

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

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HONOLULU, HAWAII 96813

RECEIVED



MAY 24 8:10

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MM

May 17, 1994

Honorable Brian J. J. Choy, Director
Office of Environmental Quality Control
State of Hawaii
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Final Environmental Assessment for Waialua United
Church of Christ Facilities Expansion,
Tax Map Key: 6-7-02: 26 and portion 4
Folder Nos. 93/NS-2(IC) and 93/NS-SLU-1

This is to notify you that the Planning Department has reviewed the Final Environmental Assessment (EA) for the Development Plan and the State Land Use amendments for the subject project identified above. There were no comments on the Draft Environmental Assessment and based on our review the project would have no significant impact on the environment. Consequently, we are filing a negative declaration determination.

Attached are four copies of the Final Environmental Assessment and the "DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN." Should you have any questions, please contact Melvin Murakami of our staff at 527-6020.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robin Foster".

ROBIN FOSTER
Chief Planning Officer

RF:js

Attachments

cc: Waialua United Church of Christ
Castle and Cooke Land Company
Nick Huddleston

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1994-06-08-DA-FEA-Waialua United Church ⁵¹⁹⁴⁻³⁶⁰⁴
of Christ Expansion JUN - 8 1994

FINAL APPLICATION FOR DEVELOPMENT PLAN LAND USE MAP AMENDMENT
AND FINAL ENVIRONMENTAL ASSESSMENT

WITH

FINAL APPLICATION FOR THE AMENDMENT OF STATE LAND USE BOUNDARIES
(FOR PARCELS OF FIFTEEN ACRES OR LESS)

Waialua United Church of Christ
Waialua, Hawaii

MAY 10, 1994

**FINAL APPLICATION FOR THE AMENDMENT OF STATE LAND USE BOUNDARIES
(FOR PARCELS OF FIFTEEN ACRES OR LESS)**

**Waialua United Church of Christ
Facilities Expansion
Waialua, Hawaii**

May 11, 1994

**FINAL APPLICATION FOR DEVELOPMENT PLAN LAND USE MAP AMENDMENT
AND FINAL ENVIRONMENTAL ASSESSMENT**

**Waialua United Church of Christ Facilities Expansion
Waialua, Hawaii**

Section I. Background Information

The subject land area for this application is owned by two parties:

The Waialua United Church of Christ

and,

Castle and Cooke Land Company, a Subsidiary of Dole Food Company Inc.

The Church owns 2.25 acres of land which is the site of the existing church, an administration building and a storage building. Castle and Cooke Land Company/Dole Food Company, Inc. has agreed to sell the church two additional acres of land adjacent to and Mauka (South) of the existing church site to allow the church to expand its facilities.

The proposed expansion consists of a Social/Dining Hall, and Classrooms for Sunday and Pre-School programs to serve the needs of children in the church congregation and within the Waialua area.

Castle and Cooke has asked the Church to obtain the State Land Use Map, Development Plan Map and Zoning changes needed to allow construction of the church's proposed facility expansion as a desirable condition of the sale of two additional acres of land to the Church.

Project Name Waialua United Church of Christ Facilities Expansion

Agent Robert N. Kumasaka
Chair, Building Committee
Waialua United Church of Christ
66-333 Pikai
Haleiwa, Oahu, Hawaii 96712

Applicants Waialua United Church of Christ
67-174 Farrington Highway
Waialua, HI. 96791

and,

Castle and Cooke Land Company
a Subsidiary of Dole Food Company Inc.
650 Iwilei Road, Suite
Honolulu, Hawaii 96817

Landowners Waialua United Church of Christ
67-174 Farrington Highway
Waialua, HI. 96791

and,

Castle and Cooke, Inc.
650 Iwilei Road, Suite
Honolulu, Hawaii 96817

Location The proposed project area is in Waialua, on Oahu, Mauka of Farrington Highway and immediately West (Kaena side) of Waialua High School. The property is within the North Shore Development Plan Land Use Map area.

Address 67-174 Farrington Highway
Waialua, HI. 96791

TMK 6-07-02:26
6-07-02:8 (Por. Ld. Ct. App. 1360)

and,

6-07-02:25 (Por. Ld. Ct. App. 1140)

4. Area 4.25 acres

Including:

an existing parcel of 2.25 acres owned by the Waialua United Church of Christ,

TMK: 6-07-02: 26

and,

an additional 2.0 acre parcel to be sold to the Waialua United Church of Christ under an agreement with Oceanic Properties.

The rectangular two acre parcel that will be acquired by the Church includes land from two tax map areas:

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& TMK: 6-07-02:25 (Por. Ld. Ct. App. 1140)

Required Maps: Project Location Map (Figure 1)

The shaded area on Figure 1 indicates the 4.25 acre land area involved in this Development Plan Amendment Application.

Section II. Land Use Information

State Land Use	• Agriculture
DPLU Map	• Agriculture
DPPF Map	• Agriculture
Zoning	• AG-1 (Restricted Agriculture)

Request The applicants are requesting an amendment of the Development Plan Land Use Map to change the subject properties designated use from Agriculture to Public Facilities (PF).

Concurrent applications are being submitted to change the State Land Use Map designation for the property from Agriculture to Urban, and the zoning from AG-1 to R-5.

The Church is applying for Urban land use and Residential zoning designations so that it can expand its facilities through the addition of a Social/Dining Hall (3,270 sq. ft.), covered walk areas (approximately 45,60 sq. ft.), and classrooms for Sunday and pre-school activities (4,000 sq. ft.).

The existing church facilities (totaling 4,829 sq. ft.) were constructed under a special use permit issued by the Department of Land Utilization of the City and County of Honolulu. This special use permit cannot be modified to allow the church to increase its property area or to construct the proposed facility expansion.

No residential or commercial facilities are proposed or projected for the property at this time.

The church has a contractual agreement, with Castle and Cooke, that the existing church site must be used for church and church related activities for a minimum of 10 years. This requirement runs through 1998. A similar restriction will probably be placed on the additional 2 acres that are to be purchased from Castle and Cooke.

Required Maps: Figure 1 (Location Plan and DP Land Use)
Figure 2 (Existing and Proposed Use)
Figure 3 (Zoning and Existing Land Use)
Figure 4 (State Land Use Plan: Land Use Designations)

Section III. Description of Property

Existing Use 2.25 acres of the subject property (currently owned by the church) are in church use. Structures and activities on the site include a church sanctuary, administration and utility/storage buildings, paved parking areas and vegetable gardens. Primary activities at the Church include Sunday worship

Final Application for Development Plan Land Use Map Amendment and Final Environmental Assessment: Waialua United Church of Christ, Waialua, Hawaii
Page 3

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service, Sunday School, youth group activities, choir practice, church committee meetings, and daily administration of the ongoing programs of the church.

Currently, there are no classrooms and the children who attend Sunday School must meet in any available space: the sacristy, outside under the eaves, the Pastor's office, the conference room, or under a tent.

The heaviest use of the facility occurs on Sunday from 9:00 a.m. to 1:00 p.m. Average attendance at the Sunday Worship Service and Sunday School is 120 and 25, respectively.

Access to the site is from a drive off Farrington Highway. The bulk of the traffic generated by the Church facilities comes from Goodale Avenue and turns left onto the site from Farrington Highway. The heaviest church traffic occurs on Sundays, from 9:00 a.m. to 1:00 p.m.

Parking is currently available on the site for approximately 35 automobiles.

The additional two acre parcel to be acquired from Castle and Cooke is vacant and was previously cultivated in sugar cane. This land has not been cultivated for the last two years.

An existing access easement cuts across the area of the parcel that is to be acquired from Castle and Cooke. This easement is in favor of a parcel that has been acquired by Castle and Cooke. Castle and Cooke has alternate access routes to the site and the easement encroaching on the land that is to be sold to the church will be deleted when the parcel in question is subdivided and consolidated with the church's existing land.

**Surrounding
Uses**

The surrounding land uses are agriculture to the South and West of the site. An access road for cane hauling is immediately to the East of the site and there is residential development across Farrington Highway to the North of the site. The parcel immediately East of the access road is owned by the City and County of Honolulu and used as a civil defense communications center. Waialua High School is adjacent to this site on its eastern boundary.

The existing land use patterns appear to be quite stable. The lands to the South and West of the subject property will continue to be used for sugar production for the foreseeable future, and the High School and Public Facilities East of the property will remain as continuing activities. The residential development North of Farrington Highway is a mix of new houses and older plantation homes. These areas have been in residential use for years.

Topography

The site's topography ranges from level to gently sloping lands. Elevations at the site range from 37 feet above mean sea level (msl) to a height of just over 68 feet above msl at the top of the project area. The overall site slope is 4.65%. Steeper slopes occur at the middle portion of the site where the land has been regraded to provide a level site for the existing Church facilities. A

small amount of additional cutting into the existing slope will be done to provide a level building site for the pre-school facility.

Engineered drainage, retaining and erosion control measures will be incorporated into the final design for the facility.

Soils

According to the U.S. Department of Agriculture Soil Conservation Service, soils in the area are Waipahu silty clay, 0 to 5 percent slopes and Waialua silty clay, 0 to 5 percent slopes, which has a Capability Class of 1 if irrigated (soils have few limitations).

Slope

The site slopes gently (0 to 5 percent) across most of the site. Steeper slopes occur on the boundaries of an irrigation channel along the western boundary of the site and immediately behind the proposed church addition where the site has been cut and filled to provide a level building site for church facilities.

Boundaries

The church's existing 2.25 acre rectangular parcel

(TMK 6-07-02:26)

borders Farrington highway, with property lines running East along Farrington Highway (284° 35') 315.00', 311.14' South (14° 36') toward the mountains, 315.00' West (104° 36'), and 311.14' North (14° 36').

The Eastern border of the parcel is separated from the City and County property to the East (TMK 6-7-02:10) by a cane road used by Dole Food Company.

The two acre site that will be purchased from Dole Foods to expand the existing site will be created from parts of

TMK: 6-07-02:8 (Por. Ld. Ct. App. 1360)

& TMK: 6-07-02:25 (Por. Ld. Ct. App. 1140)

The Northern boundary of this parcel will be congruent with the Southern boundary of the existing Church site (315.00' in length bearing (104° 36' West of South), running 276.57' to the South (14° 36'), 315.00' West (104° 36'), and 276.57' North (14° 36').

Required Maps: Refer to Figure 2 for topography and slopes.

Section IV. Development Proposal

Proposed Use

The Waialua United Church of Christ (WUCC) proposes to build a social hall and ten classrooms on its existing site and land that will be purchased from Castle and Cooke. A conceptual plan of the proposed addition to the church facilities is shown in Figure 2.

Proposed additions include a social hall, classrooms, additional parking area and an open play area. Access to the social hall and classrooms will be along the western boundary of the property. The structures will be of slab-on-grade construction with CMU or wood frame walls and open beam ceilings with wood roof decking. Roofing will be asphalt composition shingles. Finishes and colors will be selected to blend with the existing facilities. The scale and detailing of the new construction will be residential in character. Open areas will be extensively landscaped and planted by the congregation.

The social hall will be used to host gatherings that occur after weddings, funerals and other church-related events. The social hall will accommodate 98 people and will have kitchen and restroom facilities. Additional seating for up to 70 people will be provided on a covered lanai for larger gatherings.

The anticipated frequency of use for the social hall is up to four to six small and large group activities a month. Most of this activity will take place on weekends.

The classrooms will be used to accommodate Sunday School and Youth Groups. The church also proposes to use the classrooms for a church related pre-school. Pre-school hours would be week days from 7:00 a.m. to 1 p.m. and would not conflict with classroom use on Sundays for Sunday School. The number of students served by the facility is projected to be (maximum for ten classrooms = 200 students (10 classrooms @ 400 sq.ft. ea./Occupancy load = 20 sq. ft. per student).

A portion of the property will be devoted to an outdoor playground for use by children who attend Sunday School or the pre-school. The playground area will be fenced for the children's safety.

Additional parking stalls will be provided to bring the total number of parking spaces on the site to 55, which equals the number of stalls required by the Land Use Ordinance of the City and County of Honolulu for the proposed expanded facility.

The parking and built-up areas will be landscaped and the balance of the open space (approximately 1.70 acres) will be used for gardening by church members to raise fruits and vegetables and for recreational activities for the children and youth.

Access to the site will continue to be from the existing 24' wide driveway off Farrington Highway at the eastern side of the site .

Timetable.

Once the necessary State and City approvals have been obtained, site improvements and building construction will proceed. Because of limited financial resources and the anticipated costs of the project, construction will be done in two phases.

The first phase, construction of the social hall and three of the ten classrooms, will require approximately one year. Phase one construction is anticipated to begin during the fall of 1996.

Phase two, the construction of the remaining seven classrooms should commence approximately two years later.

The preliminary timetable projects completion of the entire project within five to six years from the date of approval of all required land use change applications.

Project Cost

The total construction cost of the project is estimated to be \$1,000,000 (1993 dollars). Including:

Phase I Construction Cost - approximately \$570, 000

Phase II Construction Cost - approximately \$430,000

The cost of acquiring additional land from Castle and Cooke is expected to be \$60,000.

Project Need

A. Church Need

The Church needs additional space to provide room for Sunday School and Youth Group meetings, for growth of the congregation and to provide services for church members. Typical activities include social functions, weddings and funerals.

B. Public Problem or Need

Church and religious services:

There is a need in the community for the moral leadership that churches and other religious and community service organizations can provide. Neighboring Waialua High School leads the state in the number of teenage pregnancies. There is an increase in problems related to drugs, alcohol, gangs, and lack of respect for teachers. The high school has had a high turnover of teachers and administrators. There have been three principals in the last five years. The need for stability, continuity and values in the community is apparent.

Pre-school services:

Educators agree that children who have pre-school experience before entering kindergarten are much better prepared for learning. They have better social skills and have already been exposed to alphabets and numbers.

The need for pre-school services is indicated by the problems experienced by students at nearby community schools. Low family income makes it difficult for many parents to obtain adequate child care assistance and to provide for basic family needs. At Waialua Elementary School nearly half (48.2%) of the students qualify for free or reduced price lunches. One tenth (10.4%) of the students come from families that receive public assistance from the Department of Human Services (DHS). Students at Waialua High School have

average Scholastic Aptitude Test Scores significantly below national averages. Special education is required for 8.7% of the students.

There is a need for additional pre-school services in the area with a special emphasis on children who must overcome language, economic or cultural barriers. At present there are 75 kindergarten students at Waialua Elementary School and only 50% of these have had any pre-school experience.

The community has recently experienced an influx of single parent families, and transient Caucasians and Hawaiians. These newcomers to the community have put increasing demands upon the school and welfare systems. Approximately 50% of Waialua's families are in the low income range (\$20,000/year for a family of four). And 25% of the area's school children come from single parent households.

It is likely that the population of the Waialua area will continue to shift to include more single-parent and homeless families who desperately need affordable, quality pre-schools for their children.

There is a need for more pre-schools in the Waialua community. Existing pre-school services in the area are inadequate to meet community needs.

Waialua has no pre-school. There are only two private pre-schools in the area, both located in neighboring Haleiwa, and parents commonly have to wait up to six to eight months before a space becomes available for their child. The proposed pre-school will fill a need in the Waialua community and provide many more children in the area with the much needed pre-school experience.

Community Services:

The proposed assembly hall/dining room area and classroom spaces will be made available to the community for scheduled meetings and group functions.

C. Intended Market

The proposed facilities will be primarily for church use and to meet church related needs. However, many of the services that will be provided by the Church, within its mission to serve the communities social, spiritual and religious needs, will benefit and be open to the broader community. Community services such as pre-school classes and the provision of meeting and classroom space will benefit the general public.

Social Hall. It is expected that this facility will be widely used. It will be primarily used by the church and its members for church-related activities, however, it is anticipated that there will be requests from area residents and community organizations to hold meetings and social events. The users of the facility will be Waialua residents or individuals from North Shore communities. The facilities will be made available, at a nominal charge, or for no charge to community groups for scheduled meetings and social events.

The High School has requested space in the past and the availability of expanded facilities will encourage broader use of the Church's campus buildings.

Classrooms. The primary users of the ten classrooms will include children who attend Sunday School or belong to the church youth group and children enrolled in pre-school programs. The primary users of the pre-school will be children from families in the North Shore area. The classroom spaces can also be made available to the High School which has expressed interest in off campus classroom space for special courses, e.g. child care and parenting classes for pregnant students.

D. Designated Use vs. Proposed Use

The subject parcel of land is currently designated Agricultural on the North Shore Development Plan Map. This amendment application requests that the *subject land* be designated Urban. This change is requested to allow a rezoning of the land to residential use, which is more appropriate to the intended use of the property. A Urban designation would be compatible and consistent with the nearby zoning of the high school site and the residential neighborhoods to the North and East of the site, and would allow the church to extend its services to the community in the future as additional needs become apparent.

The proposed facilities could be constructed under a zoning classification of A-2, but site development and the limitations of this zoning category would prohibit any further development of the site. In the foreseeable future these needs may include facility space for a respite care center for children whose mothers may need an occasional break, a respite care center for elderly care providers, meeting rooms for Boy Scout and Girl Scout troops, and other community meeting needs.

Additional considerations in evaluating the land use classification and zoning of the site include the fact that the Church is currently under a contractual obligation from Castle and Cooke to use the site for church related activities for a minimum of 10 years. This requirement runs through 1998. A similar restriction will probably be placed on the additional 2 acres that are being purchased from Castle and Cooke.

A site plan review will be required to obtain a permit to build the pre-school facility whether the zoning is Agricultural or Residential.

Required Maps: See Figure 2 for proposed land use and preliminary site plan information.

Section V. Conformance to Federal, State and City Plans and Programs

Approvals Needed Change in state land use designation from Agriculture to Urban: Department of General Planning, City and County of Honolulu (parcel is less than 15 acres in size).

Change in the city and county development plan land use designation from Agriculture to Urban: Department of General Planning, City and County of Honolulu.

Change in Zoning from AG-1 (Restricted Agriculture) to R-5: Department of Land Utilization, City and County of Honolulu.

Site Plan Review for approval of the pre-school plans: Department of Land Utilization, City and County of Honolulu.

Building Permit: Building Department, City and County of Honolulu.

Approval of plans and specifications for the Septic tank and drain field systems: Hawaii State Department of Health.

Federal

There are no Federal plans or programs involved in the project.

State

Hawaii State Plan

The Hawaii State Plan (Chapter 226, Hawaii Revised Statutes, as amended) establishes a set of guidelines for the state wide planning system, and provides overall themes, goals, objectives, policies, and planning guidelines. The State Plan is intended to:

"...serve as a guide for the future long-range development of the State; identify the goals, objectives, policies, and priorities for the State; provide a basis for determining priorities and human resources, land, energy, water, and other resources; improve coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and to establish a system for plan formulation and program coordination to provide for an integration of all major state and county activities" (Chapter 226-1: Findings and Purpose, HRS).

The following section analyzes the proposed project with respect to relevant State Plan goals, objectives and policies.

Socio-Cultural Advancement - Social Services.

The relevant objective of the State Plan in this area is, "the achievement 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." To achieve this objective, it is the policy of the State to: "promote coordination and interactive approaches among the public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society."

The preschool facilities will complement public school system efforts by providing much needed early childhood education for area families. The assembly area and classrooms will also allow the Waialua United Church of Christ to expand its efforts to educate and provide religious and spiritual

guidance to its members and to the community as a whole, which comprise the historic mission of the church.

Today there is a critical need for religious and spiritual guidance to create stronger family units and to teach the moral ideals of honesty and integrity. Churches and Sunday schools are an appropriate place to instill the spiritual values of hope, perseverance, and optimism and to encourage a positive sense of one's own value as a member of society and as a representative of a cultural group that has played a significant roll in Hawaii's history.

When family units lose their cohesiveness it is more difficult for children develop a positive image of themselves as individuals with a unique cultural heritage, and it is more difficult to succeed at school and in the workplace. Children, often, lack role models that teach the values needed for successful living.

The Waialua United Church of Christ is made up of a community of parishioners who come from widely varied walks of life. Filipino families in the area have a long history of service in the sugar industry and include older retired cane workers and multiple generations of their descendants. There are many older members of Japanese ancestry with deep roots in Hawaii's history and development, and there is a growing proportion of Hawaiian and Caucasian families.

The church provides a community in which this diverse group can come together in common interest, to worship, to work toward church and community goals and to share fellowship. This diversity is one of the church's greatest strengths. Through shared experiences and a community of interest, congregation members have come to appreciate their similarities, their differences, their shared concerns, and their diverse histories, cultures and strengths. Members of older generations work with the young, and mutual respect and concern flow both ways. Through a process of open hearted care and mutual concern and respect, cultural diversity and strengths are reinforced and honored.

The elder members of the congregation are recognized for their contribution to Hawaii's history, to the community and to the church. The young find opportunities to participate in the life of the church and the community, and they are cherished and celebrated for their youth and openness and energy and as the embodiment of the communities hopes for the future.

The church and the congregation respect, reinforce and support one another in a way that helps the young grow into responsible adults with a full stake in their community and an appropriate pride in their heritage and roots. The older parishioners provide valuable role models for the young embodying the values of their cultural heritage and enjoy the respect that is their due for years of work and sacrifice for the benefit of their families, the church and the Waialua community.

There is a great deal of talk about community, but few examples can approach the deeply felt shared community of this rural church congregation. The church's goal of providing a gathering place and a pre-school for the

community is a continuation of a history of sacrifice and work for the good of the church and the larger community. Improved facilities for group activities will support the creation of values, cultural identity, mutual respect and intergenerational communication that is already well founded in the church today.

A loving, nurturing, value oriented pre-school can help teach self-reliance and increase the educational skills and well-being of children. Improved educational opportunities will make it easier for community children to move into new roles in the community as the world changes around them. The need for change is nowhere more evident than in the changing life of families that have worked in cane. As old roles fade out, the young will need all of the education they can get and they will need the strength that can come from an understanding of and pride in their heritage. The church offers unique opportunities for all of these things to occur. The proposed expansion of facilities will support and expand these positive roles and activities.

Socio Cultural Advancement - Education

Chapter 226, Hawaii Revised Statutes identifies Socio-Cultural Advancement--Education and Quality Education as specific goal areas.

The goal of early childhood education is to make learning a lifelong experience that is affordable, effectively presented, and offered at convenient time and places.

The proposed ten-classroom facility will be used to accommodate the church's Sunday School and youth programs. It will also be used for pre-school during the weekdays, making it possible for many area children to attend a pre-school located within the community.

2. State Functional Plans.

The Hawaii State Plan directs the appropriate State agencies to prepare functional plans for their respective program areas including: agriculture, transportation, conservation lands, housing, tourism, historic preservation, energy, recreation, education, higher education and health. The State Functional Plans serve as the primary implementing vehicle for the goals, objectives and policies of the Hawaii State Plan.

The State Plan mandates that these plans "...shall be taken into consideration in amending the county general plans Section 226-52 (a) (4) HRS)." The applicable functional plans have been reviewed and are discussed below.

State Human Services Functional Plan. The State Human Services Functional Plan was prepared by the Department of Human Services and identifies self-sufficiency as one of four priority issues. The plan notes in its supporting narrative "...the problem of locating and paying for quality child care immediately and directly impacts the children and families who need child care services. Families in need of child care must vie for the extremely limited number of child care spaces available." The plan also

recognizes the need "...to provide support to persons and agencies that want to initiate child care programs." (III.59)

The Waialua UCC's project would help meet this need. The surrounding Waialua community has many families that cannot afford pre-school or are currently unable to meet the need for early education for pre-school aged children.

State Education Functional Plan. The State Education Functional Plan was prepared by the Department of Education and identifies early childhood education as a top priority issue.

Relevant objectives of the State Functional Plan in this area are in the field of Basic Skills. A policy supporting the objective of developing basic skills is to "Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning. 22-21(b)(7)".

Another objective of the State Education Functional Plan is in the area of Early Childhood Education. A policy supporting this objective is to "Develop resources and programs for early childhood education".

The proposed building project will provide a much needed facility for a pre-school in the Waialua community. This pre-school would teach the basic academic skills of reading and writing as well as socialization skills.

3. State Land Use Law

All lands in the State have been classified in one of four land use districts, (Urban, Rural, Agricultural, and Conservation) by the State Land Use Commission, pursuant to Chapter 205, HRS. The parcel for which reclassification is being sought is less than 15 acres in size and therefore does not require action of the State Land Use Board. Reclassification of the land use designation and the requisite district boundary amendments can be handled by and within the City and County of Honolulu Department of General Planning.

The state land use change requested is being sought because the 4.25 acres in the application are in an Agricultural District. The existing church facilities were constructed under a Special Use Permit approved by the Department of Land Utilization of the City and County of Honolulu. The existing Special Use Permit cannot be extended to cover the development of a pre-school on an AG-1 zoned parcel.

The land to be acquired by the church as a addition to its existing parcel has not been in active cultivation for several years.

1. General Plan

The General Plan for the City and County of Honolulu (adopted 1977) was most recently amended by the City Council in 1991. The Plan is a

City &
County
of
Honolulu

Final Application for Development Plan Land Use Map Amendment and Final Environmental Assessment: Waialua United Church of Christ, Waialua, Hawaii
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statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The Plan is also a statement of broad policies which facilitate the attainment of the objectives of the Plan.

Population Policy. A population policy of the General Plan is to manage physical growth and development in the urban-fringe and rural areas so that their population densities are consistent with the character of the development and environmental qualities desired for such area

The conversion of 4.25 acres of restricted agricultural land to public facility for church-related use is not expected to increase the population of the North Shore District. The City and County of Honolulu Department of General Planning (DGP) estimates the population of the North Shore is expected to remain in the 15,000 range for the next five to seven years.

While the population of the North Shore District is expected to remain the same in terms of numbers, significant changes in ethnic and economic composition are occurring. The ethnic and demographic composition of the Waialua community has shifted as residents of Japanese and Filipino background move to the city or the mainland, and an increasing number of transient Caucasians and Hawaiians have moved into the area. Waialua has also experienced recent growth in the number of single parent families in the community. These changes underscore the need for child care, early childhood education, civic and ethical leadership, and the creation of cultural understanding and mutual respect that are the primary goals of the church's proposed expansion of its facilities.

Natural Environment. In the issue area of Natural Environment, the General Plan includes policies to "protect plants, birds, and other animals that are unique to the State of Hawaii and the island of Oahu" and to "provide opportunities for recreational and educational use and physical contact with Oahu's natural environment (Policies A8 and B4)."

The action being requested in this application will not endanger any Hawaiian birds or animals. Other than mongoose, there are no other mammals found on the land. Birds such as sparrows, house finch, mynah, Japanese white eye or mejiro, red-vented bulbul, and red-crested migratory golden plover are common to the area. The proposed development should not affect their population.

Education. Educational services are a primary social need identified by the General Plan. The pre-school services that would be offered by the proposed development would support these educational goals.

The Economy. Economic goals are a significant community and General Plan concern. The pre-school would provide some jobs for teachers and make it easier for single and working parents to find and hold on to employment opportunities. Improved educational opportunities for our children will make it easier for them to succeed in a changing economy.

2. Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for implementing General Plan objectives and policies on an area-wide basis. A total of eight DP areas have been established on Oahu. The North Shore DP area encompasses the area from Kaena Point to Waialua.

The DP Ordinances consist of four elements: Common Provisions (applicable for all DP regions), and Special Provisions, DP Land Use Maps and DP Public Facilities Maps (for each DP region).

a. Common Provisions

Section 3 of the DP Common Provisions describes the various land use categories found within each of the eight DP regions. The Urban designation requested for the site is Public Facilities. This classification was recommended by Mel Murakami of the Department of General Planning.

b. Special Provisions

The DP Special Provisions for the North Shore set forth urban design considerations for development within the district for open space and public views specifying that the "visibility, preservation, enhancement and accessibility of open space areas defined in Section 32-1.4 of the development plan common provisions shall be given high priority in the design of adjacent and nearby developments in the North Shore.

The proposed additions to the church complex have been designed to stress open space. The low rise structures (social hall and classrooms) will not obstruct the views of Mt. Kaala, the Waianae Mountains and surrounding agricultural lands from Farrington Highway or the surrounding residential areas. Open space will continue to exist on the south and west portions of the project site in the form of sugar cane lands.

c. Development Plan Land Use Map

The project area is designated Agricultural on the DP Land Use Map for the North Shore.

This application to amend the North Shore DP Land Use Map requests that the subject area be designated Urban to allow the Church to respond to needs that will arise as the community develops over time. Leaving the land in an Agricultural classification would prohibit any future development of the site beyond the facilities currently proposed.

d. Public Facilities Map

The DP Public Facilities Map for the North Shore indicates no plans for road widening. No utility improvements, including sewer service lines, are scheduled for the area at this time.

3. Land Use Ordinance

Under the City and County of Honolulu Land Use Ordinance, the area of application is zoned AG-1 Restricted Agricultural. Rezoning for residential use will be sought upon approval of this application to revise the Development Plan designation of the site from Agricultural to Urban. The church plans to file a concurrent application to change the State Land Use category from Agricultural to Urban use.

4. Special Management Area

The entire project area is located outside of the Special Management Area (SMA), and therefore, the proposed development will not require a Special Management Area Use Permit (SMP) from the City and County of Honolulu.

Environmental Assessment Items

Section VI. Socio-economic Impacts

Demographic

1. Residential Population

There is currently no one residing on the subject property. The proposed project will not add any residents on the property. Therefore, the proposed project would have no impact on the population of Waialua.

2. Visitor Population

There is presently some visitor population at the property made up of individuals and families who attend church services and other church related activities. There will also be visitors to the property utilizing the social hall and classrooms.

A slight increase in the visitor population using the Church's facilities will be generated by the proposed new facilities providing space for community meetings and pre-school services. The net impact is expected to be minimal. The site already has a small visitor population, and most of the users of the expanded facilities will be area residents.

3. Character of the Neighborhood

The neighborhood around the church is made up of families whose income is derived from working for the Waialua Sugar Company. Many of our local

residents are now retired. Some families bought their homes from the sugar company while others continue to rent. The community is family centered.

The proposed facilities have a residential scale and use details and materials that are compatible with existing church buildings and the surrounding community. The siting of the additions to the church facilities minimizes visual impact on the surrounding neighborhoods and from the highway.

The Sunday school and pre-school activities, serving children from the North Shore District, are not expected to generate adverse impacts. The Church site is a good distance from residential neighborhoods across Farrington Highway. The site is surrounded on two sides by cane fields, and bordered on the East by a cane access road, the Civil Defense facility and Waialua High School. The High School's activities are similar in character to those anticipated for the pre-school.

4. Displacement of Residents

No residents will be displaced from the property. The land, previously planted in sugar cane, has been left idle for the past two years by the sugar company in anticipation of selling the property to the church.

5. Other Social Impacts

The proposed project will serve the community's social needs by providing much needed facilities for the church and the community. Community meeting space, pre-school services, and the availability of additional class and meeting room space for community and school programs will be assets for the community.

All of these services will help to promote community cohesiveness and facilitate educational and employment goals. Improved educational and child care resources will be provided by the pre-school making it easier for children to succeed in school and for their parents to get and hold the employment opportunities they require to meet basic family needs.

Economic

1. Economic Growth

The proposed pre-school would help working parents by providing a convenient place for the care of their children during working hours, and by better preparing children to succeed in their academic pursuits.

2. Employment

The project will generate short-term employment during the construction of the social hall and classrooms. Operation of the pre-school will require teachers and maintenance staff which will somewhat increase employment opportunities in the community.

3. Government Revenues

The subject project will generate income tax from the paid staff of the pre-school and from parents who will find it easier to hold jobs when their child care needs have been met. The project will not generate other public revenues as the church is tax exempt.

The proposed facilities and services to be offered on the site will promote economic growth and employment goals at no cost to government agencies or tax payers.

Housing

1. Housing supply

The proposed project will not increase the housing supply.

2. Housing Prices and Affordable Units

There will be no housing units in the subject project.

3. City and State Housing Policy.

The preschool will have an indirect but positive effect on city and state housing goals by making it easier for some parents to work and, therefore, to afford housing.

Public Facilities

1. Transportation

The project site is West of Waialua's town center. The large majority of people coming to the site will use private automobiles. Access to the project area is from Farrington Highway. The highway is lightly traveled. The bulk of traffic during the morning and evening hours is made up of a small number of commuters. Peak rush hour traffic is 150 cars per hour in both directions. This includes school traffic. Peak use during the weekdays is from 6:00 a.m. to 8:30 a.m. (commuters and school traffic) and again from 2:00 p.m. to 5:00 p.m. The balance of the traffic is created by local shopping trips and by visitors to the Waialua area and Kaena Point. Weekend traffic on Farrington Highway is fairly light.

The expansion of service facilities on the site should create only minimal impact on area traffic. The portion of Farrington Highway fronting the project site is not overloaded.

Some of the commuters will use the pre-school services. Their stops at the Church site will not represent an increase in traffic load. The adjacent High School generates an existing traffic load. Some of the pre-school children

will be from families served by the high school and will represent no additional traffic load in the area.

Farrington Highway is a state road. The Department of Transportation Services has been contacted and appraised of the Church's plans for an addition. The department's representative did not express any concerns about the traffic impact of the proposed addition.

2. Water

Domestic and irrigation water needs are supplied by a 2" main supply line coming on to the property from Board of Water Supply lines along Farrington Highway. The existing meter and water line were sized to accommodate concurrent domestic and irrigation water flow. Domestic and irrigation water demands of the proposed expanded facilities can be served by existing water lines if the Church agrees to limit irrigation to off-hours (early morning and late evening). The existing system capacity is 80 gpm. The demand of the expanded facilities on the site will require a maximum flow rate of 60 gpm for domestic water service.

Fire Sprinkler water is supplied by a 4" fire main running on to the site from Farrington Highway. Preliminary analysis indicates that the existing fire sprinkler service main is adequate to meet the fire sprinkler demand for the proposed expanded facilities.

The Fire Department and the Board of Water supply have been contacted concerning the Church's proposed addition. The Board of Water supply did not have any concerns about the adequacy of water for domestic water use and irrigation, and referred us to the Fire Department for an evaluation of fire water requirements. The Fire Department's representative indicated that the nearest fire hydrant, directly across Farrington Highway from the church, was too far away that the church would be required to provide an on-site fire hydrant. The Fire Department also indicated that sprinklers would be required in the addition buildings. Existing buildings on the site are currently sprinklered.

3. Wastewater

The project area is not presently serviced by the City and County's wastewater collection, treatment and disposal system and there are no current plans to extend sewer service to the area. Sewage disposal for the existing buildings is handled by two on-site cesspools. The Health Department will be consulted to verify whether the existing cesspools will be allowed to remain.

A septic tank and leach field will be installed to handle the wastewater from the social hall and classrooms. The project site is below the "no pass" line and the septic tank and leach field system will conform to all Department of Health requirements.

Initial contacts have been initiated with the City County Department of Wastewater and the State Department of Health, Wastewater Division.

Neither of these agencies expressed any concerns about the proposed addition to the church's facilities.

4. Drainage

Water runoff from the project area flows into a culvert which runs alongside Farrington Highway and along the lower level of the existing property. The Department of Public Works' Drainage Section will be consulted during the design of the project's utility systems to ensure that drainage requirements are met.

The Department of Public Works, Drainage Division has been contacted and did not express any concerns about the proposed addition beyond stating that drainage would have to be engineered to avoid detrimental modifications of the existing water flow and runoff characteristics of the site. Appropriate engineering evaluation and precautions will be included in the project design.

5. Solid Waste

The City and County of Honolulu Department of Public Works, Refuse Division, collects and disposes of solid waste generated by the adjoining residential area. Solid waste removal services for the social hall and classrooms will probably be obtained through a contract with a private refuse service. Although, as a non-profit organization, the facility may be eligible for the City's free collection service.

The Department of Public Works did not express any concerns about the impact of the proposed addition.

6. Schools

There are three public schools in the Waialua-Haleiwa area. They include Waialua Intermediate and High School, Waialua Elementary School, and Haleiwa Elementary School. One parochial school, St. Michael's Church School, is located in Waialua.

The subject project should not generate any school-aged children because it is not a housing project and therefore, will not impact the schools in the area in terms of number of students. It will help area students enter the local school system better prepared to learn and to succeed in their academic pursuits.

The principals of the elementary and high schools have been contacted and did not express any concern about negative impacts from the proposed addition of pre-school facilities at the Church. The general response to the project seemed favorable. The principal at the high school in particular seemed to feel that the church's project would be a positive addition to the community.

The pre-schools in the area have also been contacted and expressed no concerns about the church's plans.

7. Parks

The City and County's Waialua Recreation Center is located about a mile (West, East) of the project site. A private beach park owned by the sugar company is also nearby. Several other public beach parks are located within 3 to 5 miles of the property. There should be no impact on areas parks.

The portion of the church property that will be used for gardening, agriculture and recreation will supplement the existing park system by providing some of the benefits offered by parks to church members and visitors.

8. Police

The proposed project should not have a significant impact on police operations in Waialua. The area is served by police personnel stationed in Wahiawa, approximately 10 miles from the project site. The present staff assigned to serve Waialua should be adequate to handle all calls.

The Police Department has been contacted regarding the church's proposed addition and did not express any concerns about the project.

9. Fire

The Waialua Fire Station is located approximately two miles from the project site. A City and County ambulance service is located in back of the fire station. The existing fire fighting service is adequate and would not likely require additional fire fighting personnel or equipment to service the project.

The existing structures are sprinklered. An automatic fire sprinkler system will be installed in the social hall and classrooms, and an on site hydrant will be provided for Fire Department Use.

The Fire Department has been contacted indicated that sprinklers and an on site hydrant would be required. These facilities will be included in the project design.

10. Utilities

a. Electric

Electric power would be available from Hawaiian Electric Company via a 12 kV overhead distribution lines along Farrington Highway, fronting the subject property. Electric and telephone service lines enter the site via underground conduits run to a service pole at the N.W. corner of the site. A transformer was installed in 1989 within the existing property to serve the church and the administration and utility/storage buildings. The existing transformer and service lines have enough capacity to provide service for the proposed facilities expansion.

b. Gas

There are no gas lines in the area. The gas company delivers propane gas to customers' premises in the area. The kitchen area may use propane gas but there will be no provision of piped gas services on the site.

c. Telephone

Telephone service would be available at the project site from GTE Hawaiian Telephone, which maintains overhead cable facilities along Farrington Highway. A telephone system was installed in 1989 within the existing property to service the church and administration building.

Required Maps: Figure 1 shows the location of public facilities in the area.

Section VII. Environmental Impacts

Section 343-5 (a)(6), HRS notes that the provisions of Chapter 343 apply to amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation...":

The action requested by this application will result in an amendment to the North Shore District Land Use Map from the Agriculture designation to an Urban.

The Church is not aware of any significant environmental impacts that could result from the proposed development and believes that an Environmental Assessment of the proposed use and site impact will lead to a "Negative Declaration" of need. If this expectation is correct, a formal Environmental Impact Statement will not be required for the project.

Noise

It is expected that short term noise impacts will be related to the initial construction period, with earth moving equipment and diesel-powered trucks creating the most noise. However, the project site is approximately 400 feet from the housing area across the street on Farrington Highway and will be buffered by the existing buildings (church, administration building and utility/storage building). The distance to the high school, located east of the project site, is approximately 700 feet, and therefore, noise impacts during the construction period should be minimal. Construction will be limited to normal, daylight working hours. Noise levels will be controlled to meet city noise regulation requirements.

Once construction is completed, noise impacts will be primarily from pre-schoolers playing in the playground during the day. These noise levels will be compatible with and similar to the activities at the High School site. Noise from the social hall should have minimal impact on neighboring homes because of distance and the noise attenuating effect of surrounding structures. Overall, noise impact on the neighborhood should be minimal.

Air Quality

The principal source of short-term air quality impact at the proposed project will be construction activity. Construction vehicle activity will slightly increase automotive pollutant concentrations in the project area. Site preparation and earth moving will require dust control. Dust control and mitigation measures will be provided in conformance with regulatory requirements and to prevent dust from becoming a nuisance to the public and adjoining properties.

Automotive-related pollutants will be the principal, and a relatively minor, source of long-term air quality impact associated with the project.

Visual

The design and size of the proposed project will be compatible with the surrounding environment. The one-story structures will be sited to maximize the open space and views of the Waianae Range.

The design and siting of the buildings will minimize their visibility from and impact upon the surrounding neighborhood and from Farrington Highway. The architectural style of the proposed expansion is similar in detail to the existing facilities and fits comfortably with the nearby surrounding residential structures.

Historic & Archaeological Features

Contacts with staff at the Bishop Museum and the State Historic Sites Office indicate that there are no known historic and archaeological resources on the property.

Natural Features

1. Water Resources

The project will have no significant impact on water resources.

2. Flood Plains Management

The property is not located within a flood zone.

3. Wetlands Protection

There are no wetlands area within the property.

4. Coastal Zone Management

The property is not located in a coastal zone management area.

5. Unique Natural Features

There are no unique natural features on the property. Slope changes will meet all stabilization requirements and drainage patterns will be maintained and/or designed to meet regulatory requirements.

The entire property is designated "Prime Agricultural Lands", which is defined as "land best suited for the production of food, feed, forage, and fiber crops". This class of land has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods. Prime agricultural land gives the highest yields with lowest inputs of energy or money and with the least damage to the environment."

The proposed site expansion will remove 2 acres from commercial agricultural use. The site development anticipated at this time will leave 1.7 acres of the site in open land area. This area will be used by the church congregation for garden and agricultural purposes and for recreation.

6. Vegetation and Animal Life

The current church site is well landscaped with conspicuous plantings of bougainvillea and a row of royal palms. There is a mock orange hedge alongside the driveway with mondo grass and croton borders along the sidewalk. There are two monkey pod trees, six golden trees, and seven traveler palms around the church buildings. A variety of garden vegetables and tropical fruits have been planted and surround the south and west perimeters of the property.

The fallow two acres consist of weeds, ratoon sugar cane, and a few castor bean plants.

Mongoose and mice are the most commonly noticed animals on the property.

The following types of birds have been observed on the property: sparrows, mynah, house finch, Japanese white eye or mejiro, red-vented bulbul, red-crested cardinal, rice bird, spotted dove, cattle egret, and the migratory golden plover.

No impact is expected on these populations.

7. Open Space

The proposed project is designed to maintain the panoramic vistas of Mt. Kaala and Kaena Point. Open space is emphasized by the design of low visibility buildings clustered in one section of the property and leaving a major portion of the property in open space.

Hazards

1. Tsunami

There is no tsunami hazard at the site.

2. Nuisances and Site Safety

There are no known nuisances or safety problems associated with the site or the proposed additions to the church facilities.

3. Toxic Waste

There are no known toxic waste problems on the site. The proposed project should not create any toxic waste problems.

4. Airport Clear Zone (APZ)

No portion of the property is located within an APZ area.

5. Other

There are no known hazardous conditions or problems at the site nor are any anticipated as a consequence of the proposed additions to the church facilities.

Required Maps: Figure 1 indicates surrounding uses. Figure 2 shows site layout and topography.

Section VIII. Alternatives Considered

The Waialua United Church of Christ has a primary mission of providing religious and educational services and guidance and essential social services to the community. In addition to its role as a place of worship, the Church is a gathering place and a haven where residents and visitors can come together in community to meet their common needs. The Church has considered alternative facilities to meet the needs of their ministry to the homeless and to serve the needs of elders in the community. Our present assessment is that child care, youth education and a community gathering place are the most pressing needs that fall within the purview of our mission. The proposed facilities serve these needs.

Creation of these facilities in immediate proximity to the church sanctuary reinforces the churches function as a place of worship and a community center. Increased acreage and activity levels on the church site will reinforce and expand the current practice of church members to landscape the site and utilize open areas for agricultural plantings.

Section IX. Proposed Mitigation Measures

The Church has considered the impact of its proposed project on the site and surrounding neighborhoods and communities. The design of the proposed addition minimizes their impact as noted above. There is no known need for additional mitigation measures.

Section X. List of Agencies Consulted

City and County of Honolulu:

Department of General Planning
Department of Land Utilization
Department of Public Works
Department of Housing and Community Development
Fire Department
Police Department

State of Hawaii

Department of Health
Department of Transportation Services
Department of Human Services -
Family and Adult Services
Social Services
Department of Education

Section XI. Summary Sheet

DGP REF. NO.:
MAP REF. NO.:
NB AREA:
TMK:6-07-02:26

6-07-02:8 (Por Ld. Ct. App.
1360)

and,

6-07-02:25 (Por. Ld. Ct. App.
1140)

(DP AREA)
**DEVELOPMENT PLAN LAND USE AMENDMENTS
BEING CONSIDERED**

Amendment/Project Information

Amendment Request: Change from Agricultural Designation to Urban Designation

Location: The proposed project area is in Waialua, on Oahu, Mauka of Farrington Highway and immediately West (Kaena side) of Waialua High School. The property is within the North Shore Development Plan Land Use Map area.

Address of Subject Area: 67-174 Farrington Highway
Waialua, HI. 96791

Owner/Developer: Waialua United Church of Christ
67-174 Farrington Highway
Waialua, HI. 96791

and,

Castle and Cooke Land Company
a Subsidiary of Dole Food Company Inc.
650 Iwilei Road, Suite
Honolulu, Hawaii 96817

Basis for Request: To build additional facilities for the church to include a social hall and ten classrooms that will be used for Sunday and pre-school classes.

Type of Project: Public Facility, including a social hall and Sunday and pre-school classrooms.

Impact on Provision of Housing: None

Existing Conditions

Land Use: A portion of the 4.25 acre site is in church use under a special use permit. Two acres of the site has been planted in sugar cane and has lain fallow for the last several years.

Structures:

Number: Three

Type: Church sanctuary,
Administration Building
and Storage Building

Height: Sanctuary (28')
Administration Building
(20')
Storage Building
(14')

ALISH: Prime Agriculture Land

Soil Features: Waipahu silty clay, 0 to 2 percent slopes (WZA)
and Waialua silty clay, 0 to 3 percent slope (WKA)

Possible Constraints: No known constraints.

Present Plan/Zoning Designations

State Land Use: Agriculture

DP Public Facilities Map: Agriculture

DP Special Provisions: None

Zoning: AG-1 (Restricted Agriculture)

Section XII. Additional Application Requirements - Golf Courses

Not Applicable

Section XIII. Notification Requirements

The following Property Owner(s), Lessee(s), Sub-Lessee(s) and Residents of the Property being proposed for redesignation and of each abutting parcel, and the following Neighborhood Boards and Community Associations have been notified of the applicant's intent to amend the Development Plan Land Use Map. Each of these parties has been furnished with a copy of the Summary Sheet and project location and project land use maps of the proposed development.

Adjacent land Owners:

Name: Castle & Cooke Land Company
Address: 650 Iwelei Road
Honolulu, Hawaii 96817

Telephone: 548-4811

Castle & Cooke is the owner of the land on all sides of church's property on the South side of Farrington Highway. The church has also contacted property owners and the renters of the homes immediately across from the church property along Farrington Highway.

The following Neighborhood Boards and Community Associations have been contacted:

Name: North Shore Neighborhood Board #27
Address: c/o Mr. James Awai Jr.
P.O. Box 607
Haleiwa, Hawaii 96712

Telephone: 586-6618

The applicants presented their proposal for additions to the church facilities, and for changes in the Development Plan, State Land Use Map Designation, and Zoning of the enlarged church site to accommodate the proposed construction, at a meeting of the neighborhood board on the evening of February 22, 1994. Neighborhood Board #27 voted unanimously to support the project and the churches applications to change the State Land Use Map Designation of their enlarged site to Urban, the Development Plan Designation to Public Facilities (PF), and the Zoning to R-5.

The Mokuleia Community Association also voted unanimously to support the Church's project and the changes in land use designation that the Church has proposed. Representatives of the Mokuleia Community Association testified in favor of the Church's application for land use changes at the neighborhood board meeting on February 22, 1994.

Name: Board of Trustees
Waialua Community Association
Address: 66-434 Kamehameha Highway
Haleiwa, Hawaii 96712

Final Application for Development Plan Land Use Map Amendment and Final Environmental Assessment: Waialua United Church of Christ, Waialua, Hawaii
Page 29 May 10, 1994

Telephone: 637-4606

Name: Haleiwa Community Association
Address: c/o Ms. Cally Amantiad
66-434 Kamehameha Highway
Haleiwa, Hawaii 96712

Telephone: 637-4606

These parties have been notified that they should forward any comments to the:

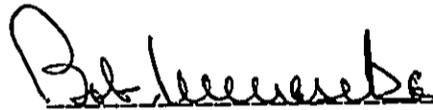
Planning Department
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

The Department of General Planning has received no negative comments on the Churches' proposed expansion or on its application for related changes in land use designation and zoning.

The applicant is aware of the following requirements:

"Ordinance 84-111 states: No application for Development Plan Land Use Map amendment shall be accepted for processing unless the applicant notifies, by mail all owners, lessees, sublessees and residents of the affected property and of each abutting parcel."

The applicant hereby certifies that it has complied with the notification requirements of Ordinance 84-111.



Bob Kumasaka, Chair Building Committee
Waialua United Church of Christ

Attached:

Application authorization letter from Castle & Cooke Land Company.
Figures 1 through 4
Final Application for State Land Use Boundaries

CASTLE & COOKE LAND COMPANY

P.O. BOX 2990 • HONOLULU, HAWAII 96802
TELEPHONE: (808) 548-6611
FAX NO.: (808) 548-6690

June 14, 1993

TO WHOM IT MAY CONCERN:

Subject: Authorization/United Church of Christ

This is to authorize the Waialua United Church of Christ, its consultants and agents to file with appropriate agencies of the City and County of Honolulu, including the Department of Land Utilization, and the State of Hawaii, applications for State Land Use District Boundary Amendment, Amendment of Development Plan Land Use Map from Agriculture to Urban uses, subdivision approval and other permits on lands owned by Dole Food Company, Inc., being portions of Lot 2-A-2 as shown on Map 11, Land Court Application 1360 and Lot 12-A-2, Land Court Application 1140 (both also being portions of TMK 6-7-02-4) consisting of two acres adjacent to the 2.25 acre parcel (being TMK 6-7-02-26) owned by the United Church of Christ to allow the purchase by the Church and consolidation of the parcels to be used for church facilities at 67-174 Farrington Highway, Waialua, Hawaii 96791.

Very truly yours,

DOLE FOOD COMPANY, INC.

By 

Its Agent
Castle & Cooke Land Company
George Yim, President

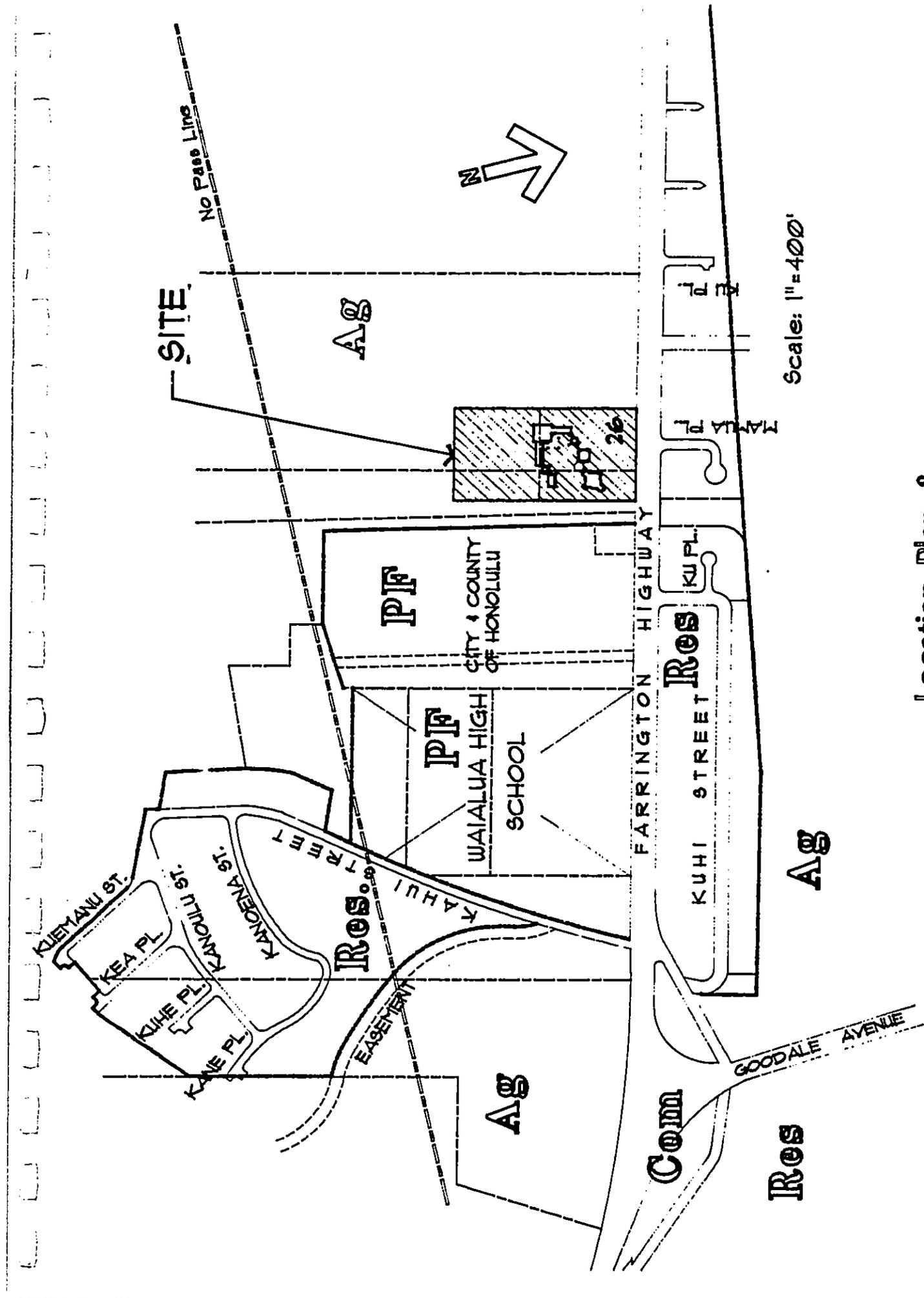
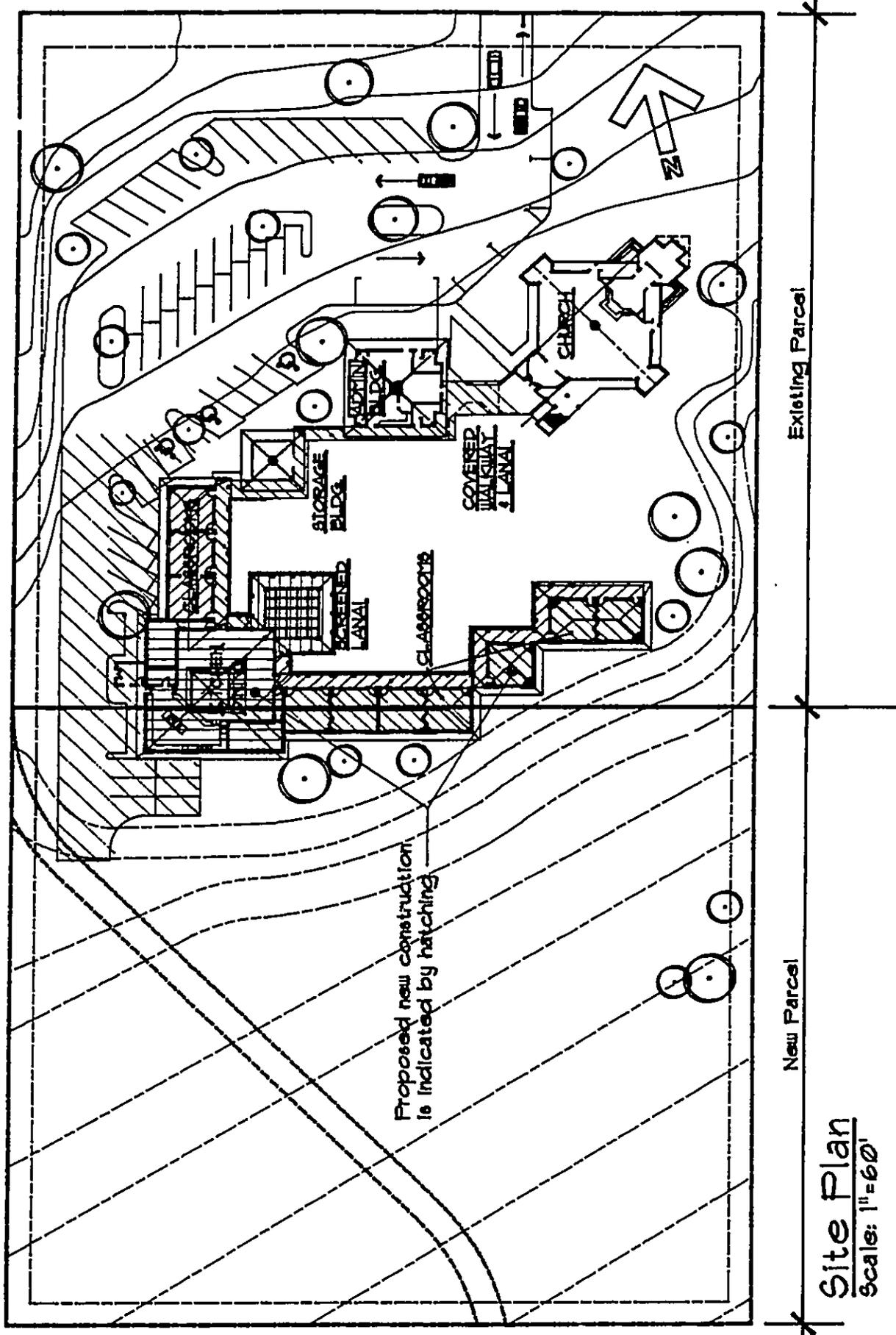


Figure 1 Location Plan & Development Plan Land Use Designation

Waialua United Church of Christ



Existing & Proposed Use

Figure 2

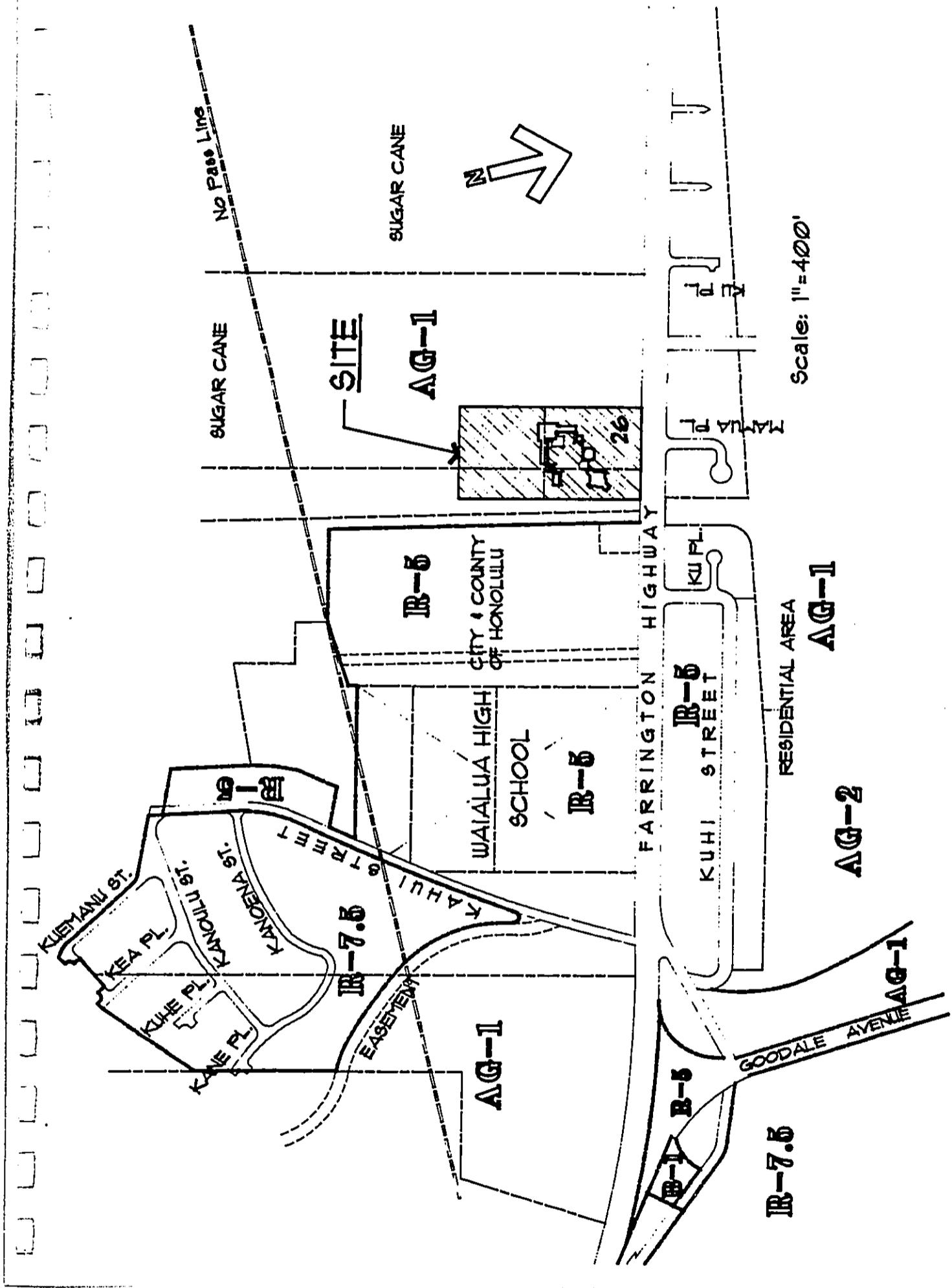
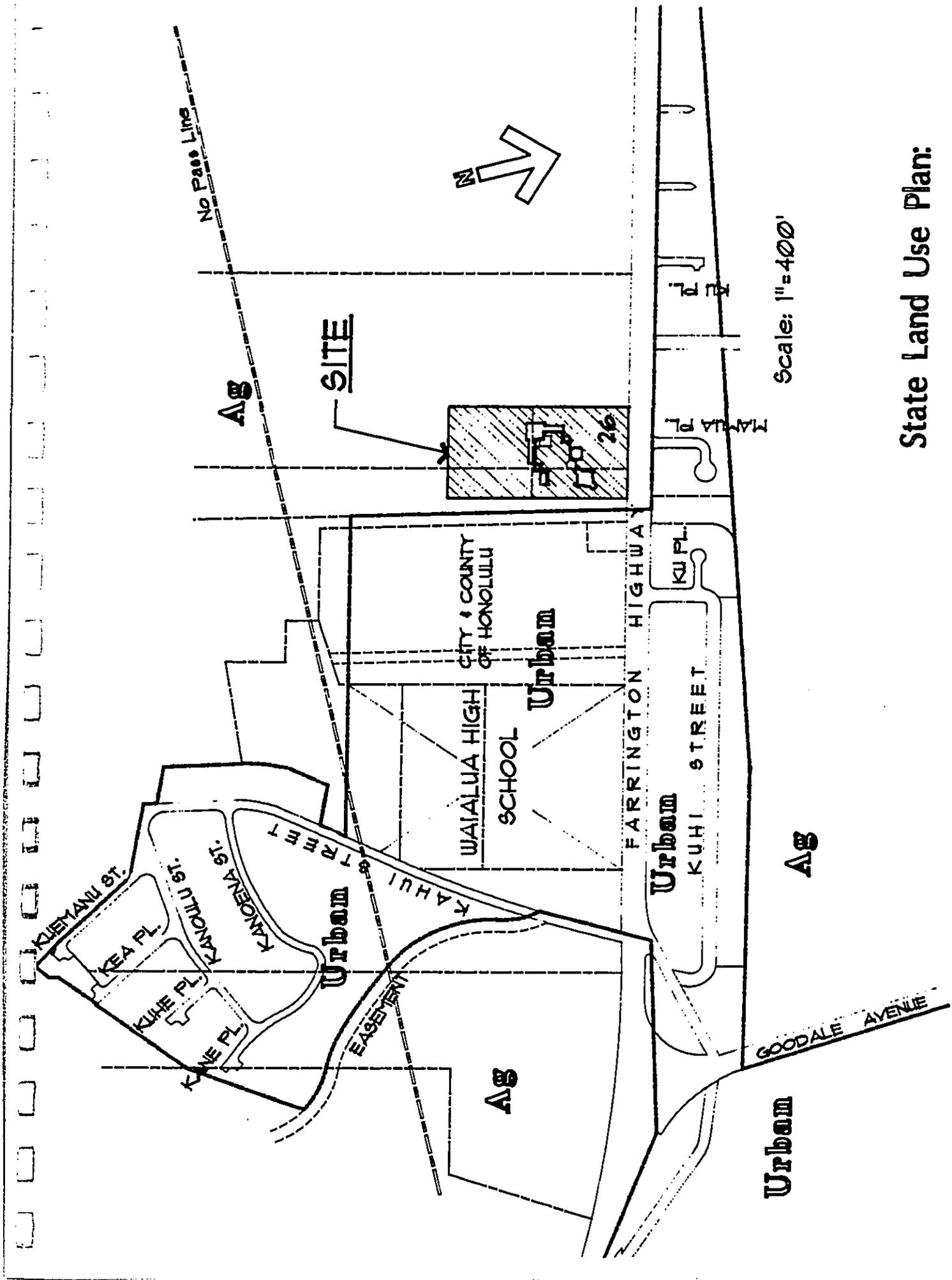


Figure 3

Zoning & Existing Land Use



State Land Use Plan:
Land Use Designation

Figure 4

**FINAL APPLICATION FOR THE AMENDMENT OF STATE LAND USE BOUNDARIES
(FOR PARCELS OF FIFTEEN ACRES OR LESS)**

**Waialua United Church of Christ
Facilities Expansion
Waialua, Hawaii**

May 11, 1994

May 10, 1994

**APPLICATION FOR THE AMENDMENT OF STATE LAND USE BOUNDARIES
(FOR PARCELS OF FIFTEEN ACRES OR LESS)**

**Waialua United Church of Christ
Facilities Expansion
Waialua, Hawaii**

I. Background

The subject land area for this application is owned by two parties:

The Waialua United Church of Christ

and

Castle and Cooke Land Company, a Subsidiary of Dole Food Company, Inc.

The Church owns 2.25 acres of land which is the site of the existing church, an administration building and a storage building. Castle and Cooke Land Company/Dole Food Company, Inc. has agreed to sell the church two additional acres of land adjacent to and Mauka (South) of the existing church site to allow the church to expand its facilities.

The proposed expansion consists of a Social/Dining Hall, and Classrooms for Sunday and Pre-School programs to serve the needs of children in the church congregation and within the Waialua area.

Castle and Cooke has asked the Church to obtain the State Land Use Map, Development Plan Map and Zoning changes needed to allow construction of the church's proposed facility expansion as a desirable condition of the sale of two additional acres of land to the Church.

A. Essential Information

1. Petitioner

Waialua United Church of Christ
67-174 Farrington Highway
Waialua, Hawaii 96791
Phone No. 637-5934

and

Castle and Cooke Properties, Inc.
a Subsidiary of Dole Food Company, Inc.
650 Iwilei Road
Honolulu, Hawaii 96817
Phone No: 548-4811

2. Basis for Submittal

To build additional facilities for the church to include a social/dining hall and ten classrooms that will be used for Sunday and pre-school programs.

May 10, 1994

3. Date of Submittal

Initial Submittal for Review: November 30, 1993

Submittal of Final Application: May 10, 1994

4. Landowners

Waialua United Church of Christ
67-174 Farrington Highway
Waialua, Hawaii 96791

and

Castle and Cooke Properties, Inc.
650 Iwilei Road
Honolulu, Hawaii 96817

5. Request

The applicants are requesting an amendment of the State Land Use Map to change the subject properties' designated use from Agricultural to Urban.

Concurrent applications are being submitted to change the Development Land Use Map designation for the property from Agriculture to Public Facility, and the zoning from AG-1 to R-5.

The Church is applying for Urban land use and Residential zoning designations so that it can expand its facilities through the addition of a Social/Dining Hall (3,270 sq. ft.) covered walk area (approximately 4,560 sq. ft.), and classrooms for Sunday and pre-school activities (4,000 sq. ft.).

The existing church facilities (totaling 4,829 sq. ft.) were constructed under a special use permit issued by the Department of Land Utilization of the City and County of Honolulu. This special use permit cannot be modified to allow the church to increase its property area or to construct the proposed facility expansion.

No residential or commercial facilities are proposed or projected for the property at this time.

The Church has a contractual agreement with Castle and Cooke, that the existing church site must be used for church and church related activities for a minimum of 10 years. This requirement runs through 1998. A similar restriction will probably be placed on the additional 2 acres that are to be purchased from Castle and Cooke

6. Area.

4.25 acres, including an existing parcel of 2.25 acres owned by the Waialua United Church of Christ.

TMK: 6-07-02: 26

May 10, 1994

and

an additional 2.0 acre parcel to be sold to the Waialua United Church of Christ under an agreement with Castle and Cooke Properties, Inc.

The rectangular two acre parcel that will be acquired by the Church includes land from two tax map areas:

TMK: 6-07-02:8 (Por. Ld. Ct. App 1360)

& TMK: 6-07-02:25 (Por. Ld. Ct. App. 1140)

7. Location

The proposed project area is in Waialua, on Oahu, Mauka of Farrington Highway and immediately west (Kaena side) of Waialua High School. The property is within the North Shore Development Plan Land Use Map area.

8. Address of Subject Area

67-174 Farrington Highway
Waialua, Hawaii 96791

9. TMK

6-07-02:26,
6-07-02:8 (Por. Ld. Ct. App. 1360), and
6-07-02:25 (Por. Ld. Ct. App. 1140)

10. Existing Use

2.25 acres of the subject property (currently owned by the church) are in church use. Structures on the site include a church sanctuary, administration and utility/storage buildings, paved parking areas and vegetable gardens. Primary activities include Sunday Worship Service, Sunday School, youth group activities, choir practice, church committee meetings and daily administration of the ongoing programs of the church.

11. State Land Use

Agriculture

12. Development Plan Designation.

a. Land Use Map

Agriculture.

b. Public Facilities Map

The DP Public Facilities Map for the North Shore indicates no plans for road widening. No utility improvements or sewer service lines are scheduled for the area at this time.

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13. Zoning

AG-1 (Restricted Agriculture)

B. Description of the Property

1. Property Boundary

The church's existing 2.25 acre rectangular parcel (TMK 6-07-02:26) borders Farrington Highway, with property lines East along Farrington Highway (284 deg. 36') 315.00', 311.14' South (14 deg. 36') toward the mountains, 315.00' West (104 deg. 36') and 311.14' north (194 deg. 36')

The eastern border of the parcel is separated from the City and County property to the East (TMK 6-7-02:10) by a cane haul road used by the Waialua Sugar Company.

The two acre site that will be purchased from Castle and Cooke Properties, Inc. to expand the existing site will be created from parts of:

TMK: 6-07-02:8 (Por. Ld. Ct. App. 1360)

and TMK: 6-07-02:25 (Por. Ld. Ct. App. 1140)

The Northern boundary of this parcel will be congruent with the Southern boundary of the existing Church site (315.00' in length bearing (104 deg. 36' West of South), running 276.57' to the South (14 deg. 36'), 315.00' West (104 deg. 36'), and 276.57' North (194 deg. 36').

2. Topography

The site's topography ranges from level to just over 68 feet above msl. Elevations at the site range from 37 feet above msl to 68 feet above msl at the top of the project area. The overall site slope is 4.65%. Steeper slopes occur at the middle portion of the site where the land has been regraded to provide a level site for the existing Church facilities. A small amount of additional cutting into the existing slope will be done to provide a level building site for the pre-school facility.

Engineered drainage, retaining and erosion control measures will be incorporated into the final design for the facility.

3. Detailed Description of Existing Uses

2.25 acres of the subject property (currently owned by the church) are in church use. Structures and activities on the site include a church sanctuary, administration and utility/storage buildings, paved parking areas and vegetable gardens. Primary activities at the Church include Sunday Worship Service, Sunday School, youth group activities, choir practice, church committee meetings, and daily administration of the ongoing programs of the church.

Currently, there are no classrooms and the children who attend Sunday School must meet in any available space: the sacristy, outside under the eaves, the Pastor's office, the conference room or under a tent.

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The heaviest use of the facility occurs on Sunday from 9:00 a.m. to 2:00 p.m. Average attendance at the Sunday Worship Service and Sunday School is 120 and 25, respectively.

Access to the site is from a drive off Farrington Highway. The bulk of the traffic generated by the Church facilities comes from Goodale Avenue and turns left onto the site from Farrington Highway. The heaviest church traffic occurs on Sundays, from 9:00 a.m. to 1:00 p.m.

Parking is currently available on the site for approximately 35 automobiles.

The additional two acre parcel to be acquired from Castle and Cooke is vacant and was previously cultivated in sugar cane. This land has not been cultivated for the past two years.

An existing access easement cuts across the area of the parcel that is to be acquired from Castle and Cooke. This easement is in favor of a parcel that has been acquired by Castle and Cooke. Castle and Cooke has alternate access routes to the site and the easement encroaching on the land that is to be sold to the church will be deleted when the parcel in question is subdivided and consolidated with the church's existing land.

4. Soils

According to the U.S. Department of Agriculture Soil Conservation Service, soils in the area are Waipahu silty clay, 0 to 5 percent slopes and Waialua silty clay, 0 to 5 percent slopes, which has a Capability Class of 1 if irrigated (soils have few limitations).

5. Location Map

Refer to Figure 1

6. Project Layout

Refer to Figure 2

II. DEVELOPMENT PROPOSAL

A. Applicant's Proposed Use of Property (Master Plan)

The Waialua United Church of Christ (WUCC) proposes to build a social hall and ten classrooms on its existing site and land that will be purchased from Castle and Cooke. A conceptual plan of the proposed addition to the church facilities is shown in Figure 2.

Proposed additions include a social hall, classrooms, additional parking area and an open play area. Access to the social hall and classrooms will be along the western boundary of the property. The structures will be of slab-on-grade construction with CMU or wood frame walls and open beam ceilings with wood roof decking. Roofing will be asphalt composition shingles. Finishes and colors will be selected to blend with the existing facilities. The scale and detailing of the new construction will be residential in character. Open areas of the site will be extensively landscaped and planted by the congregation. The open space above the campus buildings will be used for recreation and gardening purposes by the congregation.

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The social hall will be used to host gatherings that occur after weddings, funerals and other church-related events. The social hall will accommodate 98 people and will have kitchen and restroom facilities. Additional seating for up to 70 people will be provided in a covered lanai for larger gatherings.

The anticipated frequency of use for the social hall is up to four to six small and large group activities a month. Most of this activity will take place on weekends.

The classrooms will be used to accommodate Sunday School and youth groups. The church also proposes to use the classrooms for a church related pre-school. Pre-school hours would be week days from 7:00 a.m. to 1:00 p.m. and would not conflict with classroom use on Sundays for Sunday School. The number of students served by the facility is projected to be (maximum for ten classrooms = 200 students (10 classrooms @ 400 sq. ft. ea./Occupancy load = 20 sq. ft. per student).

A portion of the property will be devoted to an outdoor playground for use by children who attend Sunday School or the pre-school. The playground area will be fenced for the children's safety.

Additional parking stalls will be provided to bring the total number of parking spaces on the site to 55, which equals the number of stalls required by the Land Use Ordinance of the City and County of Honolulu for the proposed expanded facility.

The parking and built-up areas will be landscaped and the balance of open space (approximately 1.70 acres) will be used for gardening by church members to raise fruits and vegetables and for recreational activities for the children and youth.

Access to the site will continue to be from the existing 24' wide driveway off Farrington Highway at the eastern side of site.

B. Development Timetable

Once the necessary State and City approvals have been obtained, site improvements and building construction will proceed. Because of limited financial resources and the anticipated costs of the project, construction will be done in two phases.

The first phase, construction of the social hall and three of the ten classrooms, will require approximately one year. Phase one construction is anticipated to begin during the fall of 1996.

Phase two, the construction of the remaining seven classrooms, should commence approximately two years later.

The preliminary timetable projects completion of the entire project within five to six years from the date of approval of all required land use change applications.

C. Approximate Cost

The total construction cost of the project is estimated to be \$1,000,000 (1993 dollars). Including:

Phase I Construction Cost - approximately \$570,000

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Phase II Construction Cost - approximately \$430,000

The cost of acquiring additional land from Castle and Cooke is expected to be \$60,000.

III. NEED FOR PROPOSED DEVELOPMENT

A. Satisfy Public Problem or Need

Church Need:

The Church needs additional space to provide room for Sunday School and Youth Group meetings, for growth of the congregation and to provide services for church members. Typical activities include social functions, weddings and funerals.

Public Problem or Need:

Church and Religious Services

There is a need in the community for the moral leadership that churches and other religious and community service organizations can provide. Neighboring Waialua High School leads the State in the number of teenage pregnancies. There is an increase in problems related to drugs, alcohol, gangs, and lack of respect for teachers. The high school has had a high turnover of teachers and administrators. There have been three principals in the last five years. The need for stability, continuity and values in the community is apparent.

Pre-school Services

Educators agree that children who have pre-school experience before entering kindergarten are much better prepared for learning. They have better social skills and have already been exposed to alphabets and numbers.

The need for pre-school services is indicated by the problems experienced by students at nearby community schools. Low family income makes it difficult for many parents to obtain adequate child care assistance and to provide for basic family needs. At Waialua Elementary School nearly half (48.2%) of the students qualify for free or reduced price lunches. One tenth (10.4%) of the students come from families that receive public assistance from the Department of Human Services (DHS). Students at Waialua High School have average Scholastic Aptitude Test Scores significantly below national averages. Special education is required for 8.7% of the students.

There is a need for additional pre-school services in the area with a special emphasis on children who must overcome language, economic or cultural barriers. At present there are 75 kindergarten students at Waialua Elementary School and only 50% of these have had any pre-school experience.

The community has recently experienced an influx of single parent families, and transient Caucasians and Hawaiians. These newcomers to the community have put increasing demands upon the school and welfare systems. Approximately 50% of Waialua's families are in the low income range (\$20,000/year for a family of four). And 25% of the area's school children come from single parent households.

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It is likely that the population of the Waialua area will continue to shift to include more single-parent and homeless families who desperately need affordable, quality pre-schools for their children.

There is a need for more pre-schools in the Waialua community. Existing pre-school services in the area are inadequate to meet community needs.

Waialua has no pre-school. There are only two private pre-schools in the area, both located in neighboring Haleiwa, and parents commonly have to wait up to six to eight months before a space becomes available for their child. The proposed pre-school will fill a need in the Waialua community and provide many more children in the area with the much needed pre-school experience.

Community Services

The proposed assembly hall/dining room area and classroom spaces will be made available to the community for scheduled meetings and group functions.

B. Intended Market

The proposed facilities will be primarily for church use and to meet church related needs. However, many of the services that will be provided by the Church, within its mission to serve the communities' social, spiritual and religious needs, will benefit and be open to the broader community. Community services such as pre-school classes and the provision of meeting and classroom space will benefit the general public.

Social Hall. It is expected that this facility will be widely used. It will be primarily used by the church and its members for church-related activities, however, it is anticipated that there will be requests from area residents and community organizations to hold meetings and social events. The users of the facility will be Waialua residents or individuals from North Shore communities. The facilities will be made available, at a nominal charge, or for no charge to community groups for scheduled meetings and social events. The High School has requested space in the past and the availability of expanded facilities will encourage broader use of the Church's campus buildings.

Classrooms. The primary users of the ten classrooms will include children who attend Sunday School or belong to the church youth group and children enrolled in pre-school programs. The primary users of the pre-school will be children from families in the North Shore area. The classroom spaces can also be made available to the High School which has expressed interest in off-campus classroom space for special courses, e.g., child care and parenting classes for pregnant students.

C. Designated Use vs. Proposed Use

The subject parcel of land is currently designated Agricultural on the State Land Use Plan. This amendment application requests that the subject land be designated Urban. This change is requested to allow a rezoning of the land to residential use, which is more appropriate to the intended use of the property. An Urban designation would be compatible and consistent with the nearby zoning of the high school site and the residential neighborhoods to the North and East of the site, and would allow the church to extend its services to the community in the future as additional needs become apparent.

May 10, 1994

The proposed facilities could be constructed under a zoning classification of A-2, but site development and the limitations of this zoning category would prohibit any further development of the site. In the foreseeable future these needs may include facility space for a respite care center for children whose mothers may need an occasional break, a respite care center for elderly care providers, meeting rooms for Boy Scout and Girl Scout troops, and other community meeting needs.

Additional considerations in evaluating the land use classification and zoning of the site include the fact that the Church is currently under a contractual obligation from Castle and Cooke to use the site for church related activities for a minimum of 10 years. This requirement runs through 1998. A similar restriction will probably be placed on the additional 2 acres that are being purchased from Castle and Cooke.

A site plan review will be required to obtain a permit to build the pre-school facility whether the zoning is Agricultural or Residential.

D. Reasons in Support of the Proposal

The Waialua United Church of Christ has a primary mission of providing religious and educational services and guidance and essential social services to the community. In addition to its role as a place of worship, the Church is a gathering place and a haven where residents and visitors can come together in community to meet their common needs.

Our present assessment is that child care, youth education and a community gathering place are the most pressing needs that fall within the purview of our mission. The proposed facilities serve these needs.

Creation of these facilities in immediate proximity to the church sanctuary reinforces the churches function as a place of worship and a community center. Increased acreage and activity levels on the church site will reinforce and expand the current practice of church members to landscape the site and utilize open areas for agricultural gardening.

The older church members will be able to use the balance of the approximately 1.70 acres of land for gardening.. The gardening activity will bring together the senior members of our church to a gathering place where they can raise fruits and vegetables.

Section IV. Interested Parties - Notification & Response

The following Property Owners, Lessees, Sub-Lessees and Residents of the Property being proposed for redesignation and of each abutting parcel, and the following Neighborhood Boards and Community Associations have been notified of the applicant's intent to amend the Development Plan Land Use Map. Each of these parties has been furnished with a copy of the Summary Sheet and project location and project land use maps of the proposed development.

Adjacent land Owners:

Name: Castle & Cooke Land Company
Address: 650 Iwelei Road
Honolulu, Hawaii 96817

Telephone: 548-4811

Final Application for Amendment of State Land Use Boundaries:
Waialua United Church of Christ, Waialua, Hawaii

May 10, 1994

Castle & Cooke is the owner of the land on all sides of church's property on the South side of Farrington Highway. The church has also contacted property owners and the renters of the homes immediately across from the church property along Farrington Highway.

Castle & Cooke and the property owners and residents contacted by the Church have been supportive of the Church's proposed project.

The following Neighborhood Boards and Community Associations have been contacted:

Name: North Shore Neighborhood Board #27
Address: c/o Mr. James Awai Jr.
P.O. Box 607
Haleiwa, Hawaii 96712

Telephone: 586-6618

The applicants presented their proposal for additions to the church facilities, and for changes in the Development Plan, State Land Use Map Designation, and Zoning of the enlarged church site to accommodate the proposed construction, at a meeting of the neighborhood board on the evening of February 22, 1994. Neighborhood Board #27 voted unanimously to support the project and the churches applications to change the State Land Use Map Designation of their enlarged site to Urban, the Development Plan Designation to Public Facilities (PF), and the Zoning to R-5.

The Mokuleia Community Association also voted unanimously to support the Church's project and the changes in land use designation that the Church has proposed. Representatives of the Mokuleia Community Association testified in favor of the Church's application for land use changes at the neighborhood board meeting on February 22, 1994.

Name: Board of Trustees
Waialua Community Association
Address: 66-434 Kamehameha Highway
Haleiwa, Hawaii 96712

Telephone: 637-4606

Name: Haleiwa Community Association
Address: c/o Ms. Cally Amantiad
66-434 Kamehameha Highway
Haleiwa, Hawaii 96712

Telephone: 637-4606

These parties have been notified that they should forward any comments to the Department of General Planning, as required by Ordinance 84-111.

The Department of General Planning has received no negative comments on the Churches' proposed expansion or on its application for related changes in the State Land Use Plan, Development Plan land use designation and zoning.

Final Application for Amendment of State Land Use Boundaries:
Waialua United Church of Christ, Waialua, Hawaii

May 10, 1994

DGP REF. NO.:
MAP REF. NO.:
NB AREA:
AREA:
TMK: 6-07-02:26
6-07-02:8
(Por Ld. Ct. App.
1360)
and
6-07-02:25
(Por Ld.Ct. App.1140)

(DP AREA)
STATE LAND USE DISTRICT AMENDMENT BOUNDARY
BEING CONSIDERED

Amendment/Project Information

Amendment Request: Change from Agricultural Designation to Urban Designation

Location: The proposed project area is in Waialua, on Oahu, Mauka of Farrington Highway and immediately West (Kaena side) of Waialua High School. The property is within the North Shore Development Plan Land Use Map area.

Address of Subject Area: 67-174 Farrington Highway
Waialua, HI. 96791

Owner/Developer:

Waialua United Church of Christ
67-174 Farrington Highway
Waialua, HI. 96791

and

Castle and Cooke Land Company
a Subsidiary of Dole Food Co.
650 Iwilei Road, Suite
Honolulu, HI. 96817

Petitioner:

Waialua United Church of Christ
67-174 Farrington Highway
Waialua, HI. 96791

and

Castle and Cooke Land Company
a subsidiary of Dole Food Co.
650 Iwilei Road, Suite
Honolulu, HI. 96817

Basis for Request: To build additional facilities for the church to include a social Hall and ten classrooms that will be used for Sunday and pre-school classes.

Type of Project: Public Facility, including a social hall and Sunday and pre-school classrooms.

Impact on Provision of Housing: None

Final Application for Amendment of State Land Use Boundaries:
Waialua United Church of Christ, Waialua, Hawaii

May 10, 1994

Existing Conditions Present Plan/Zoning Designations

Land Use: A portion of the 4.25 acre site is in church use under a special use permit. Two acres of the site is vacant Agriculture and was previously planted in sugar cane. The land has lain fallow for the last several years.

State Land Use: Agriculture

DP Public Facilities Map:

DP Special Provisions: None

Zoning: AG-1 (Restricted agriculture)

Structures

Number: Three (3)

Type: Church sanctuary, administration & storage buildings

Height: Sanctuary (28')
Administration Building (20')
Storage Building (14')

ALISH: Prime Agricultural Land

Land Study Bureau Classification: Agricultural

Soil Features: Waipahu silty clay, 0 to 2 percent slopes (WZA) and Waialua silty clay, 0 to 3 percent slope (WKA)

Possible Constraints: No known constraints

May 10, 1994

13. Zoning

AG-1 (Restricted Agriculture)

B. Description of the Property

1. Property Boundary

The church's existing 2.25 acre rectangular parcel (TMK 6-07-02:26) borders Farrington Highway, with property lines East along Farrington Highway (284 deg. 36') 315.00', 311.14' South (14 deg. 36') toward the mountains, 315.00' West (104 deg. 36') and 311.14' north (194 deg. 36')

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