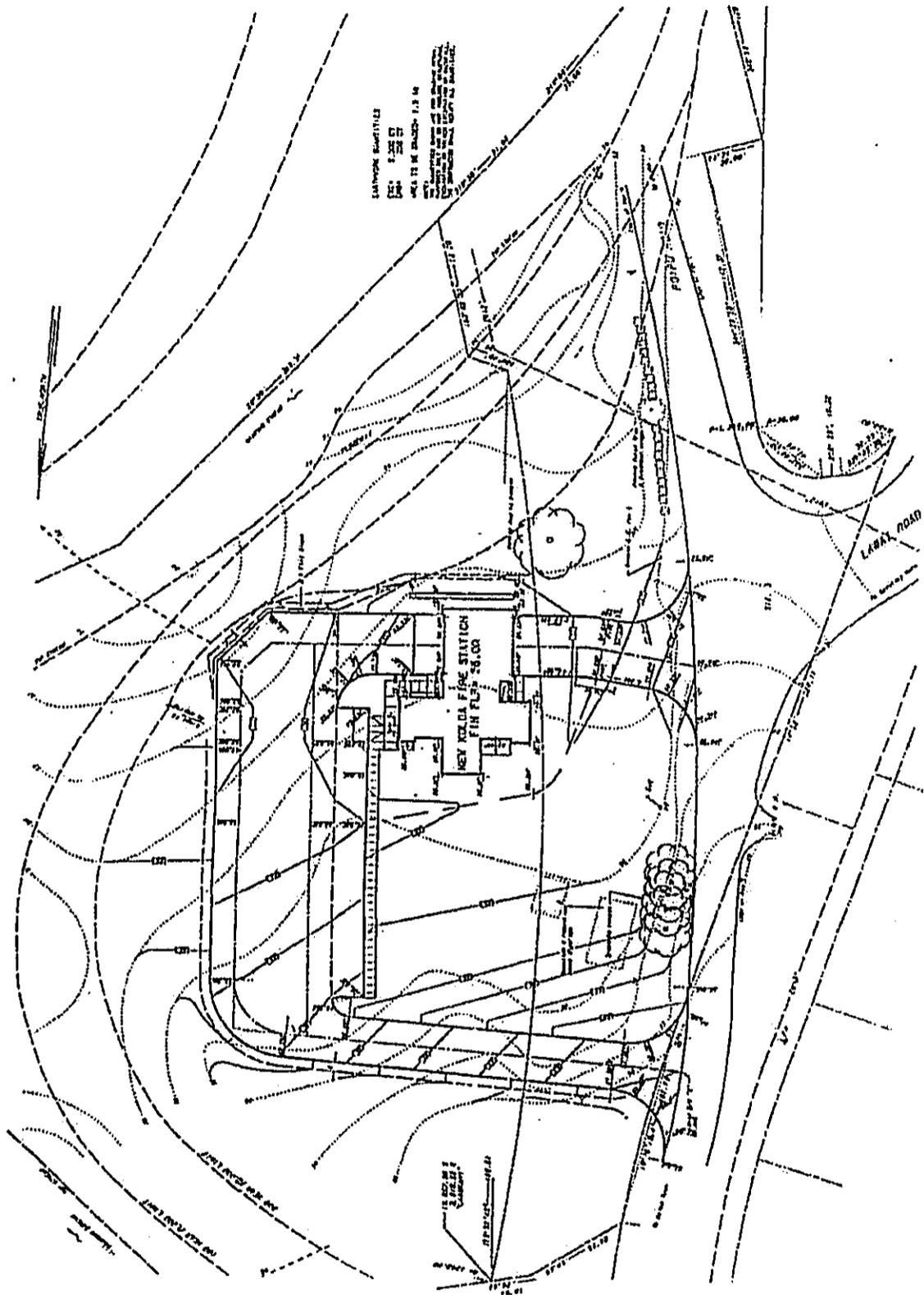


EXHIBIT IV PROPOSED SITE PLAN

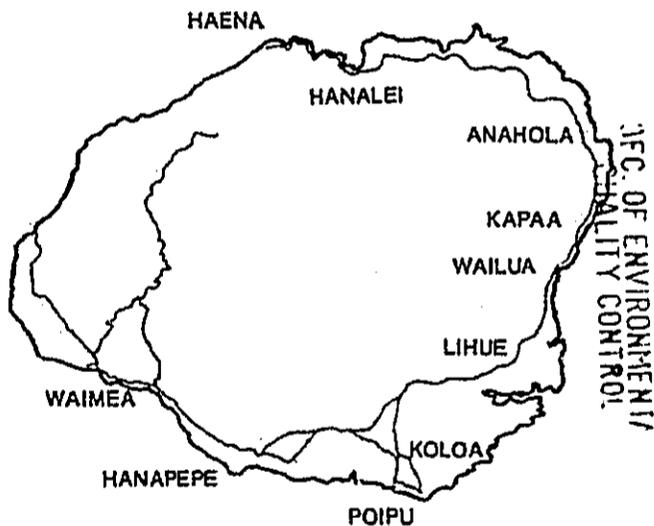
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FILE COPY

KOLOA FIRE STATION

**FINAL
ENVIRONMENTAL
ASSESSMENT
&
NEGATIVE DECLARATION**



00 AUG 29 P 3:24

RECEIVED

ISLAND OF KAUAI



PREPARED FOR THE
DEPARTMENT OF PUBLIC WORKS
COUNTY OF KAUAI

FINAL
ENVIRONMENTAL
ASSESSMENT
&
NEGATIVE DECLARATION

for

KOLOA FIRE STATION

LOCATION: Koloa, Kauai, Hawaii
PROPOSING AGENCY: Department of Public Works, County of Kauai

APPROVED BY: _____ Date _____
Ceasar Portugal, County Engineer
Department of Public Works

PREPARED BY: Yamasato, Fujiwara, Aoki & Associates, Inc.
1100 Ward Avenue, Suite 760
Honolulu, Hawaii 96814

DATE: July 2000

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Negative Declaration

Koloa Fire Station

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FINAL
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FINAL ENVIRONMENTAL ASSESSMENT

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County General Plan	Resort

State Land Use: Urban

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1. Flora and Fauna

No rare or endangered flora or fauna species will be affected by the construction of this proposed project.

The major portion of this site is presently an open lot with (house and garage to be demolished) some trees on the southern and western portion of the lot. The majority of these trees will be retained (one will be removed along with the Oleander bushes) and supplemental landscaping will be provided.

2. Flood Plain Tsunami

The U.S. Corps of Engineers Preliminary Report for the Federal Insurance Administration indicate that a portion of the site does lie within a tsunami or flood zone.

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According to maps at the State Department of Land & Natural Resources, the site has no known historical or archaeological significance.

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Temporary, unavoidable adverse impacts will occur during the construction of this project. Mitigating measures will be required by the County to minimize these adverse impacts, such as pollution control, controlled rubbish disposal and dust abatement by sprinkling. Soil run-off is to be minimized by proper grading practices. The U.S. Department of Agriculture Soil Conservation Service lists the soil type of the site to be Lihue gravelly silty clay 0-8% slope with moderately rapid permeability, slow run-off and no more than slight erosion hazard.

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- a. Traffic: The Fire personnel presently total five (5) per shift and may increase six (6) per shift in the future. Each shift lasts 24 hours and is changed every 7:00 am. Therefore, total of 8-12 vehicles are generated by the arrival and departure of personnel around 7:00 each morning.

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inconsistent and have averaged approximately 11 times per month.

Public visitors are expected to be infrequent.

Adverse impacts associated with traffic are vehicular congestion, exhaust emission, and noise. Such adverse impacts have been and are being generated by the existing Fire Station with no major significance. The proposed new Station is not expected to noticeably add to the existing air pollutants and noise level in the vicinity.

- b. Noise: In addition to vehicular noise, other noises generated by Station activities and emergency response systems including a traffic beacon and everyday activities comparative to residential activities are not considered by any adverse significance.

Emergency response systems are activated upon receipt of an emergency call. Bells will be actuated at strategic locations within the Station to summon all firemen to the fire truck. Within a few seconds these bells will cease ringing, and upon the truck's siren will commence.

These emergency responses have not averaged more than 28 per month, are very short in duration and are existing in the present Fire Station except for the traffic beacon which will be added for public safety. These systems have existed with no major adverse significance and are expected to remain so for the proposed new Fire Station.

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D. ALTERNATIVES

Alternatives to the proposed action, is no action or postponing the action. The existing Station would continue to deteriorate and become detrimental to the health, safety and function of its inhabitants.

E. DETERMINATION

The assessment of the potential adverse impacts from this proposed action indicates that there will be no significant impact upon the quality of the environment. The action would conversely have a beneficial short-term effect on the economy during the construction and long-term effect of the social welfare of the area. It is determined that a Negative Declaration is appropriate for this proposed action based upon the above and as follows: The action . . .

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F. DESIGN GUIDELINES

1. Visual:

The facility shall be designed to be contextually fitting within the community. The design should incorporate building materials, a color scheme and character that reflects the commitment to the community's

sense of place. It shall also be visually prominent so that it is identifiable as a fire station but at the same time remain subdued to it's surroundings. The use of landscaping will help subdue the height required for the fire engines and of the building, which is also enhanced by the overall picture. Flora and fauna used shall be what is prominent within the community.

2. Energy:

The Koloa Fire Station will be designed to meet the minimum standard of the Hawaii Model Energy Code. The design will include energy efficient lighting and air conditioning. Insulation in the attic space will also add to the energy efficiency to the facility. Generally, the major spaces of the facility are situated to take advantage of the tradewinds, as well as the cross ventilation thereby limiting the use of the air conditioner. Air conditioning will be designed as a supplemental cooling system. The facility will also incorporate in the design, gas for the water heater, range and generator. Solar panels will be installed to aid in the energy performance of the facility. This will help to lessen the electrical energy consumption.

G. REFERENCE

1. Agencies Consulted:

- U.S. Army Engineer District, Corps of Engineers
- State Department of Land and Natural Resources, Division of State Parks, Outdoor Recreation and Historic Sites
- Kauai County Planning Department

- Kauai County Fire Department

2. Reference Material:

- Preliminary Report by the U.S. Corps of Engineers for the Federal Insurance Administration and for the County of Kauai
- Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii
- U.S. Department of Agriculture

Soil Conservation Service in cooperation with the University of Hawaii

Agriculture Experiment Station, August 1972.

JOHN WAIHEE
GOVERNOR



BRUCE S. ANDERSON, Ph.D.
INTERIM DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2452

February 15, 1994

FEB 16 1994

Mr. George Yamamoto
Department of Public Works
County of Kauai
3021 Umi Street
Lihue, Hawaii 96766

Dear Mr. Yamamoto:

Subject: Draft Environmental Assessment for the Koloa Fire
Station, Koloa, Kauai

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

Please describe all the measures that are planned to ensure that
spills or leaks from the fuel storage system will not adversely
affect Waikomo stream.

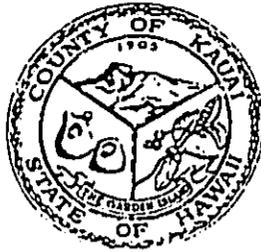
If you have any question, please call Jeyan Thirugnanam at
586-4185. Thank you.

Sincerely,

Josie Deques
for BRUCE S. ANDERSON, Ph.D.
Interim Director

c: Maurice Yamasato

JOANN A. YUKIMURA
MAYOR



COUNTY ENGINEER
TELEPHONE 245-3318

EDMOND P.K. RENAUD
DEP. COUNTY ENGINEER
TELEPHONE 245-3602

AN EQUAL OPPORTUNITY EMPLOYER
COUNTY OF KAUAI
DEPARTMENT OF PUBLIC WORKS
3021 UMI STREET
LIHUE, KAUAI, HAWAII 96766

February 23, 1994

Dr. Bruce S. Anderson, Ph.D.
Interim Director
Office of Environmental Quality Control
State of Hawaii
220 South King Street, Fourth Floor
Honolulu, HI 96813

Dear Dr. Anderson:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KOLOA
FIRE STATION, KOLOA, KAUAI.

Although the environmental assessment lists a 1,000 gal. fuel tank and pump, we will not be installing any fuel tank at this time. A fuel tank may be considered in the future.

The County of Kauai have installed above ground fuel tanks recently at other sites. If a fuel tank is installed at the Koloa Fire Station in the future, it would be an above ground type.

The tanks that were installed were Convault Models. The tanks have an inner steel wall that is surrounded by a high density polyethylene liner that provides a secondary containment barrier. The tanks are then encased with a minimum of six inches of reinforced concrete.

Tanks are installed on concrete slabs that meet manufacturer's specifications and are furnished with overfill and spill containment with monitoring ports in the interstitial space. Dispensing equipment are equipped with a listed automatic closing-type nozzle valve with a latch open device if the hose is provided with an emergency breakaway device designed to retain liquid on both sides of the breakaway point. An emergency shutoff switch is also required.

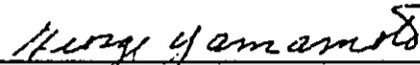
Fire Department personnel are trained to respond to Hazmat spill incidents. Their fire apparatus are stocked with a quantity of absorbent materials to eliminate any spills.

Dr. Anderson
February 23, 1994
Page 2

Since any fuel tanks will be installed above ground, any spill or leak that occurs will be visible. Mitigation measures can be initiated promptly to eliminate tragedy and any environmental problems.

Please call me at 241-6650 if there are any questions.

Very truly yours,



GEORGE YAMAMOTO
Building Superintendent

jm

cc: DCE
Yamasato, Fujiwara, Aoki & Associates, Inc.

EXHIBITS

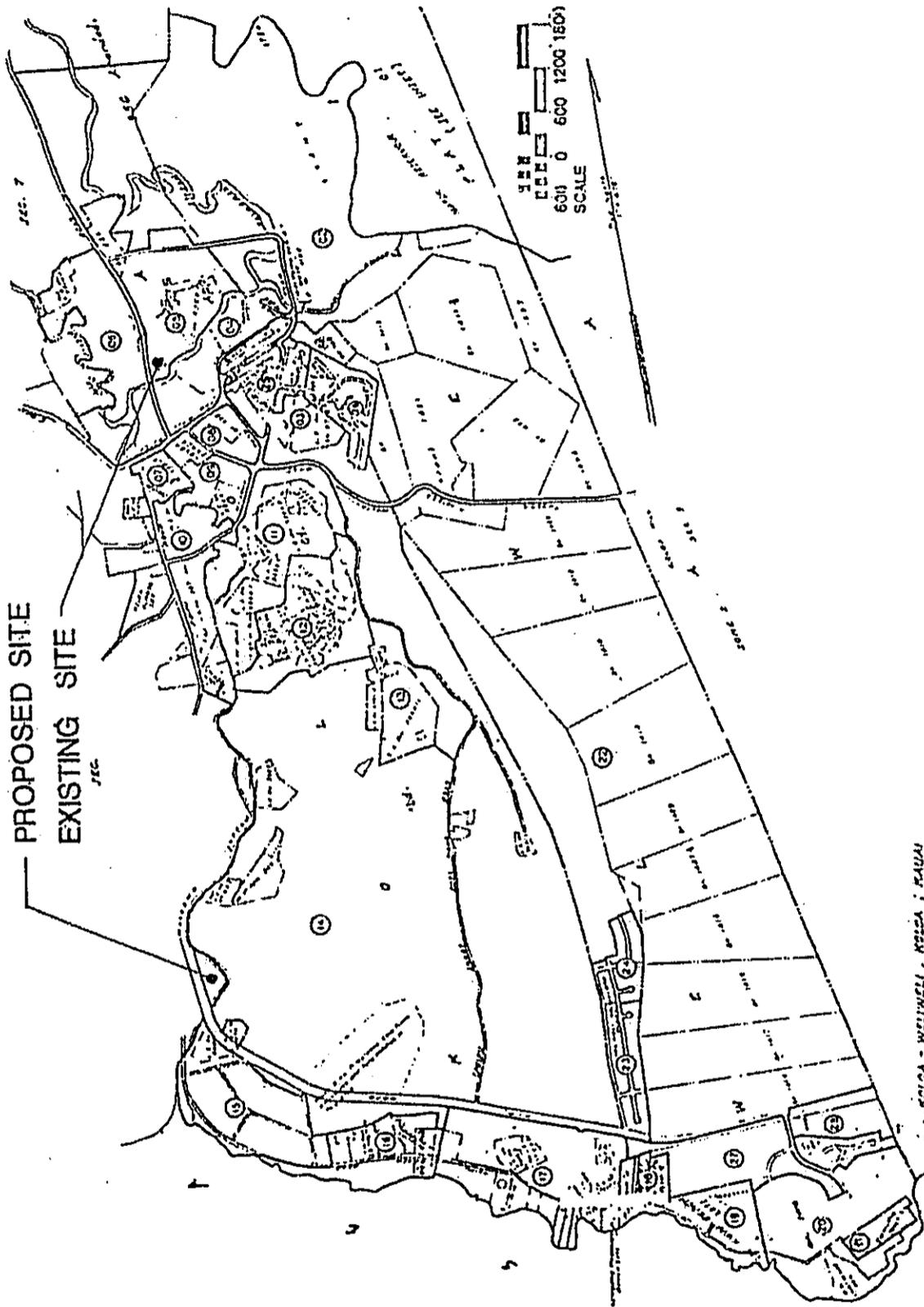


EXHIBIT I VICINITY MAP

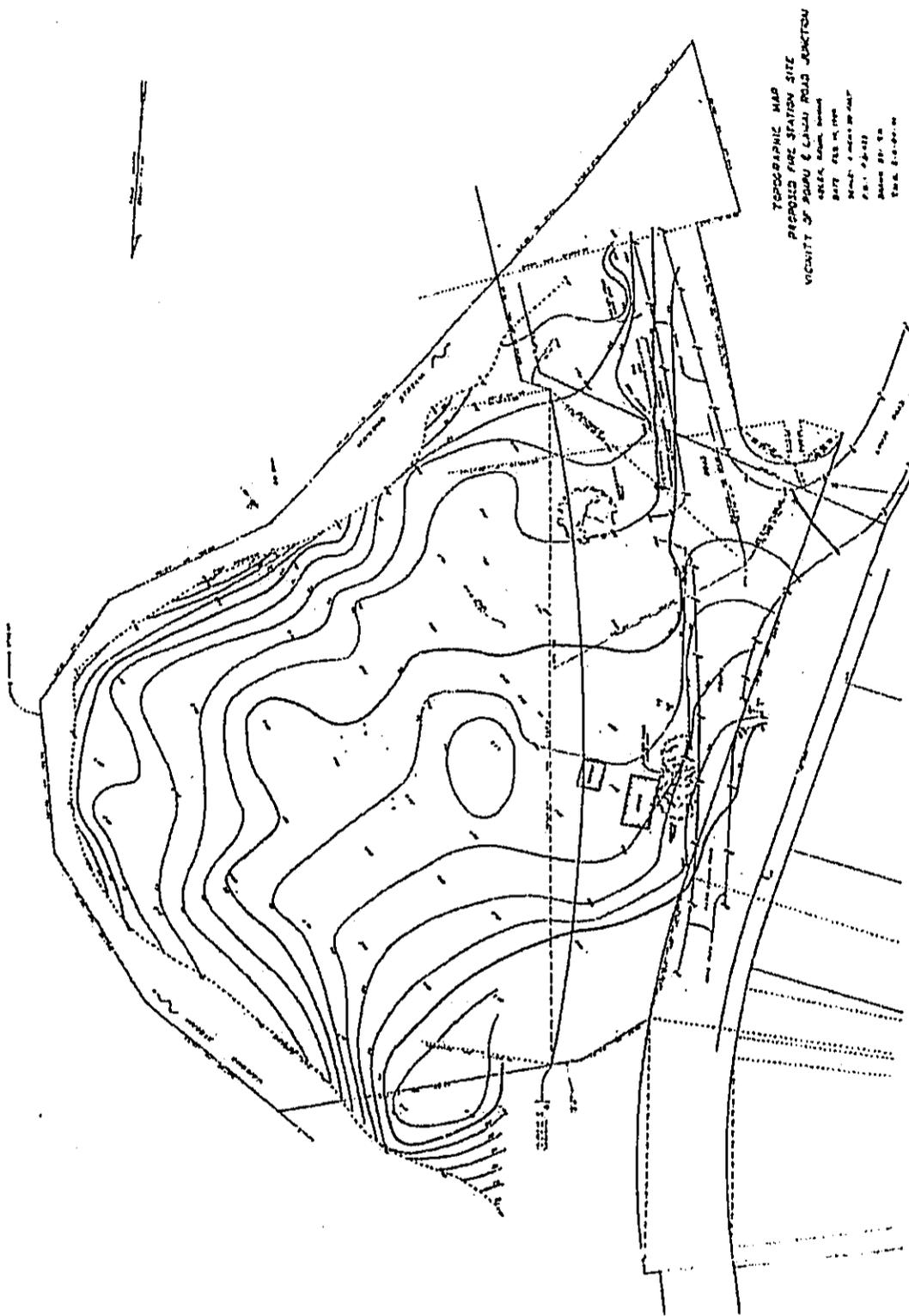


EXHIBIT III **EXISTING SITE PLAN**

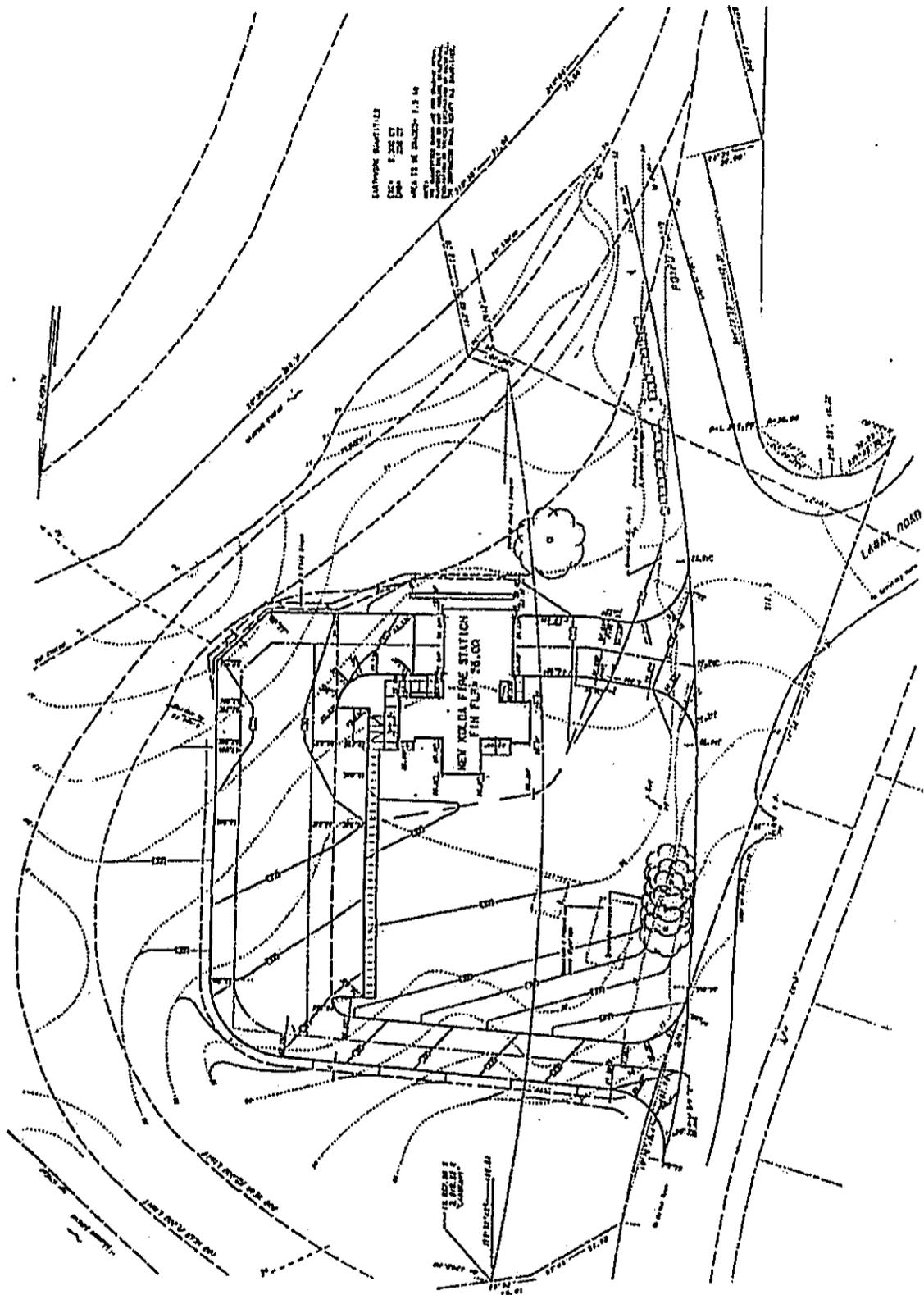


EXHIBIT IV PROPOSED SITE PLAN