



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

RECEIVED
'99 JUL 28 A11:47

JUL 28 1999

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Ref.: LD-PEM

PSF No.:OD-0702

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

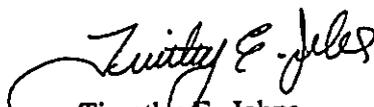
Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Easter Seals Parking Lot
Expansion, Tax Map Key: 2-1-38:Portion Alapai Street, Honolulu, Oahu,
Hawaii

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period which began on June 23, 1999. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the August 8, 1999 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form, four copies of the final EA. Please call Charlene Unoki at 587-0456 if you have any questions.

Aloha,


Timothy E. Johns
Chairperson

Enclosures

c: Wilson Okamoto & Associates, Inc.

103

AUG 8 1999

FILE COPY

1999-08-08-0A-~~FEA~~-

**Final Environmental Assessment
and
Finding of No Significant Impact
(FONSI)**

***EASTER SEALS PARKING
LOT EXPANSION***

Honolulu, Oahu, Hawaii

**Prepared For: Department of Land and
Natural Resources
Land Division
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809**

**Prepared By: Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826**

July 1999

**Final Environmental Assessment
and
Finding of No Significant Impact (FONSI)**

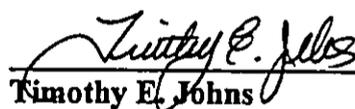
EASTER SEALS PARKING LOT EXPANSION

Honolulu, Oahu, Hawaii

**This environmental document is prepared pursuant to Chapter 343,
Hawaii Revised Statutes**

**Prepared For: Department of Land and Natural Resources
Land Division
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809**

**Responsible
Official:**



Timothy E. Johns

**Chairperson
Department of Land and Natural Resources
State of Hawaii**

July 28, 1999

Date

**Prepared By: Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826**

July 1999

TABLE OF CONTENTS

	<u>Page</u>
PREFACE.....	i
SUMMARY.....	ii
1. INTRODUCTION AND PROJECT DESCRIPTION.....	1-1
1.1 Introduction	1-1
1.2 Project Location.....	1-1
1.3 Existing and Surrounding Uses	1-1
1.4 Project Need.....	1-6
1.5 Proposed Project	1-6
1.6 Project Schedule and Cost	1-6
2. DESCRIPTION OF EXISTING ENVIRONMENT, IMPACTS AND MITIGATION MEASURES	2-1
2.1 Climate.....	2-1
2.2 Geology and Topography	2-1
2.3 Soils	2-2
2.4 Hydrology	2-2
2.5 Flood Hazard	2-3
2.6 Flora and Fauna.....	2-3
2.7 Archaeological and Historic Resources.....	2-3
2.8 Traffic	2-4

TABLE OF CONTENTS (Cont.)

	<u>Page</u>
2.9 Air Quality	2-4
2.10 Noise	2-5
2.11 Socio-Economic Characteristics	2-5
2.12 Drainage	2-6
2.13 Utilities	2-7
2.14 Visual Characteristics	2-9
3. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS.....	3-1
3.1 State Land Use District	3-1
3.2 City and County of Honolulu General Plan	3-1
3.3 City and County of Honolulu Development Plan	3-1
3.4 City and County of Honolulu Land Use Ordinance And Zoning	3-3
3.4.1 Conditional Use Permit-Minor	3-3
3.4.2 Punchbowl Special District	3-5
3.5 City and County of Honolulu Special Management Area	3-5
3.6 Permits and Approvals	3-5
4. ALTERNATIVES TO THE PROPOSED ACTION	4-1
4.1 No Action Alternative	4-1
5. NOTICE OF DETERMINATION	5-1

TABLE OF CONTENTS (Cont.)

	<u>Page</u>
6. REFERENCES	6-1
7. CONSULTATION.....	7-1

LIST OF FIGURES

<u>Figure No.</u>		<u>Page</u>
1	Location Map.....	1-2
2	Site Plan.....	1-3
3	Tax Map.....	1-4
4	Photographs of Project Site.....	1-5
5	Proposed Parking Expansion Site Plan.....	1-7
6	Existing Utilities System	2-8
7	Development Plan Land Use Map	3-2
8	Zoning/Punchbowl Special District.....	3-4

PREFACE

This Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) is prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawaii. Proposed is an agency action by the State of Hawaii Department of Land and Natural Resources (DLNR) Land Division. The preparation of this EA arises from the location of the proposed project on State land.

The proposed action assessed herein is for the expansion of the existing parking lot at the Easter Seals Hawaii facility located at 710 Green Street in Honolulu, Island of Oahu. The proposed parking lot expansion will be developed by Easter Seals Hawaii. The proposed project will provide up to six (6) asphalt-paved parking stalls in addition to the existing eight (8) stalls at the facility. The proposed parking expansion will extend into an approximately 1,800 square-foot portion of the adjacent Alapai Street right-of-way which is impassable to vehicular traffic.

SUMMARY

Proposing Agency: Department of Land and Natural Resources Land Division
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809
Contact: Charlene Unoki
Phone: (808) 587-0456

Approving Agency: Department of Land and Natural Resources Land Division
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809
Contact: Charlene Unoki
Phone: (808) 587-0456

Tax Map Key: 2-1-38: portion Alapai Street

Location: Honolulu, Oahu, Hawaii

Affected Area: Approximately 1,800 square feet

Landowner: State of Hawaii

Existing Use: Portion Alapai Street Right-of-Way

State Land Use Classification: Urban District

Development Plan Land Use Map: Public Facilities

Zoning: A-2 Medium-Density Apartment District

Proposed Action: The State of Hawaii Department of Land and Natural Resources (DLNR) Land Division proposes to lease State property for expansion of the existing parking lot at the Easter Seals Hawaii facility located at 710 Green Street in Honolulu, Island of Oahu. The proposed parking lot expansion will be developed by Easter Seals Hawaii. The proposed project will provide up to six (6) asphalt-paved parking stalls in addition to the existing eight (8) stalls at the facility. The proposed parking expansion will extend

into an approximately 1,800 square-foot portion of the adjacent Alapai Street right-of-way which is impassable to vehicular traffic. Easter Seals Hawaii will enter into a lease with the State of Hawaii for use of this portion of Alapai Street. The project site will be subdivided from the Alapai Street right-of-way and consolidated with the adjacent Easter Seals Hawaii parcel.

Impacts: No significant impacts are anticipated from the construction and operation of the proposed project.

**Agencies Consulted
in Pre-Assessment**

Process: State of Hawaii
Department of Land and Natural Resources (DLNR) Historic
Preservation Division

City and County of Honolulu
Department of Planning and Permitting
Department of Transportation Services
Department of Design and Construction
Board of Water Supply

Organizations
Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10

**Agencies Consulted
in the Draft EA**

Process: State of Hawaii
DLNR Division of State Parks
DLNR Division of Conservation and Resources Enforcement
DLNR Land Division – Planning & Technical Services
DLNR Land Division – Engineering Branch
DLNR Division of Aquatic Resources
DLNR Division of Forestry and Wildlife
DLNR Commission on Water Resources Management
DLNR Historic Preservation Division
Office of Hawaiian Affairs
Department of Hawaiian Home Lands

City and County of Honolulu
Department of Planning and Permitting
Department of Design and Construction
Board of Water Supply

1. INTRODUCTION AND PROJECT DESCRIPTION

1.1 Introduction

The State of Hawaii Department of Land and Natural Resources (DLNR) Land Division proposes to lease State property for expansion of the existing parking lot at the Easter Seals Hawaii facility located at 710 Green Street in Honolulu, Island of Oahu (see Figure 1). The proposed parking lot expansion will be developed by Easter Seals Hawaii.

The proposed project will provide up to six (6) asphalt-paved parking stalls in addition to the existing eight (8) stalls at the facility. The facility currently houses the Sultan School, a Youth Services Program (Teen Program) and administrative offices. The proposed parking expansion will extend into an approximately 1,800 square-foot portion of the adjacent Alapai Street right-of-way which is impassable to vehicular traffic (see Figure 2). Easter Seals Hawaii will enter into a lease with the State of Hawaii for use of this portion of Alapai Street. The project site will be subdivided from the Alapai Street right-of-way and consolidated with the adjacent Easter Seals Hawaii parcel.

1.2 Project Location

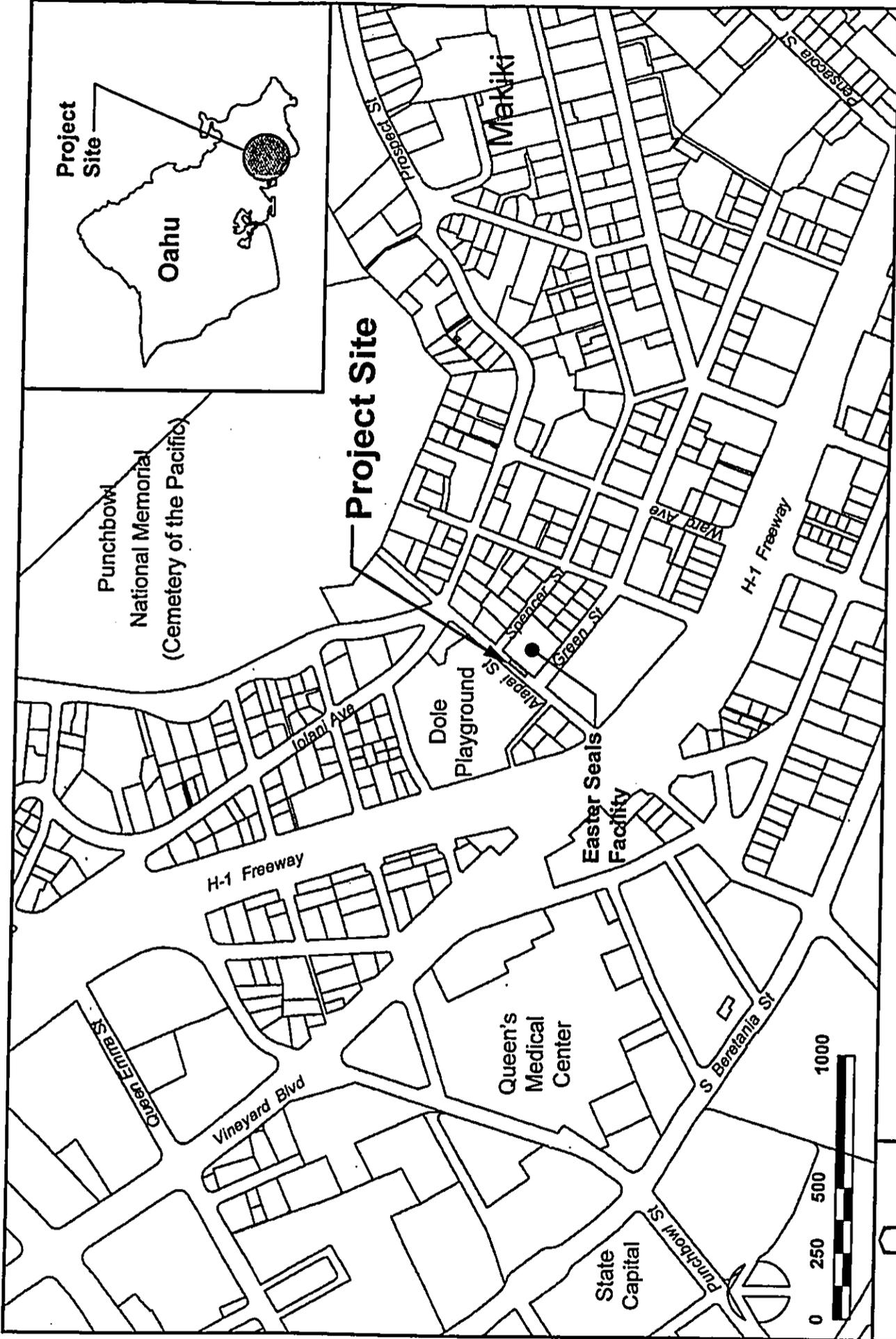
The project site is located in Honolulu on the southern slopes of Punchbowl Crater. The site encompasses approximately 1,800 square feet of a portion of the Alapai Street right-of-way located between Green and Spencer Streets. This portion of Alapai Street is located within Tax Map Key (TMK): 2-1-38 and is under the jurisdiction of the State of Hawaii (see Figure 3). The project site is located adjacent to and west of Easter Seals Hawaii's Green Street facility identified as TMK: 2-1-39: 19.

The project site is located on ceded land as defined by Section 5 of the Admission Act.

1.3 Existing and Surrounding Uses

The project site encompasses a portion of the Alapai Street right-of-way which is impassable to vehicular traffic. The site encompasses portion of a hillside currently landscaped with bougainvillea shrubs and grassed areas (see Figure 4). The remainder of this portion of Alapai Street serves as a pedestrian accessway and includes a concrete stairway which provides access between Green and Spencer Streets, and landscaped areas.

Land uses immediately surrounding the project site include the Easter Seals facility to the east and south, and the pedestrian accessway, landscaped areas and Dole Playground to the west and north. Surrounding land uses in the vicinity of the project site include

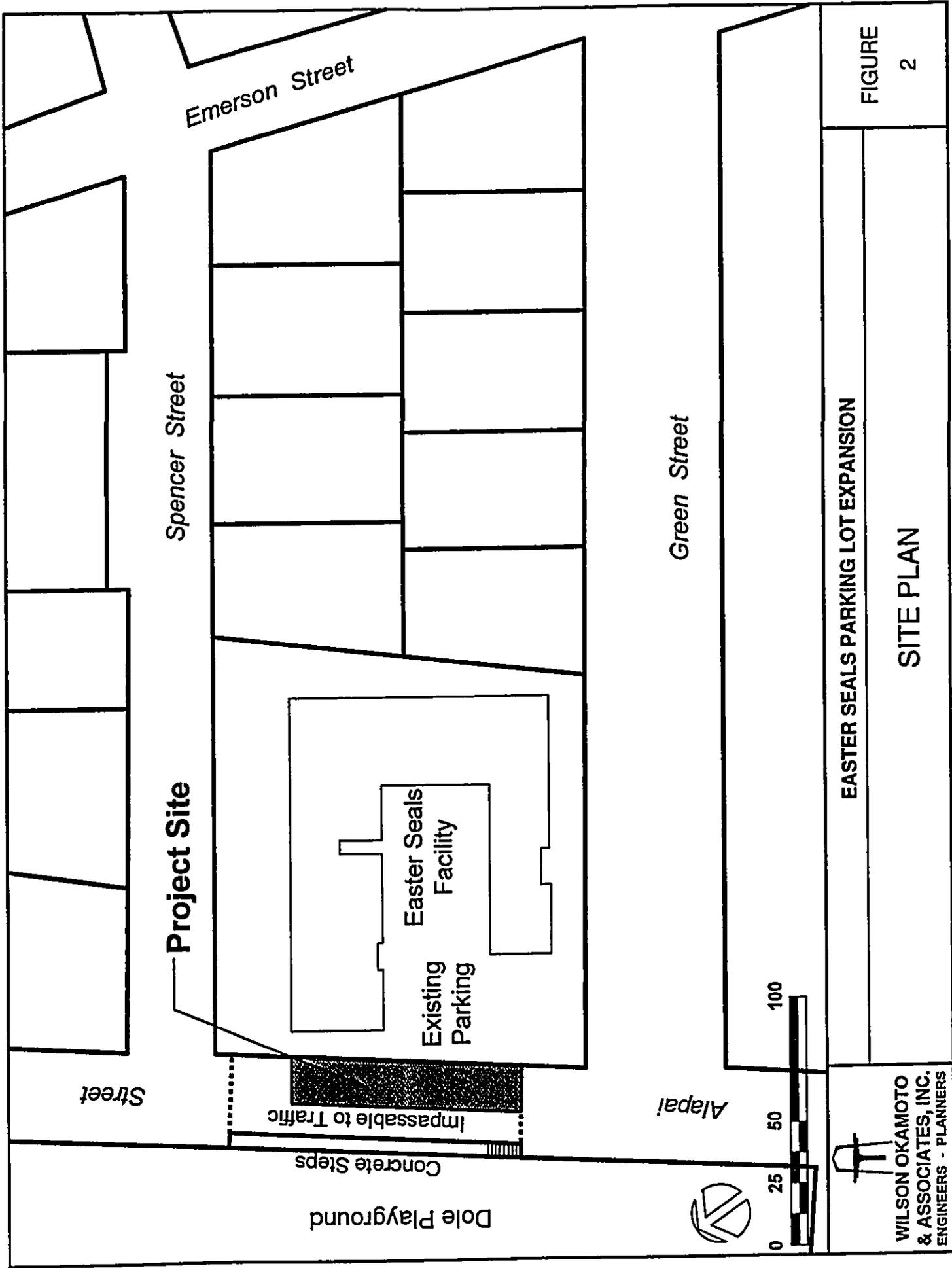


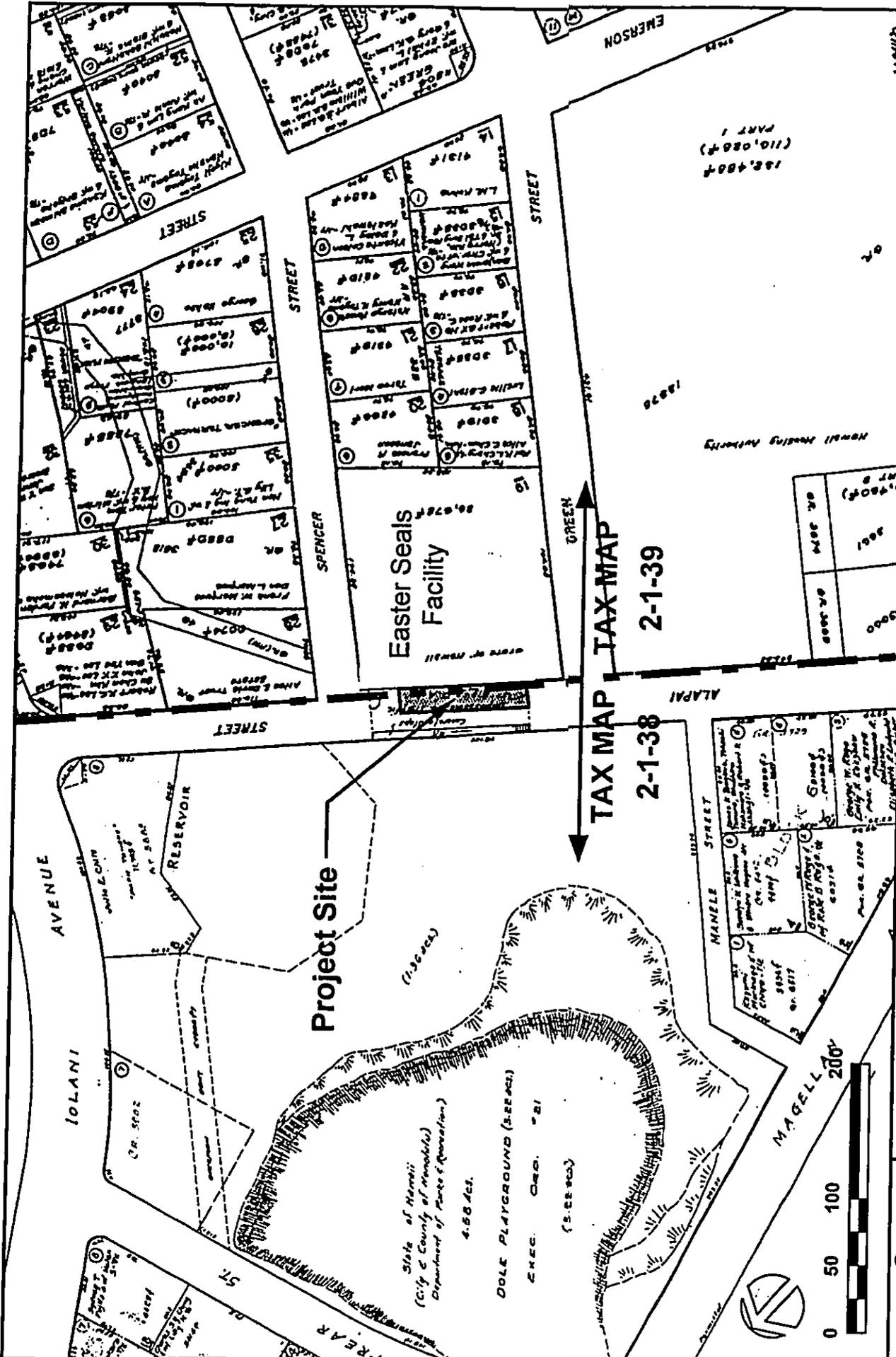
EASTER SEALS PARKING LOT EXPANSION

LOCATION MAP

FIGURE
1

**WILSON OKAMOTO
& ASSOCIATES, INC.**
ENGINEERS - PLANNERS



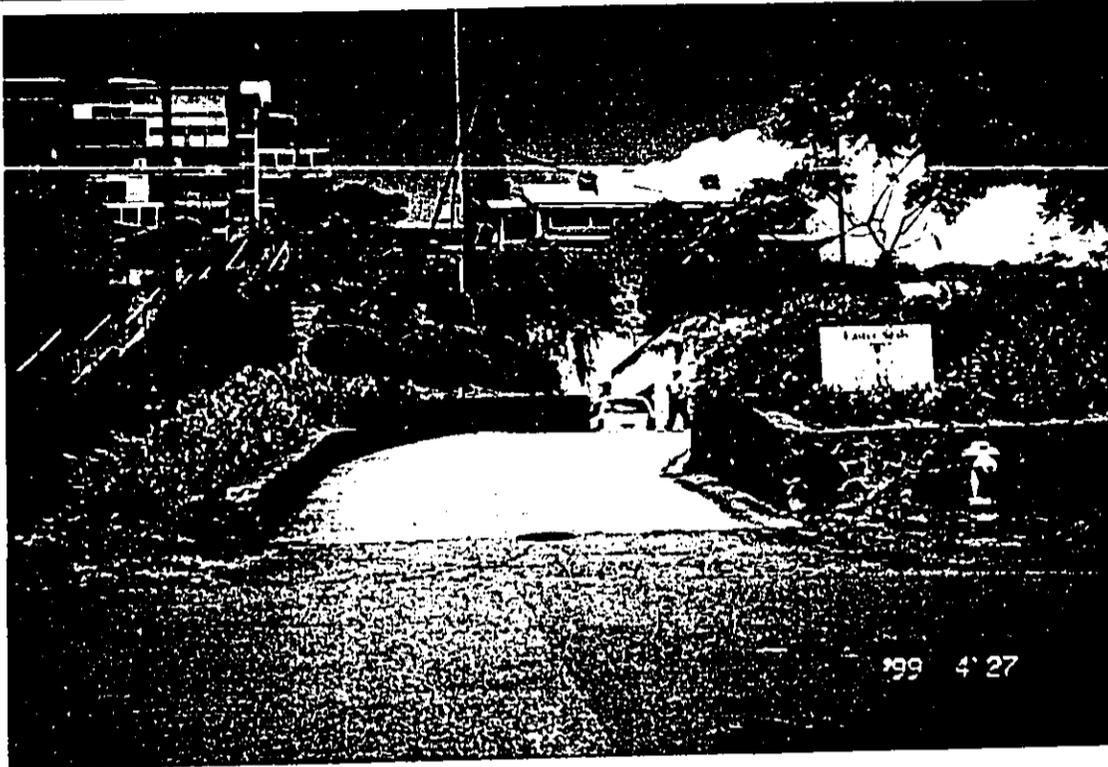


EASTER SEALS PARKING LOT EXPANSION

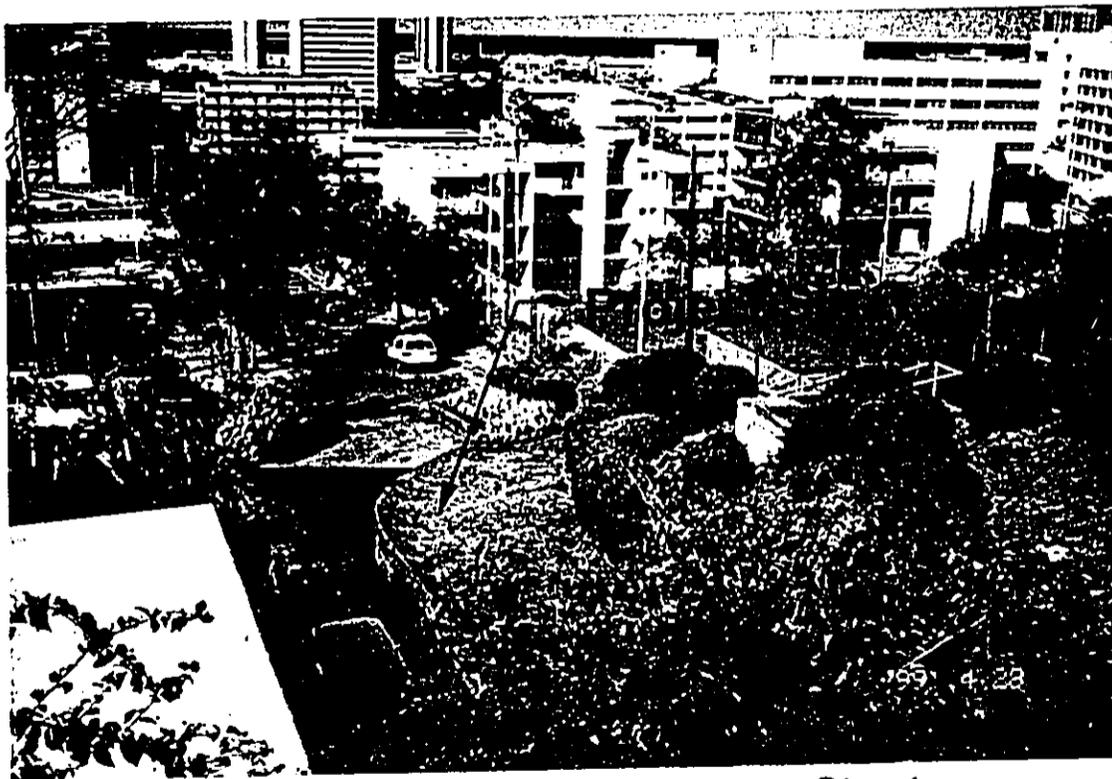
TAX MAP

FIGURE 3


WILSON OKAMOTO & ASSOCIATES, INC.
 ENGINEERS - PLANNERS



View of project site from Green Street.



View of project site from Spencer Street.


WILSON OKAMOTO
& ASSOCIATES, INC.
ENGINEERS - PLANNERS

EASTER SEALS PARKING LOT EXPANSION

PHOTOGRAPHS OF PROJECT SITE

FIGURE

4

single-family and condominium residences. The H-1 Freeway is located approximately 350 feet southwest of the project site

1.4 Project Need

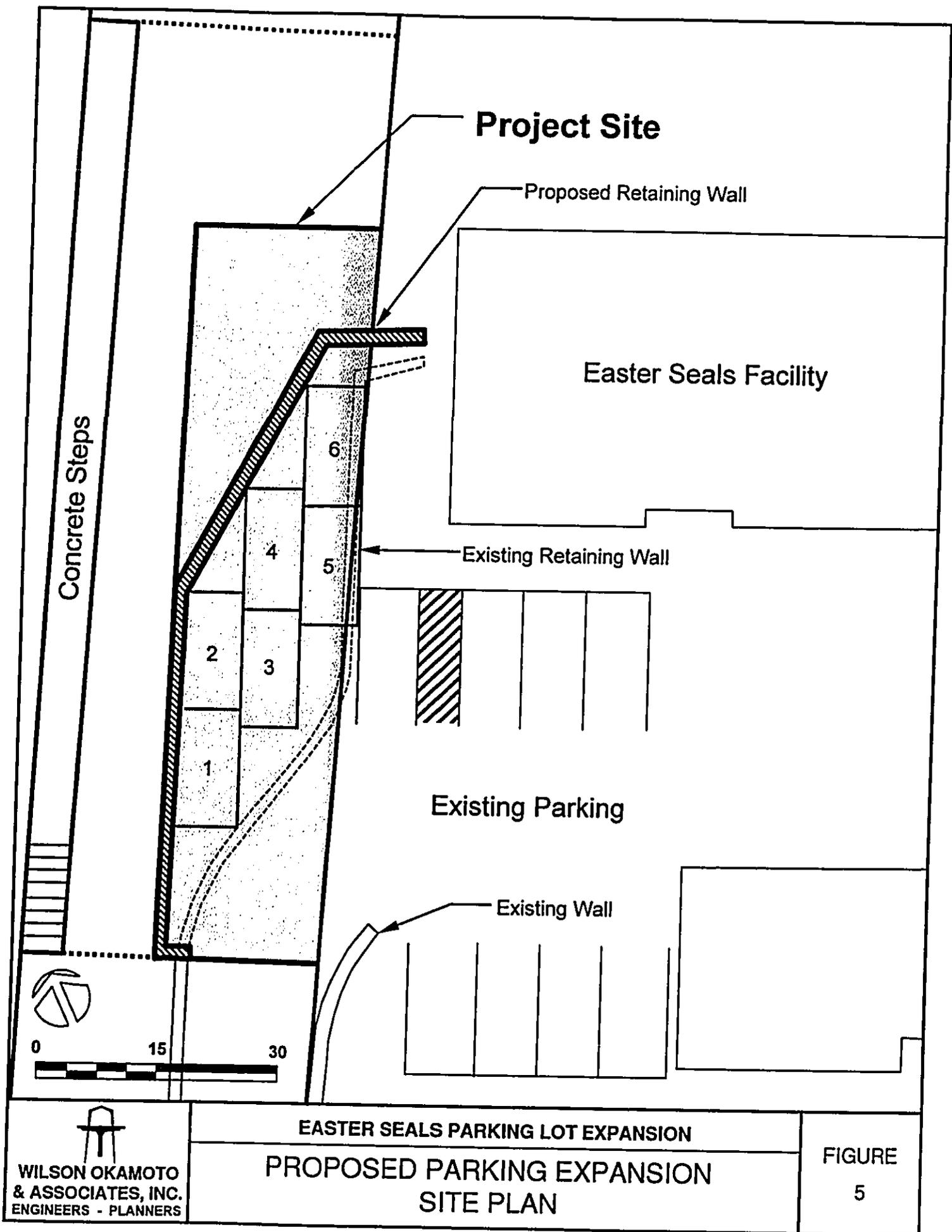
The proposed additional stalls are needed to accommodate current parking needs of the Easter Seals facility which is hampered by the lack of available on-street parking in the vicinity. The demand for on-street parking is constantly exceeded by those who work in the area, as well as area residents. The lack of available on-street parking, coupled with the limited number of parking stalls at the Easter Seals facility, creates a congestive and hazardous situation for the program's children and their parents during drop-off and pick-up operations at the facility's parking lot.

1.5 Proposed Project

The proposed project consists of expansion of the existing parking lot at the Easter Seals facility which will provide up to six (6) asphalt-paved parking stalls in addition to the existing eight (8) stalls at the facility (see Figure 5). The proposed parking expansion will extend into an approximately 1,800 square-foot portion of the adjacent Alapai Street right-of-way which is impassable to vehicular traffic. Expansion of the parking lot will require demolition of a portion of an existing retaining wall and construction of a new retaining wall along the northern portion of the site. Vehicular access currently provided from Green Street will remain unchanged. Following construction of the expanded parking lot, landscaping will be restored, as deemed appropriate.

1.6 Project Schedule and Cost

Construction of the proposed project is anticipated to commence by late October 1999 with completion estimated by late December 1999. The estimated construction cost for the proposed project is \$70,000.




**WILSON OKAMOTO
 & ASSOCIATES, INC.**
 ENGINEERS - PLANNERS

EASTER SEALS PARKING LOT EXPANSION
PROPOSED PARKING EXPANSION
SITE PLAN

FIGURE
5

2. DESCRIPTION OF EXISTING ENVIRONMENT, IMPACTS AND MITIGATION MEASURES

2.1 Climate

The climate of the Honolulu area is typical of the leeward coastal lowlands of Oahu. Northeasterly tradewinds prevail throughout the year although its frequency varies from more than 90 percent during the summer months to 50 percent in January. Average annual rainfall is approximately 30 inches. About 70 percent of the rainfall occurs between November and April. The area has relatively uniform temperatures throughout the year with a mean annual temperature of 76 degrees Fahrenheit. Relative humidity ranges from 55 to 80 percent.

Impacts

The proposed project will not have any impact on the area's general climate.

2.2 Geology and Topography

The physiography of the area is dominated by Punchbowl Crater, a tuff cone near the center of Honolulu. Punchbowl Crater is mostly brown palagonitized vitric ash with scattered fragments of coral limestone and Koolau basalt.

The project site is located along the southern slope of Punchbowl Crater. The site is relatively steeply sloped with elevations ranging from approximately 130 feet above mean sea level (MSL) at the southwestern end to 150 feet above MSL at the northern end.

Impacts and Mitigation Measures

No significant impacts on geology or topography of the project site are anticipated during the construction and operation of the proposed project. Construction of the proposed parking lot expansion will require grading activities and backhoe excavation into a portion of the hillside and demolition of an existing retaining wall. These activities will result in some alteration of the topography within the project site. It will be the responsibility of the project contractor to dispose of any excess fill resulting from grading and excavation activities.

The excavated areas will be paved over and a retaining wall constructed along the excavated hillside. Following construction, landscaping will be restored as deemed appropriate.

2.3 Soils

According to the U.S. Department of Agriculture Soil Conservation Service, the soil at the project site is classified as Tantalus silty clay loam (TCE) with 15 to 40 percent slopes. This well-drained soil is developed in volcanic ash and material weathered from cinders. The surface layer, about 18 inches thick, is very dark brown silt loam that has a subangular blocky structure. The subsoil, about 11 inches thick, is dark reddish-brown, massive very fine sandy loam. The substratum is black, unweathered, gravel-size cinders. Permeability is moderately rapid, runoff is medium and the erosion hazard is moderate.

Impacts and Mitigation Measures

No significant erosion or sedimentation impacts at the project site are anticipated with the construction and operation of the proposed project. Excavation and grading activities associated with the construction will be regulated by the City and County of Honolulu's grading ordinance. Following construction, exposed soils within the parking area will be paved over and a retaining wall constructed along the excavated hillside. Landscaping will be restored, as deemed appropriate, to control erosion.

2.4 Hydrology

Groundwater: The project site overlies the Nuuanu Aquifer System which is within the Honolulu Aquifer Sector. The Nuuanu Aquifer System extends from the Downtown Honolulu area to the western edge of Waikiki and up to the Koolau Mountains through Nuuanu Valley. Aquifer types found within this system include basal aquifers, high-level dike aquifers and perched groundwaters that drain into basal lenses.

Surface Water: There are no surface water bodies within or in the immediate vicinity of the project site. The nearest surface water body is Pauoa Stream which is located approximately 0.6-mile Ewa of the project site. Pauoa Stream is a perennial stream which is channelized along its lower reaches and outlets into Honolulu Harbor. Honolulu Harbor is located approximately 1 mile makai of the project site.

Impacts and Mitigation Measures

No significant impacts to groundwater underlying the project site or surface waters are anticipated during construction and operation of the proposed project. Construction activities are not likely to introduce to, nor release from, the soil any materials which could adversely affect groundwater. Excavation and grading activities associated with the construction will be regulated by the City and County of Honolulu's grading ordinance.

Following construction, exposed soils within the parking area will be paved over and landscaping will be restored, as deemed appropriate, to control erosion.

2.5 Flood Hazard

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 150001 0120 C (Revised September 4, 1987), the project site is designated in Zone X, areas determined to be outside the 500-year flood plain.

Impacts

Construction and operation of the proposed project are not anticipated to result in the flooding of the project site or lower elevation properties.

2.6 Flora and Fauna

The project site is landscaped with bougainvillea shrubs and grassed areas. Species of cats and mice common to inner city environments are probably present at the site. Avifauna that may be found in the area include mynahs, sparrows and finches.

Impacts and Mitigation Measures

Since the project site does not provide a unique habitat in the area, no significant impacts on flora and fauna species are anticipated. Construction of the proposed project will require removal of the landscaped vegetation. Following construction, the landscaping will be restored, as deemed appropriate. Additional landscaping will also be provided for the proposed parking lot expansion area.

2.7 Archaeological and Historic Resources

According to consultation conducted with the State DLNR Historic Preservation Division, a review of the Division's records indicates that there are no known historic sites at the project location. A copy of the DLNR Historic Preservation Division's consultation letter dated May 11, 1999 is included in Chapter 7, Pre-Assessment Consultation Correspondence, in this Draft EA.

Impacts and Mitigation Measures

According to consultation with the DLNR Historic Preservation Division, since the project site is in an existing roadway, it is unlikely that historic sites will be found during construction of the proposed project. Therefore, it is indicated that the proposed project will have "no effect" on historic sites (see Chapter 7, Draft EA Consultation

Correspondence, DLNR Historic Preservation Division's consultation letter dated June 16, 1999). In the unlikely event that historic sites, including human burials, are inadvertently uncovered during construction activities, construction will be halted and immediate contact will be made with the State Historic Preservation Division.

2.8 Traffic

Vehicular access to the project site is provided by Green Street, a two-lane, two-way local roadway. In the project vicinity, access to Green Street is via Lunalilo Street and the westbound H-1 Freeway from the east direction, and Ward Avenue and the eastbound H-1 Freeway from the south and west directions. From the north, access is provided by Prospect Street and Ward Avenue. Traffic along Green Street operates fairly well during the day. Traffic along the other thoroughfares in the project vicinity is relatively congested during the peak commuter periods.

Impacts and Mitigation Measures

No significant traffic impacts are anticipated during construction and operation of the proposed project.

During construction, potential impacts to traffic on the roadways in the nearby project vicinity will be partially mitigated by appropriate traffic control measures. Temporary traffic congestion that could result from the movement of construction-related vehicles may inconvenience motorists and residents in the vicinity of the project site. Toward mitigating potential traffic congestion and delays, the movement of construction vehicles will be restricted during the morning and afternoon peak traffic hours. Flagmen will be employed as needed to direct traffic during the transport of larger construction vehicles to minimize traffic congestion.

Vehicular traffic associated with the operation of the proposed project will have no impact on roadways within the project vicinity in relation to their capacities.

2.9 Air Quality

Within the project vicinity, vehicular-related emissions are generated from traffic traveling along the H-1 Freeway and the various roadways in the area.

Impacts and Mitigation Measures

Potential air quality impacts during construction of the proposed project will be mitigated by complying with the State of Hawaii Department of Health (DOH) Administrative Rules, Title 11, Chapter 60, Air Pollution Control. Compliance with State regulations

will require adequate measures to control fugitive dust by methods such as water spraying and sprinkling of loose or exposed soil and dust-generating equipment during construction. Exhaust emissions from construction vehicles are anticipated to have negligible impact on air quality in the project vicinity as the emissions would be relatively small and readily dissipated.

Operation of the proposed project will have no significant impact on air quality in the vicinity.

2.10 Noise

Noise in the vicinity of the project site is predominantly attributed to vehicular traffic traveling along the H-1 Freeway to the south.

Impacts and Mitigation Measures

Noise from construction activities will probably be unavoidable during the entire construction period. Such noise impacts will be mitigated to some degree by complying with the provisions of the State DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control". These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels stated in the Chapter 46 rules. It shall be the contractor's responsibility to minimize noise by properly maintaining noise mufflers and other noise-attenuating equipment, and to maintain noise levels below allowable regulatory limits. Also, the guidelines for the hours of heavy equipment operation and noise curfew times as set forth by the DOH noise control regulations must be adhered to.

No significant noise impacts from the operation of the proposed project are anticipated.

2.11 Socio-Economic Characteristics

The island of Oahu is the most populous in the State. The resident population of the City and County of Honolulu is 870,761, with 265,403 households. The average household size is 3.01 persons.

The three largest ethnicities in Honolulu are Japanese, Caucasian and Hawaiian/Part Hawaiian (181,818; 178,172; and, 161,351 persons, respectively). 81.2 percent of residents in Honolulu are high school graduates, while 24.6 percent have a college degree.

Median household income in Honolulu is \$43,596 dollars. Unemployment for Honolulu in 1997 was 5.3 percent, with 7.9 percent of people living below the poverty level. The median value of a home in Honolulu is \$283,600

Development in Honolulu is concentrated along the relatively flat plains along the coast. Single-family residential development is prevalent in the valleys and on the ridges of the Koolau Mountain Range. The majority of multi-family dwellings are located in Downtown Honolulu, Nuuanu, Makiki, Moilili, McCully, and Waikiki. Commercial development in Honolulu is mainly concentrated along major streets in the area. The island's financial and governmental center is located in Downtown Honolulu.

The project site is located within the Makiki/Tantalus area which is primarily residential with a mixture of single- and multi-family dwellings. The area in the immediate vicinity of the project site is predominantly residential. Supporting business establishments are located mostly along the major streets.

Impacts and Mitigation Measures

The proposed project will have generally positive social and economic impacts in the vicinity. The project will add construction jobs in the vicinity, thereby stimulating that sector of the economy. Direct economic benefits will result from construction expenditures through the purchase of material from local suppliers and through the employment of local labor. Construction activities associated with the proposed project will create some short-term adverse impacts such as increased noise nuisances in the immediate vicinity of the project site.

Once operational, the parking lot expansion will accommodate current parking needs of the Easter Seals facility.

2.12 Drainage

Surface overland flow from the project site is generally directed by the topography toward Green Street. There are no existing municipal drainage systems within the project site.

Impacts and Mitigation Measures

No significant impacts to drainage patterns in the vicinity of the project site are anticipated during construction and operation of the proposed project. During construction activities, potential surface runoff will be handled in accordance with the City and County of Honolulu's grading ordinance.

Development of the proposed project will result in an insignificant increase in impervious area. Existing drainage patterns in the form of sheetflow will be maintained toward Green Street. The proposed project will result in a slight increase in storm runoff, however, the runoff quantities will be insignificant due to the small size of the project site.

2.13 Utilities

Water System: The project vicinity is served by potable water from the Board of Water Supply's Honolulu District through its existing distribution system. Existing waterlines within the project site include a 12-inch line traversing through the center of the site in a mauka-makai direction, and an exposed 1-inch line along the northern boundary of the site (see Figure 6). Immediately adjacent to and along the northern portion of the project site is a partially exposed 18-inch water main traversing in a mauka-makai direction and a concrete water box. The 18-inch water main is the influent/effluent line to the Board of Water Supply's Punchbowl 180' Reservoir. An existing 1-1/2-inch water meter, Premise ID 1102045, serving Dole Playground is located near the project site.

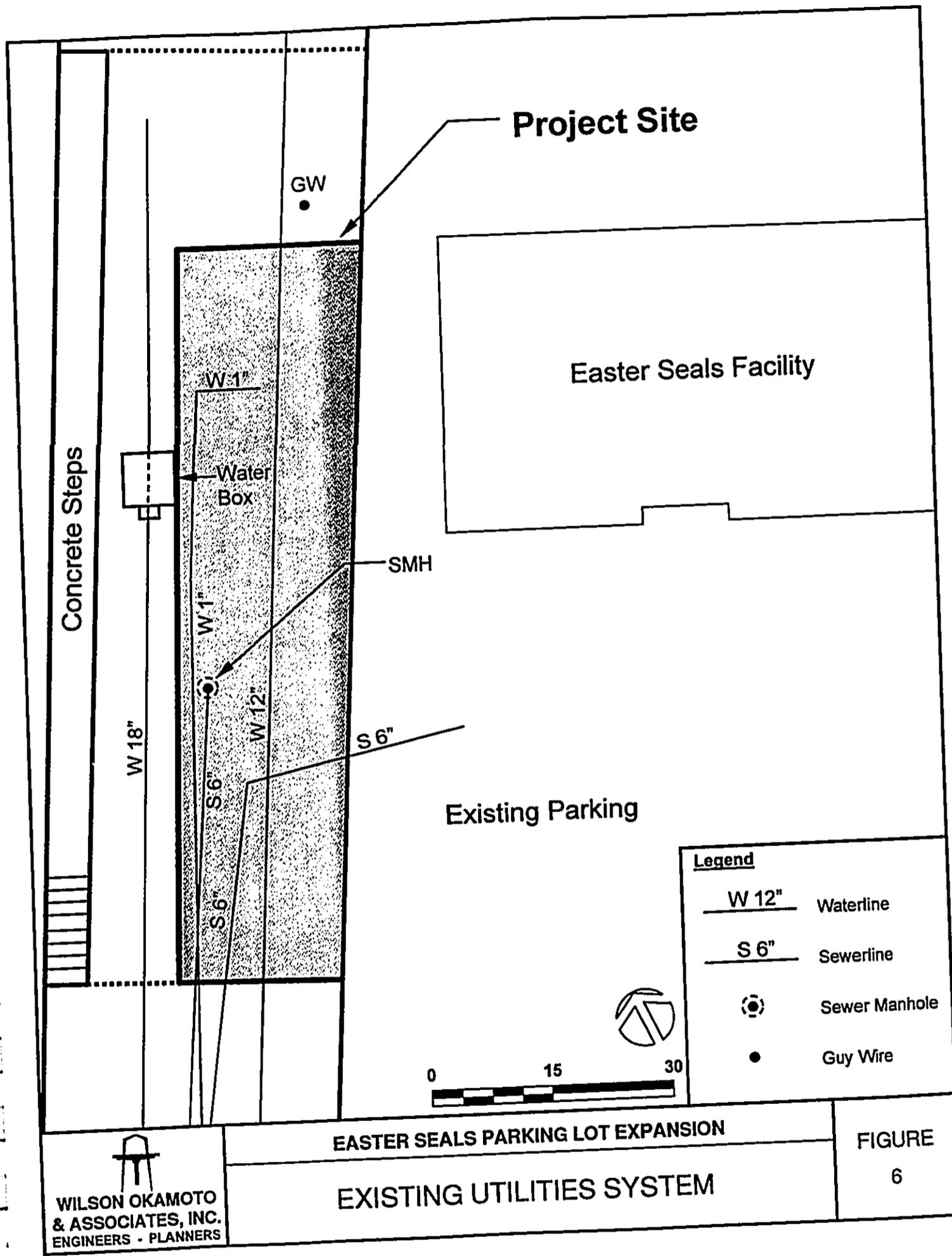
Wastewater System: Wastewater collection service within the project area is provided by the City and County of Honolulu's existing sewer system. Existing sewer lines within the project site include two 6-inch lines and a sewer manhole within the western portion of the site (see Figure 6).

Other Utilities: There are no existing electrical systems within the project site. Overhead electrical lines and a guy wire are located northeast of the project site (see Figure 6). There are no telephone, cable TV, or gas systems within the project site.

Impacts and Mitigation Measures

Water System: No significant impacts are anticipated on the existing water system as a result of the proposed project. Plans to abandon the existing 12-inch waterline traversing through the center of the project site were approved in April 1998 by the City and County of Honolulu Board of Water Supply, Department of Public Works (now known as Department of Facility Maintenance) and Department of Transportation Services. Construction of this abandonment project has not yet started. The affected portion of this water line may either need to be adjusted or removed, as appropriate, to accommodate the proposed improvements.

Should the proposed project affect the Board of Water Supply's access to the water meter, Premise ID 1102045, the developer will be required to relocate the water service to an accessible area within the public right-of-way. The exposed 1-inch line may need to be either temporarily or permanently relocated to accommodate construction of the proposed



project, as deemed appropriate. The 18-inch water main and water box may need to be temporarily removed during construction of the proposed project, as deemed appropriate.

During design and construction of the proposed project, close coordination and scheduling will be maintained with the City and County of Honolulu Board of Water Supply with regard to any water system facilities or improvements that may be affected and to ensure that existing water services are not affected.

Wastewater System: No significant impacts are anticipated on the existing wastewater collection system as a result of the proposed project. The affected portion of the existing 6-inch sewer line serving the Easter Seals Hawaii parcel may need to be adjusted, as appropriate, to accommodate the proposed improvements. The other 6-inch line and sewer manhole may need to be either temporarily removed or adjusted to accommodate construction of the proposed improvements, as deemed appropriate. During design and construction, close coordination will be maintained with the City and County of Honolulu Department of Design and Construction to ensure that existing wastewater collection services are not affected.

Other Utilities: The proposed project will not have any impact on existing electrical, telephone, cable TV, or gas systems. During design and construction, close coordination will be maintained with Hawaiian Electric Company, Inc. to ensure that existing electrical service is not affected.

2.14 Visual Characteristics

The project site encompasses portion of a hillside currently landscaped with bougainvillea shrubs and grassed areas. The site is adjacent to the Easter Seals Hawaii facility to the east and south, and a concrete stairway, landscaped areas and Dole Playground to the west and north. Surrounding land uses in the vicinity of the project site include single-family and condominium dwellings.

Impacts and Mitigation Measures

No significant visual impacts are anticipated with the development of the proposed project. The project will result in the removal of a portion of the landscaped hillside and will be replaced with an asphalt-paved parking area bordered by a retaining wall along its western and northeastern sides. Landscaping will be restored within the remainder of the project site. Additional landscaping will also be provided for the proposed parking lot expansion area.

3. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

3.1 State Land Use District

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes (HRS), classifies all land in the State into four land use districts: Urban, Agricultural, Conservation, and Rural. The project site is designated within the Urban District. The proposed project is consistent with the Urban classification.

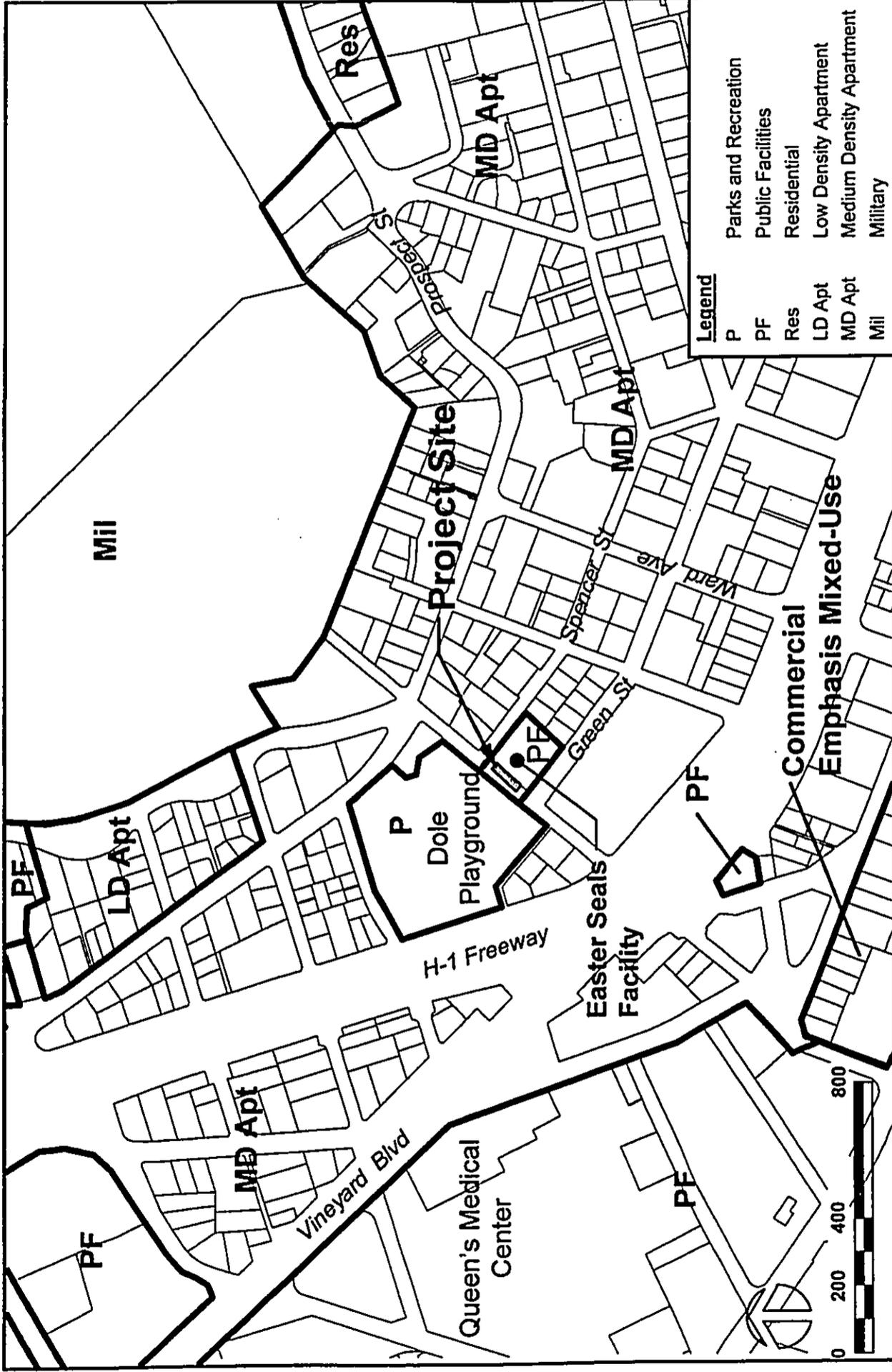
3.2 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu (adopted 1977) was amended by the City Council in 1992. The Plan is a 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. Eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and functions of government. These areas include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety; health and education; culture and recreation; and, government operations and fiscal management. There are no applicable objectives and policies of the General Plan to the proposed project.

3.3 City and County of Honolulu Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for implementing the objectives and policies of the General Plan on an areawide basis. Eight Development Plans have been adopted covering the entire island. The Development Plan Ordinance consists of Common Provisions applicable to all Development Plan areas, Special Provisions for each area, Land Use Map, and Public Facilities Map. The Development Plan Land Use Maps depict land use patterns which are consistent with the objectives and policies for the General Plan.

The project site is located within the Primary Urban Center (PUC) area which includes the communities from Waialae-Kahala to Pearl City. The PUC Land Use Map designates the project site as Public Facilities (see Figure 7). The Development Plan Common Provisions define Public and Quasi-Public as including those areas designated for *...schools, colleges and universities;...religious, social, and social service institutions; and other public services.* The proposed project conforms with the DP Land Use Map designation of Public Facilities.



Legend

P	Parks and Recreation
PF	Public Facilities
Res	Residential
LD Apt	Low Density Apartment
MD Apt	Medium Density Apartment
Mil	Military

 WILSON OKAMOTO & ASSOCIATES, INC. ENGINEERS - PLANNERS	EASTER SEALS PARKING LOT EXPANSION	FIGURE 7
	DEVELOPMENT PLAN LAND USE MAP	

Section 24-2.2 (b) (5) of the PUC DP Special Provisions notes the following urban design principles and controls for the Makiki/Punchbowl Special Area:

(C) In addition to the above, special height, design and use controls may be applied where necessary to ensure the protection of important views, especially those of Punchbowl and mauka-makai views, the preservation of important landmarks and historic structures, and the compatibility of the permitted mixture of uses within the area.

The proposed project will have no impact on the view of Punchbowl and mauka-makai views.

There are no publicly- or privately-funded improvements designated within the project site on the Primary Urban Center Public Facilities Map.

Primary Urban Center Development Plan Revision Program: The existing DP for the Primary Urban Center is currently undergoing revision by the City and County of Honolulu's Department of Planning and Permitting as part of the Development Plan Revision Program initiated in 1993. The DP Revision Program entails comprehensive revisions of the eight DPs in response to a 1992 City Charter amendment to change the definition of DPs from "relatively detailed" plans to "conceptual schemes" for implementing General Plan development objectives and policies. A public review draft of the revised Primary Urban Center DP was completed in July 1999 by the City Department of Planning and Permitting. Once adopted, the revised DP will guide growth and development within the Primary Urban Center over the next 20 years. The proposed project is consistent with the applicable land use policies and guidelines set forth in the Primary Urban Center DP Public Review Draft.

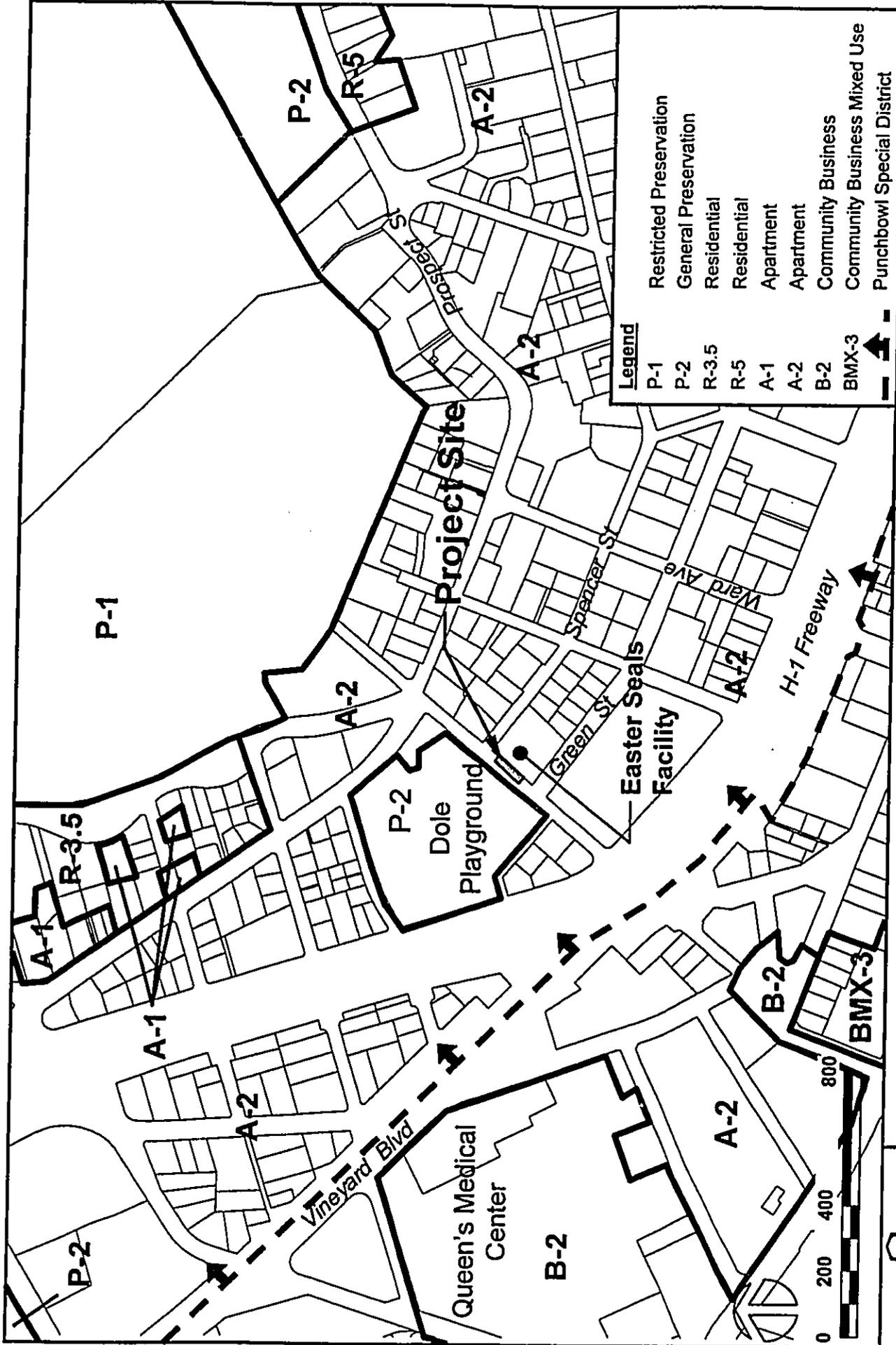
3.4 City and County of Honolulu Land Use Ordinance and Zoning

The City and County of Honolulu Land Use Ordinance (LUO) regulates land use in accordance with adopted land use policies, including the Oahu General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning maps for the City.

The project site is zoned A-2 Medium Density Apartment District (see Figure 8). This zoning designation is appropriate for the proposed project.

3.4.1 Conditional Use Permit-Minor

A Conditional Use Permit (CUP)-minor will be required for the proposed addition of off-site parking. A CUP-minor is required to allow conditional uses in specific zoning districts if they meet minimum standards specified in the LUO. The CUP-minor



Legend

P-1	Restricted Preservation
P-2	General Preservation
R-3.5	Residential
R-5	Residential
A-1	Apartment
A-2	Apartment
B-2	Community Business
BMX-3	Community Business Mixed Use
- - -	Punchbowl Special District
▲	

 WILSON OKAMOTO & ASSOCIATES, INC. ENGINEERS - PLANNERS	EASTER SEALS PARKING LOT EXPANSION
	ZONING / PUNCHBOWL SPECIAL DISTRICT
	FIGURE 8

requirements are established pursuant to the Revised Ordinances of Honolulu, Chapter 21, Land Use Ordinance (Ordinance No. 99-12). The CUP-minor application is administered by the City and County of Honolulu Department of Planning and Permitting (DPP) and a decision is rendered by the Director of DPP.

3.4.2 Punchbowl Special District

Special Districts are designated by the LUO to guide development for certain areas of the community. These are areas which are in need of restoration, preservation, redevelopment, and/or rejuvenation to protect and/or to enhance the physical and visual aspects of the area for the benefit of the community as a whole. The project site is located within the Punchbowl Special District (see Figure 8).

Special Districts have more specific and restrictive design guidelines than those provided by zoning. An objective of the Punchbowl Special District is to *"provide landscaping and open space which will enhance views and the general character of the Punchbowl area."* According to consultation with the City Department of Planning and Permitting, although there are no restrictions in height for retaining walls protecting a cut, such an addition could be considered a major modification and require a Punchbowl Special District Minor Permit. The proposed project will adhere to the Punchbowl Special District guidelines in regard to project design and materials used in construction.

The Easter Seals Hawaii facility was the subject of an Existing Use Permit (File No. 97/SPR-19) and Special District Permit (File No. 97/PB-7) approved with conditions on September 11, 1997.

3.5 City and County of Honolulu Special Management Area

The Coastal Zone Management Act contains the general objectives and policies upon which all counties within the State have structured specific legislation which created Special Management Areas (SMA). Any development within the SMA requires a SMA Use Permit, which is administered by the City and County of Honolulu Department of Planning and Permitting pursuant to Ordinance No. 84-4.

The project site is located outside the boundaries of the City and County's SMA. Therefore, the proposed project is not subject to the provisions of the SMA Use Permit.

3.6 Permits and Approvals

The following is a list of permits and approvals which may be required prior to construction of the proposed project:

State of Hawaii

Department of Health

- Commission on Persons with Disabilities (Review pursuant to Americans with Disabilities Act Accessibility Guidelines)

Department of Land and Natural Resources

- Lease Approval
- Environmental Assessment/Finding of No Significant Impact
- Chapter 6E, HRS, State Historic Preservation Law

City and County of Honolulu

Department of Planning and Permitting

- Conditional Use Permit-Minor
- Punchbowl Special District Minor Permit
- Subdivision/Consolidation Approval
- Grading Permit
- Excavation Permit
- Building Permit

4. ALTERNATIVES TO THE PROPOSED ACTION

4.1 No Action Alternative

The "no action" alternative will maintain the current number of parking stalls at the Easter Seals Hawaii facility. The facility will continue to be hampered by the lack of available on-street parking in the vicinity. The resulting congestive and hazardous conditions will continue to persist for the program's children and their parents during drop-off and pick-up operations at the facility's parking lot. The "no action" alternative would also preclude all short- and long-term beneficial and adverse impacts described in this EA.

5. NOTICE OF DETERMINATION

A. Proposing Agency

State of Hawaii Department of Land and Natural Resources Land Division

B. Approving Agency

State of Hawaii Department of Land and Natural Resources Land Division

C. Description of Proposed Action

The State of Hawaii DLNR Land Division proposes to lease State property for expansion of the existing parking lot at the Easter Seals Hawaii facility located at 710 Green Street in Honolulu, Island of Oahu. The proposed parking lot expansion will be developed by Easter Seals Hawaii. The proposed project will provide up to six (6) asphalt-paved parking stalls in addition to the existing eight (8) stalls at the facility. The proposed parking expansion will extend into an approximately 1,800 square-foot portion of the adjacent Alapai Street right-of-way which is impassable to vehicular traffic. Easter Seals Hawaii will enter into a lease with the State of Hawaii for use of this portion of Alapai Street. The project site will be subdivided from the Alapai Street right-of-way and consolidated with the adjacent Easter Seals Hawaii parcel.

D. Determination and Reasons Supporting Determination

The Easter Seals Parking Lot Expansion Draft EA was filed with the State Office of Environmental Quality Control (OEQC) and published in the June 23, 1999 publication of The Environmental Notice. A total of 12 comment letters were received during the 30-day public review period which ended on July 23, 1999. Based on the significance criteria set forth in Section 11-200-12 of Title 11 Chapter 200, Administrative Rules, State Department of Health, the State of Hawaii Department of Land and Natural Resources Land Division has determined that the proposed project will not have a significant effect on the environment, and that a Finding of No Significant Impact (FONSI) will be filed with the State OEQC.

In general, the proposed project will not:

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

Development of the proposed project will require an irrevocable commitment of land. However, the subject land is already urbanized. Therefore, the proposed

action represents an intensified use of the existing land resources rather than a commitment of any new land resources. The proposed project will not involve a loss or destruction of any cultural resource.

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

The intention of the proposed project is to commit the project site to the proposed use over the long-term. Beneficial use of the project site would not be curtailed since the proposed project is an appropriate use for the site in terms of planning and zoning.

3. *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.*

The proposed project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii. Temporary impacts associated with construction activity of the proposed project can be adequately mitigated.

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

The proposed project would provide short-term economic benefits in the form of construction jobs. Once operational, the parking lot expansion will accommodate current parking needs of the Easter Seals facility.

5. *Substantially affects public health.*

The proposed project will not substantially affect public health.

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

No substantial secondary effects are anticipated with the construction or operation of the proposed project.

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

Construction activities associated with the proposed project are anticipated to result in relatively insignificant short-term impacts to noise, air quality and traffic in the immediate project vicinity.

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

The proposed project is not anticipated to have a considerable cumulative effect upon the environment.

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

Since the project site does not provide a unique habitat in the area, there is anticipated to be no adverse effect on rare, threatened or endangered flora or fauna from construction of the project.

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

Operation of equipment and vehicles associated with the construction of the proposed project would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Operation of the proposed project will have no significant impact on air or water quality or ambient noise levels in the vicinity.

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

The project site is not located in an environmentally sensitive area.

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

The proposed project will not affect any scenic vistas and viewplanes identified in county or state plans or studies.

13. *Requires substantial energy consumption.*

Construction and operation of the proposed project will not require substantial energy consumption.

E. Name, Address and Phone Number of Contact Person

Department of Land and Natural Resources Land Division
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809
Contact: Charlene Unoki
Phone: (808) 587-0456

6. REFERENCES

City and County of Honolulu. *Development Plans*. 1992.

City and County of Honolulu. *General Plan*. 1992.

City and County of Honolulu Department of Land Utilization. *Punchbowl Special District Design Guidelines*. Ordinance 99-12 (Bill 72, CD2), Approved and Effective May 10, 1999.

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

MacDonald, Gordon A., Abbot, Agatin T., and Peterson, Frank L. *Volcanoes in the Sea, 2nd Edition*. University of Hawaii Press. 1983.

State of Hawaii Department of Land and Natural Resources, Commission of Water Resource Management. *Water Resources Protection Plan, Volume I and II*. March 1992.

Stanley Yim & Associates, Inc. *Final Environmental Assessment for the Royal Kinau*. Prepared for Royal Kinau Partnership. January 1997.

Wilson Okamoto & Associates, Inc. *Final Environmental Impact Statement for the Block J Redevelopment Project*. Prepared for the City and County of Honolulu Department of Community Services. September 1998.

Woodward-Clyde. *Final Environmental Assessment for the Crater Rim Stabilization, National Memorial Cemetery of the Pacific*. Prepared for the U.S. Department of Veterans Affairs National Cemetery System, Technical Support Service Architectural & Engineering Division. July 1998.

7. CONSULTATION

A. Pre-Assessment Consultation

The following agencies and organizations were consulted for the Draft EA Pre-Assessment Consultation process.

State of Hawaii

Department of Land and Natural Resources, Historic Preservation Division

City and County of Honolulu

Department of Planning and Permitting
Department of Transportation Services
Department of Design and Construction
Board of Water Supply

Organizations

Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10

B. Draft EA Consultation

The agencies listed below were sent copies of the Draft EA with a request for their comments on the project. Of those who formally replied, some had no comments while others provided substantive comments as indicated by the * and **, respectively. All written comments and responses are reproduced herein.

State of Hawaii

- * Department of Land and Natural Resources (DLNR) Division of State Parks
- * DLNR Division of Conservation and Resources Enforcement
- * DLNR Land Division – Planning & Technical Services
- ** DLNR Land Division – Engineering Branch
- * DLNR Division of Aquatic Resources
- * DLNR Division of Forestry and Wildlife
- DLNR Commission on Water Resource Management
- ** DLNR Historic Preservation Division
- * Office of Hawaiian Affairs
- * Department of Hawaiian Home Lands

City and County of Honolulu

- ** Department of Planning and Permitting
- * Department of Design and Construction
- ** Board of Water Supply

**PRE-ASSESSMENT CONSULTATION
CORRESPONDENCE**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kekuhihewa Building, Room 555
601 Kamehaha Boulevard
Kapolei, Hawaii 96707

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWALO

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

May 11, 1999

Earl Matsukawa
Project Manager
Wilson Okamoto & Associates, Inc.
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826
Attn: Frances Yamada

LOG NO: 23377 ✓
DOC NO: 9905EJ02

Dear Mr. Matsukawa:

SUBJECT: Chapter 6E-42 Historic Preservation Review -- Pre-Assessment
Consultation for the Easter Seals Parking Lot Expansion
Honolulu, Kona, O'ahu
TMK: 2-1-38: Portion Alapai St.

Thank you for the opportunity to comment for the EA for the Easter Seals Parking Lot Expansion project. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel. A review of our records shows that there are no known historic sites at the project location. The proposed parking expansion will extend into approximately 1,800 sq. foot of the adjacent Alapai Street right-of-way, which is currently landscaped and under the jurisdiction of the State of Hawaii. Easter Seals plans to lease this portion of Alapai Street for the expanded parking lot. Because it is unlikely that historic sites will be found, we believe that this project will have "no effect" on historic sites.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the State Historic Preservation Division must be contacted at 692-8015.

If you have any questions please call Elaine Jourdane at 692-8027.

Aloha,


Don Hibbard, Administrator
State Historic Preservation Division

EJ:jk

6071-05
May 21, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Don Hibbard, Administrator
Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hibbard:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter of May 11, 1999 (LOG NO: 23377, DOC NO: 9905EJ02), in regard to the subject project. We appreciate your comments that a review of your records indicates there are no known historic sites at the project location and, therefore, the project will have "no effect" on historic sites. Should any historic sites, including human burials, be inadvertently uncovered during construction activities, construction will be halted and immediate contact will be made with the State Historic Preservation Division. This information will be included in the Draft EA.

Your letter, along with this response, will be reproduced in the forthcoming Draft EA. We appreciate your interest and participation in the pre-assessment consultation phase of the project.

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii
Mr. Bill Sakaguchi, Architects Hawaii, Ltd.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



JAN NADE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

May 26, 1999

1999/CLOG-3026 (ST)
'99 EA Comments Zone 2

Mr. Earl Matsukawa, Project Manager
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street
Honolulu, Hawaii 96826
Attn: Frances Yamada

RECEIVED
MAY 27 1999

WILSON OKAMOTO & ASSOC., INC.

Dear Mr. Matsukawa:

Pre-Assessment Consultation For
Easter Seals Parking Lot Expansion at 710 Green Street
Honolulu, Oahu
Tax Map Key: 2-1-38

We have reviewed your letter dated May 3, 1999 regarding the above-referenced project, and our comments are as follows:

- The draft environmental assessment (DEA) should disclose that this facility was the subject of an Existing Use Permit (File No. 97/SPR-19) and Special District Permit (File No. 97/PB-7) approved with conditions on September 11, 1997.
- The addition of off-site parking will require the approval of a Conditional Use Permit-minor pursuant to the New Land Use Ordinance (Ordinance No. 99-12) which took effect on May 7, 1999.
- A Punchbowl Special District Permit will not be required for the construction of the retaining wall and parking lot. However, the project design and materials will be reviewed for compliance with the Punchbowl Special District and other requirements when the DEA is submitted.
- Your letter indicates that the proposed parking lot expansion is intended to support existing operations. Please note however, that as was previously determined (DPP letter dated September 19, 1998), any expansion of the enrollment at this facility beyond that originally approved in the Site Plan Review

Mr. Earl Matsukawa, Project Manager
Page 2
May 26, 1999

would be considered a major modification. As such, a new Conditional Use Permit-minor (fka Site Plan Review) would be required. An expansion of the operation may also trigger requirements for drop-off and loading spaces which were not previously required.

- The designation of an easement for the portion of Alapai Street from the State of Hawaii will require the submission of a complete subdivision application in accordance with the Subdivision Rules and Regulations.

Thank you for the opportunity to comment on this matter. If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,

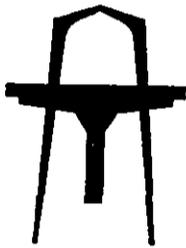

JUAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am

POSSE: 4344

6071-05
June 3, 1999

**WILSON
OKAMOTO**
A ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

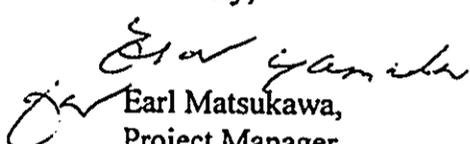
Dear Ms. Sullivan:

Subject: *Easter Seals Parking Lot Expansion*
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter dated May 26, 1999 in regard to the subject project. We offer the following responses in the respective order of your comments:

1. The Draft EA will indicate that the Easter Seals Hawaii facility was the subject of an Existing Use Permit (File No. 97/SPR-19) and Special District Permit (File No. 97/PB-7) approved with conditions on September 11, 1997.
2. A Conditional Use Permit-minor will be filed in regard to the proposed project prior to construction.
3. We acknowledge that a Punchbowl Special District Permit will not be required for the project. We will adhere to the Punchbowl Special District guidelines in regard to project design and materials used in construction.
4. There is no planned expansion of enrollment at the facility at the present time.
5. A subdivision application will be filed in accordance with the Subdivision Rules and Regulations prior to construction.

Sincerely,


Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii
Mr. Bill Sakaguchi, Architects Hawaii, Ltd.

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE: (808) 523-4529 • FAX: (808) 523-4730

JEREMY HARRIS
MAYOR



CHERYL D. SOON
DIRECTOR

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

RECEIVED

MAY 24 1999

May 19, 1999

WILSON OKAMOTO & ASSOC, INC.

TPD99-00321
(TPD5/99-02255)

Ms. Frances Yamada
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Ms. Yamada:

Subject: Easter Seals Parking Lot Expansion

In response to the May 5, 1999 letter from Mr. Earl Matsukawa, the project information provided was reviewed. The following comments are provided for your use as you prepare the environmental assessment:

1. The City's Department of Design and Construction should be consulted regarding whether the provisions of Ordinance No. 2412, as amended, apply to the proposed project.
2. Information regarding the construction activities and scheduling should be provided to this department. We can then alert Oahu Transit Services of the construction activity.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

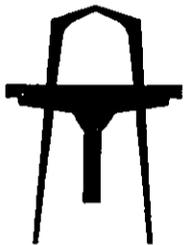
Sincerely,

A handwritten signature in cursive script, appearing to read "Cheryl D. Soon".

CHERYL D. SOON
Director

6071-05
June 3, 1999

**WILSON
OKAMOTO**
A ASSOCIATES, INC.



**ENGINEERS
PLANNERS**
1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Ms. Cheryl Soon, Director
Department of Transportation Services
City and County of Honolulu
Pacific Park Plaza, Suite 1200
711 Kapiolani Boulevard
Honolulu, Hawaii 96813

Dear Ms. Soon:

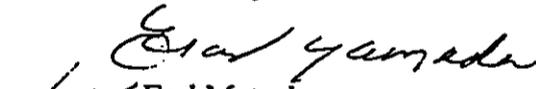
Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter dated May 19, 1999 in regard to the subject project. We offer the following responses in the respective order of your comments:

1. According to consultation with the City Department of Design and Construction and Department of Planning and Permitting, the provisions of Ordinance No. 2412, as amended, does not apply to the proposed project.
2. Information regarding the construction activities and scheduling of the proposed project will be submitted to your Department by the contractor prior to the beginning of construction.

Your letter, along with this response will be reproduced in the forthcoming Draft EA. We appreciate your interest and participation in the EA pre-assessment consultation process.

Sincerely,


Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii
Mr. Bill Sakaguchi, Architects Hawaii, Ltd.

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 2ND FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4564 • FAX: (808) 523-4567

JEREMY HARRIS
MAYOR

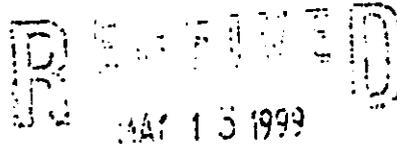


RANDALL K. FUJIKI, AIA
DIRECTOR

ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

CM-181

May 12, 1999



WILSON OKAMOTO & ASSOC., INC.

Wilson Okamoto and Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Attn: Frances Yamada

Gentlemen:

Subject: Easter Seals Parking Lot Expansion

This is in response to your letter dated May 5, 1999 regarding the Environmental Assessment (EA) Pre-Assessment Consultation for the subject project.

Please be informed that we have no comments to offer. We understand that separate correspondence has been transmitted to the Department of Planning and Permitting. They should be able to address your concerns about the City water line that exists within the right-of-way.

Should there be any questions, please contact Clifford Morikawa at 527-6350.

Very truly yours,

A handwritten signature in black ink, appearing to read "Randall K. Fujiki".

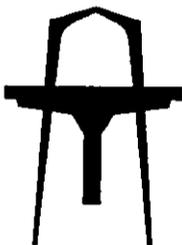
RANDALL K. FUJIKI
Director

RKF:li

cc: Easter Seals of Hawaii

6071-05
May 21, 1999

**WILSON
OKAMOTO**
A ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Randall K. Fujiki
Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 2nd Floor
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter of May 12, 1999, in regard to the subject project. We acknowledge that you have no comments to offer as of that date.

Your letter, along with this response, will be reproduced in the forthcoming Draft EA. We appreciate your interest and participation in the pre-assessment consultation phase of the project.

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii
Mr. Bill Sakaguchi, Architects Hawaii, Ltd.

BOARD OF WATER SUPPLY

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



May 26, 1999

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
JAN M. L. Y. AMI
KAZU HAYASHIDA
BARBARA KIM STANTON
CHARLES A. STED
ROSS S. SASAMURA, P.E.
CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Earl Matsukawa
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Your Transmittal of May 5, 1999 Regarding the Environmental Assessment Pre-Assessment for the Proposed Easter Seals Parking Lot Expansion, Honolulu, Hawaii, TMK: 2-1-38

Thank you for the opportunity to review and comment on the Environmental Assessment pre-assessment for the proposed Easter Seals Parking Lot Expansion project.

We have the following comments to offer:

1. There is an existing 1½-inch water meter, Premise ID 1102045, serving Dole Playground (TMK: 2-1-38) near the project site.
2. Should the proposed project affect the Board of Water Supply's (BWS) access to the water meter and/or the associated lateral/property piping, the developer will be required to relocate the water service to an accessible area within the public right-of-way.
3. There is an existing BWS 12-inch waterline which will be in conflict with the proposed parking lot expansion. The BWS has approved the construction plans for the abandonment of this main on April 27, 1999; however, construction for this project has not started.

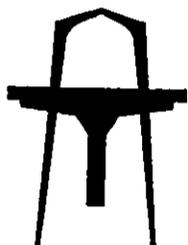
If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer

6071-05
June 21, 1999

**WILSON
OKAMOTO**
A ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Jamile:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter dated May 26, 1999 in regard to the subject project. We offer the following responses in the respective order of your comments:

1. We acknowledge that there is an existing 1-1/2-inch water meter, Premise ID 1102045, serving Dole Playground near the project site.
2. We acknowledge that should the proposed project affect the Board of Water Supply's (BWS) access to the water meter and/or the associated lateral/property piping, the developer will be required to relocate the water service to an accessible area within the public right-of-way. During design and construction of the proposed project, close coordination will be maintained with the BWS to ensure that existing water services are not affected.
3. We acknowledge that construction plans for the abandonment of the existing 12-inch waterline was approved by the BWS, and construction has not started. The Draft EA will indicate that the affected portion of this line may either need to be adjusted or removed, as appropriate, to accommodate the proposed improvements. Close coordination will be maintained with the BWS during design and construction of the proposed project with regard to this waterline.

WILSON
OKAMOTO
& ASSOCIATES, INC.

Letter to Mr. Clifford S. Jamile
June 21, 1999
Page 2

We appreciate your interest and participation in the EA pre-assessment
consultation process.

Sincerely,

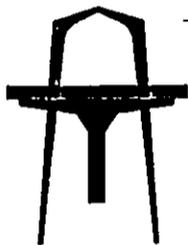
Earl Matsukawa
for Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii
Mr. Bill Sakaguchi, Architects Hawaii, Ltd.

**DRAFT EA CONSULTATION
CORRESPONDENCE**

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Raiston Nagata, Administrator
Division of State Parks
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Nagata:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 8, 1999, indicating that you have no comments on the subject Draft EA.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii

JUN - 8 1999

JUN 15 4 04 PM '99
RECEIVED
LAND DIVISION
STATE OF HAWAII

File No.: OD-702
Suspense Date: June 23, 1999

MEMORANDUM

TO: Division of Aquatic Resources
Historic Preservation Division
Division of State Parks
Division of Forestry and Wildlife
Commission on Water Resource Management
Division of Conservation and Resources Enforcement
Land Division - Planning & Technical Services, Engineering Branch

FROM: Patti E. Miyashiro, Land Agent *Patti Miyashiro*

SUBJECT: Request for Comments - Draft Environmental Assessment, Easter Seals Parking Lot Expansion, Tax Map Key: 2-1-38:Por. Alapai Street, Honolulu, Oahu

Please review the attached:

- (x) DRAFT ENVIRONMENTAL ASSESSMENT () EIS PREPARATION NOTICE
() STATE CLEARINGHOUSE REVIEW () PLAN REVIEW USE APPLICATION
() ENVIRONMENT ASSESSMENT

and submit your comments within the time requested above. If more time is required or if you need to see the complete application, please call Patti Miyashiro at 587-0430.

If no response is received by the suspense date, we will assume there are not comments.

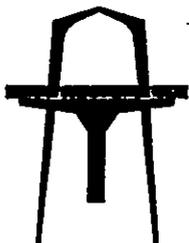
Attachment(s)

- We have no comments.
 Comments attached.
 We have no objections.

Signed: *Patricia Edwards*
Name: *Patricia Edwards*
Date: *June 15, 1999*

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS
1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Ms. Patricia Edwards, Investigator
Division of Conservation and Resources Enforcement
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Ms. Edwards:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 15, 1999, indicating that you have no comments on the subject Draft EA.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii

JUN - 8 1999

File No.: OD-702
Suspense Date: June 23, 1999

MEMORANDUM

TO: Division of Aquatic Resources
Historic Preservation Division
Division of State Parks
Division of Forestry and Wildlife
Commission on Water Resource Management
Division of Conservation and Resources Enforcement
Land Division - Planning & Technical Services, Engineering Branch

FROM: Patti E. Miyashiro, Land Agent *Patti Miyashiro*

SUBJECT: Request for Comments - Draft Environmental Assessment, Easter Seals Parking Lot Expansion, Tax Map Key: 2-1-38:Por. Alapai Street, Honolulu, Oahu

Please review the attached:

- (x) DRAFT ENVIRONMENTAL ASSESSMENT () EIS PREPARATION NOTICE
() STATE CLEARINGHOUSE REVIEW () PLAN REVIEW USE APPLICATION
() ENVIRONMENT ASSESSMENT

and submit your comments within the time requested above. If more time is required or if you need to see the complete application, please call Patti Miyashiro at 587-0430.

If no response is received by the suspense date, we will assume there are not comments.

Attachment(s)

- We have no comments.
 Comments attached.
 We have no objections.

Signed: *Samuel T. Lemmo*

Name: SAMUEL T. LEMMO

Date: 6-8-99

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii

JUN - 8 1999

RECEIVED
DIVISION GENERAL
JUN 21 10 58 AM '99

File No.: OD-702
Suspense Date: June 23, 1999

MEMORANDUM

TO: Division of Aquatic Resources
Historic Preservation Division
Division of State Parks
Division of Forestry and Wildlife
Commission on Water Resource Management
Division of Conservation and Resources Enforcement
Land Division - Planning & Technical Services, Engineering Branch

FROM: Patti E. Miyashiro, Land Agent *Patti Miyashiro*

SUBJECT: Request for Comments - Draft Environmental Assessment, Easter Seals Parking Lot Expansion, Tax Map Key: 2-1-38:Por, Alapai Street, Honolulu, Oahu

Please review the attached:

- (x) DRAFT ENVIRONMENTAL ASSESSMENT () HIS PREPARATION NOTICE
() STATE CLEARINGHOUSE REVIEW () PLAN REVIEW USE APPLICATION
() ENVIRONMENT ASSESSMENT

and submit your comments within the time requested above. If more time is required or if you need to see the complete application, please call Patti Miyashiro at 587-0430.

If no response is received by the suspense date, we will assume there are not comments.

Attachment(s)

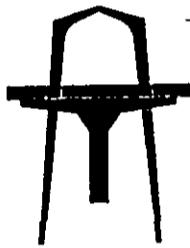
- () We have no comments.
(x) Comments attached.
() We have no objections.

Signed: *Andrew M. Monden*

Name: ANDREW M. MONDEN, Chief Engineer

Date: 6/18/99

WILSON
OKAMOTO
& ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

6071-05
July 23, 1999

Mr. Andrew M. Monden, Chief Engineer
Land Division – Engineering Branch
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Monden:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 18, 1999 regarding the subject Draft EA. We acknowledge that your current projects are not affected by the proposed project. We appreciate your confirmation that the proposed project is located in Zone X, an area determined to be outside the 500-year flood plain.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii

JUN - 8 1999

DIVISION OF AQUATIC RESOURCES	
DIRECTOR	Suspense Date
COM FISH/RES	Draft Reply
AD REC/ENV	Reply Direct
AD REC/IN	Comments
STAFF SVCS	Information
FISH DEV	Copy Act & File
STATISTICS	Return to:
APIC	Copies to:
EDUCATION	Remarks:
SECRETARY	
OFFICE SVCS	
FED AID	99-1829
RS	

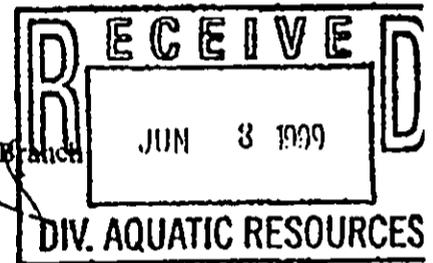
File No.: OD-702
Suspense Date: June 23, 1999

MEMORANDUM

TO: Division of Aquatic Resources
Historic Preservation Division
Division of State Parks
Division of Forestry and Wildlife
Commission on Water Resource Management
Division of Conservation and Resources Enforcement
Land Division - Planning & Technical Services, Engineering Branch

FROM: Patti E. Miyashiro, Land Agent

SUBJECT: Request for Comments - Draft Environmental Assessment, Easter Seals Parking Lot Expansion, Tax Map Key: 2-1-38, Por. Alaui Street, Honolulu, Oahu



Please review the attached:

- (x) DRAFT ENVIRONMENTAL ASSESSMENT () EIS PREPARATION NOTICE
 () STATE CLEARINGHOUSE REVIEW () PLAN REVIEW USE APPLICATION
 () ENVIRONMENT ASSESSMENT

and submit your comments within the time requested above. If more time is required or if you need to see the complete application, please call Patti Miyashiro at 587-0430.

If no response is received by the suspense date, we will assume there are not comments

Attachment(s)

- () We have no comments.
 () Comments attached.
 (x) We have no objections.

JUN 23 1 42 PM '99
RECEIVED
DIVISION OF
LAND MANAGEMENT

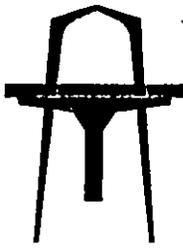
Signed: H. Devick

Name: H. Devick

Date: 6/22/99

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. William Devick, Administrator
Division of Aquatic Resources
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Devick:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 22, 1999, indicating that you have no comments on the subject Draft EA.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii

JUN 10 9 05 AM '99

JUN - 8 1999

File No.: OD-702
Suspense Date: June 23, 1999

MEMORANDUM

TO: Division of Aquatic Resources
Historic Preservation Division
Division of State Parks
Division of Forestry and Wildlife
Commission on Water Resource Management
Division of Conservation and Resources Enforcement
Land Division - Planning & Technical Services, Engineering Branch

FROM: Patti E. Miyashiro, Land Agent *Patti E. Miyashiro*

SUBJECT: Request for Comments - Draft Environmental Assessment, Easter Seals Parking Lot Expansion, Tax Map Key: 2-1-38:Por, Alapai Street, Honolulu, Oahu

Please review the attached:

- (x) DRAFT ENVIRONMENTAL ASSESSMENT () EIS PREPARATION NOTICE
- () STATE CLEARINGHOUSE REVIEW () PLAN REVIEW USE APPLICATION
- () ENVIRONMENT ASSESSMENT

and submit your comments within the time requested above. If more time is required or if you need to see the complete application, please call Patti Miyashiro at 587-0430.

If no response is received by the suspense date, we will assume there are not comments.

Attachment(s)

RECEIVED
99 JUN -8 P329
FORESTRY & WILDLIFE
STATE OF HAWAII

- We have no comments.
- Comments attached.
- () We have no objections.

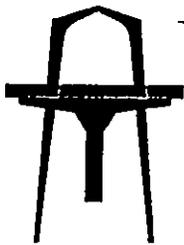
Signed: *Michael G. Buck*

Name: Michael G. Buck

Date: 10 June 1999

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Michael G. Buck, Administrator
Division of Forestry and Wildlife
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Buck:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 10, 1999, indicating that you have no comments on the subject Draft EA.

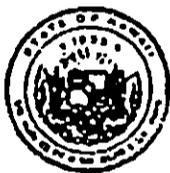
We appreciate your interest and participation in the consultation phase of the environmental review process.

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 556
601 Kamehale Boulevard
Honolulu, Hawaii 96807

June 16, 1999

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWILO

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

MEMORANDUM

LOG NO: 23634 ✓
DOC NO: 9906EJ14

TO: Patti Miyashiro, Land Agent
Land Division

FROM: Don Hibbard, Administrator
Historic Preservation Division 

SUBJECT: Chapter 6E-42 Historic Preservation Review -- Draft Environmental
Assessment Easter Seals Parking Lot Expansion
Honolulu, Kona, O'ahu
TMK: 2-1-38: Portion Alapai St.

Because the proposed expansion area is in an existing roadway, it is unlikely that historic sites will be found during this parking lot expansion; therefore, we believe that this project will have "no effect" on historic sites. Our previous comment letter is included in Chapter 7 of the DEA.

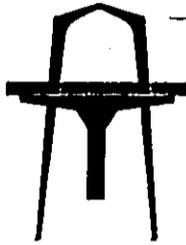
Should you have any questions, please feel free to call Elaine Jourdane at 692-8027.

EJ:jk

RECEIVED
DIVISION OF
LAND MANAGEMENT
JUN 23 3 33 PM '99

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Don Hibbard, Administrator
Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hibbard:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 17, 1999 regarding the subject Draft EA.

We appreciate your comment that because the proposed expansion area is an existing roadway, it is unlikely that historic sites will be found during the parking lot expansion and, therefore, it is believed that the project will have "no effect" on historic sites.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

RECEIVED
JUN 9 1999



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES ENFORCEMENT
CONSULTANCIES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

June 7, 1999

EIS #318

Suspense Date: June 23, 1999

MEMORANDUM

PSP No.: OD-0702

TO: Board of Water Supply, City and County of Honolulu
Department of Planning & Permitting, City and County of Honolulu
Department of Design & Construction, City and County of Honolulu
Department of Hawaiian Home Lands
Office of Hawaiian Affairs

FROM: Patti E. Miyashiro, Land Agent *[Signature]*

SUBJECT: Request for Comments - Draft Environmental Assessment
Project Title: Easter Seals Parking Lot Expansion
Location: Honolulu, Oahu
Tax Map Key(s): 2-1-38:Portion Alapai Street

We are in receipt of the subject Draft Environmental Assessment for Easter Seals Parking Lot Expansion dated June 1999, prepared by Wilson Okamoto & Associates, Inc. (copy attached). Please review and submit any comments within the time requested above. If more time is required or if you have any questions, please feel free to call me at 587-0410.

If no response is received by the suspense date, we will assume there are not comments.

Attachment(s)
[Handwritten mark]

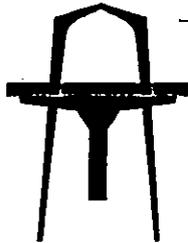
- We have no comments.
- Comments attached.
- We have no objections.

Signed *C. Sebastian Alud*
Print Name: C. Sebastian Alud
Date: 6/25/99

RECEIVED
DIVISION OF
LAND MANAGEMENT
JUN 30 9 47 AM '99

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. C. Sebastian Aloom, Land Officer
Office of Hawaiian Affairs
State of Hawaii
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Dear Mr. Aloom:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 28, 1999, indicating that you have no comments on the subject Draft EA.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

30

214

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96815

RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION
JIRIK M. K. N. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

RECEIVED
DIVISION OF
LAND MANAGEMENT
JUN 17 1 11 PM '99

June 17, 1999

To: The Honorable Timothy E. Johns, Chairperson
Board of Land and Natural Resources

Attn: Patti Miyashiro, Land Agent

From: Raynard C. Soon, Chairman
for Hawaiian Homes Commission *Daniel Ornellas*

Subject: Easter Seals Parking Lot Expansion, Draft
Environmental Assessment, TMK 2-1-38, Honolulu, Oahu,
Dated June, 1999

Thank you for the opportunity to review the subject application.
The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call Daniel Ornellas of our
Planning Office at 586-3836.

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

59 JUN 17 AM 11:33

RECEIVED

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Raynard C. Soon, Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Soon:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your memorandum of June 17, 1999, indicating that you have no comments on the subject Draft EA.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

1999/CLOG-3787 (ST)
99 EA Comments Zone 2

July 23, 1999

Mr. Timothy E. Johns, Chairperson
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Attn: Charlene Enoki

Dear Mr. Johns:

Draft Environmental Assessment (EA)
Easter Seals Parking Lot Expansion at 710 Green Street
Honolulu, Oahu
Tax Map Key: 2-1-38

RECEIVED
JUL 26 1999

WILSON OKAMOTO & ASSOC., INC.

We have reviewed the Draft EA regarding the above-referenced project received on June 9, 1999, and our comments are as follows:

Section 2.8 Traffic

- Construction and traffic control plans, as required, for all work within the City's right-of-way should be submitted for review and approval.
- Construction work which may need to occur outside of the normal working hours should be coordinated with the City, prior to submittal of construction plans.

Section 2.13 Utilities

Our records conflict with the information represented on page 2-7 and Figure 6 regarding the sewer system.

- The sewer line labeled "abandoned" is available for use. The Easter Seals site was connected to that 6-inch sewer line in February 1970 (via work order 6007). However, that 6-inch line labeled "abandoned" may be considered for abandonment or accepted as private by Easter Seals with submittal of construction plans and proper documentation.

Mr. Timothy E. Johns, Chairperson
Page 2

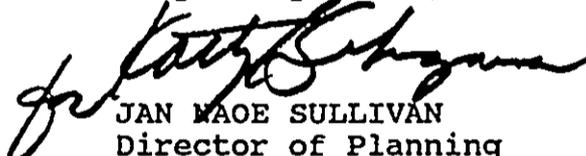
- Additionally, we have no record of the 6-inch sewer line shown within the Easter Seals site. As such, construction plans showing the sewer line lateral servicing the Easter Seals property and clarification of ownership should also be submitted for our review and approval.

Section 3.6 Permits and Approvals

- Based on the proposed site plan, shown on Figure 5, a Conditional Use permit for joint development may be required. As an alternative, the additional roadway lot could be consolidated and resubdivided with the existing Easter Seals lot to avoid the need for a joint development.
- The applicant should provide a site plan showing existing and proposed grades. They should also indicate the height of proposed retaining walls. Although there are no restrictions in height for retaining walls protecting a cut, such an addition could be considered a major modification and require the processing of a minor special district permit. In order to mitigate the adverse impact of such a wall, we would encourage that the wall be a rock wall similar to the existing. In accordance with Section 9.50-4(c) of the Land Use Ordinance (LUO), materials, finishes and colors shall be nonreflective and subdued in appearance.
- LUO, Section 4.70 requires parking lot landscaping. A proposal to provide additional landscaping and to mitigate the additional paving must be provided and it should include at least one additional canopy tree. We would encourage the tree to be located between the proposed tandem stalls and the existing Easter Seals facility.

Thank you for the opportunity to comment on this matter. If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,


JAN MOE SULLIVAN
Director of Planning
and Permitting

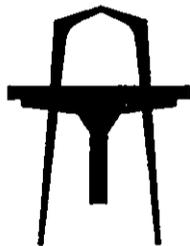
JNS:am

cc: Frances Yamada, Wilson Okamoto & Associates, Inc. ✓
Office of Environmental Quality Control

POSSE: 5969

6071-05
July 26, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter of July 23, 1999 regarding the subject Draft EA. We offer the following responses in the respective order of your comments:

Section 2.8 Traffic

- Construction and traffic control plans for all work that may be conducted within the City's right-of-way will be submitted to your Department for review and approval.
- Coordination will be conducted with the City for any construction work which may need to occur outside of the normal working hours prior to submittal of construction plans.

Section 2.13 Utilities

- We acknowledge that the 6-inch sewer line labeled "abandoned" is available for use, and that it may be considered for abandonment or accepted as private by Easter Seals Hawaii with submittal of construction plans and proper documentation. Section 2.13 of the Final EA, including Figure 6, will be revised to reflect deletion of the term "abandoned" with respect to the subject sewer line and sewer manhole.
- We acknowledge that the City has no record of the 6-inch sewer line shown within the Easter Seals Hawaii site. Construction plans showing the sewer line lateral servicing the Easter Seals property and clarification of ownership will be submitted to your Department for review and approval.

WILSON
OKAMOTO
& ASSOCIATES, INC.

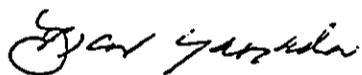
6071-01
Letter to Ms. Jan Sullivan
July 26, 1999
Page 2

Section 3.6 Permits and Approvals

- The proposed project site will be subdivided from the Alapai Street right-of-way and consolidated with the adjacent Easter Seals Hawaii parcel. Therefore, a Conditional Use Permit for Joint Development will not be required for the project.
- A site plan showing the existing and proposed grades of the project improvements, including the height of the proposed retaining wall, will be submitted to your Department for review. We acknowledge that although there are no restrictions in height for retaining walls protecting a cut, such an addition could be considered a major modification and require a Minor Special District Permit. The wall will be constructed of a material deemed suitable for such a retaining wall. We will adhere to Section 9.50-4(c) of the Land Use Ordinance in regard to materials, finish and color of the wall.
- A proposal to provide landscaping for the proposed parking lot expansion area will be submitted to your Department for review and approval.

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

Sincerely,



for Earl Matsukawa,
Project Manager

Attachment

cc: Mr. John Howell, Easter Seals Hawaii

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 2ND FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4564 • FAX: (808) 523-4567



JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI, AIA
DIRECTOR
ROLAND D. LIBBY, JR., AIA
DEPUTY DIRECTOR

CM-233

June 14, 1999

Ms. Patti E. Miyashiro, Land Agent
Land Division
Department of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Ms. Miyashiro:

Subject: Easter Seal Society of Hawaii - Parking Lot Expansion
Draft Environmental Assessment (EA)

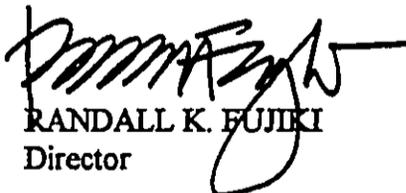
This is in response to your memorandum of June 7, 1999 concerning the subject project.

We have no comments on the draft EA.

Thank you for the opportunity to comment on this document.

Should there be any questions regarding our reply, please contact Clifford Morikawa at telephone 527-6350.

Very truly yours,

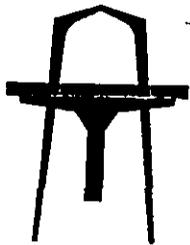

RANDALL K. FUJIKI
Director

RKF:li

JUN 15 9 16 AM '99
RECEIVED
GENERAL MANAGER'S OFFICE
DEPARTMENT OF DESIGN AND CONSTRUCTION

6071-05
July 23, 1999

WILSON
OKAMOTO
A ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Randall K. Fujiki, Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 2nd Floor
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter of June 7, 1999, indicating that you have no comments on the subject Draft EA.

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

Sincerely,

Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii

LAND MANAGEMENT DIV.

ID:808-587-0455

JUL 19 '99

8:54 No.001 P.02

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96849



July 8, 1999

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST-G-MURPHY, Vice Chairman
JAN M.L.Y. AMI
BARRARA KIM STANTON
CHARLES A. STED

KAZU HAYASHIDA, Ex-Officio
ROSS S. SASAMURA, Ex-Officio

CLIFFORD S. JAMBLE
Manager and Chief Engineer

RECEIVED
JUL 16 9 13
DIVISION OF LAND AND NATURAL RESOURCES
STATE OF HAWAII

Mr. Timothy E. Johns, Chairperson
Department of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Johns:

Subject: Your Transmittal of June 7, 1999 of the Draft Environmental Assessment for the Easter Seals Parking Lot Expansion, Honolulu, Oahu, Vicinity of TMK: 2-1-38

Thank you for the opportunity to review the document for the subject project. Our previous comments in our letter of May 26, 1999 to the consultant are still applicable and is attached for your use and information.

In addition, we note that the document states the existing 18-inch water main may need to be temporarily removed during construction. Any modifications to the 18-inch water main will require close coordination and scheduling as the main is the influent/effluent line to our Punchbowl 180' Reservoir. The construction plans showing all related work on the water main including impacts and downtime, should be submitted for our review and approval. This will help to minimize any disruption to the water system.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

CLIFFORD S. JAMBLE
Manager and Chief Engineer

Attachment



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

June 7, 1999

AQUACULTURE DEVELOPMENT PROGRAM
AGRICULTURAL RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCE
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

PE

Suspense Date: June 23, 1999

MEMORANDUM

PSF No.: OD-0702

TO: Board of Water Supply, City and County of Honolulu
Department of Planning & Permitting, City and County of Honolulu
Department of Design & Construction, City and County of Honolulu
Department of Hawaiian Home Lands
Office of Hawaiian Affairs

FROM: Patti E. Miyashiro, Land Agent

SUBJECT: Request for Comments - Draft Environmental Assessment
Project Title: Easter Seals Parking Lot Expansion
Location: Honolulu, Oahu
Tax Map Key(s): 2-1-38:Portion Alapai Street

We are in receipt of the subject Draft Environmental Assessment for Easter Seals Parking Lot Expansion dated June 1999, prepared by Wilson Okamoto & Associates, Inc. (copy attached). Please review and submit any comments within the time requested above. If more time is required or if you have any questions, please feel free to call me at 587-0410.

If no response is received by the suspense date, we will assume there are not comments.

Attachment(s)

- We have no comments.
- Comments attached.
- We have no objections.

Signed Clifford S. Jamile
CLIFFORD S. JAMILE

Print Name: Manager and Chief Engineer

Date: 7.13.99

JUL 20 10 28 AM '99

PH

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
430 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843



May 26, 1999

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
JAN M. L. Y. AMI
KAZU HAYASHIDA
BARBARA KIM STANTON
CHARLES A. STEWART
ROSS S. SASAMURA, P.E.
CLIFFORD S. JAMILE
Manager and Chief Engineer

Mr. Earl Matsukawa
Wilson Okamoto & Associates, Inc.
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Your Transmittal of May 5, 1999 Regarding the Environmental Assessment Pre-Assessment for the Proposed Easter Seals Parking Lot Expansion, Honolulu, Hawaii, TMK: 2-1-38

Thank you for the opportunity to review and comment on the Environmental Assessment pre-assessment for the proposed Easter Seals Parking Lot Expansion project.

We have the following comments to offer:

1. There is an existing 1½-inch water meter, Premise ID 1102045, serving Dole Playground (TMK: 2-1-38) near the project site.
2. Should the proposed project affect the Board of Water Supply's (BWS) access to the water meter and/or the associated lateral/property piping, the developer will be required to relocate the water service to an accessible area within the public right-of-way.
3. There is an existing BWS 12-inch waterline which will be in conflict with the proposed parking lot expansion. The BWS has approved the construction plans for the abandonment of this main on April 27, 1999; however, construction for this project has not started.

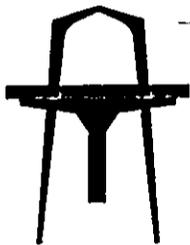
If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

6071-05
July 23, 1999

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
63 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Jamile:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter of June 7, 1999 regarding the subject Draft EA. We previously responded to your comment letter of May 26, 1999, a copy which is attached hereto.

We acknowledge that the existing 18-inch water main is the influent/effluent line to your Punchbowl 180' Reservoir. Please be assured that any necessary modifications to the 18-inch water main during the design and construction of the proposed project will be closely coordinated and scheduled with your Department. The construction plans showing all related work on the water main, including any potential impacts and downtime, will be submitted to your Department for review and approval to minimize any disruption to the water system.

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

Sincerely,

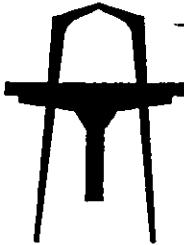
Earl Matsukawa,
Project Manager

Attachment

cc: Mr. John Howell, Easter Seals Hawaii

6071-05
June 21, 1999

WILSON
OKAMOTO
A ASSOCIATES, INC.



**ENGINEERS
PLANNERS**

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mr. Clifford S. Jamile, Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Jamile:

Subject: Easter Seals Parking Lot Expansion
Environmental Assessment (EA)
Tax Map Key: 2-1-38: portion Alapai Street
Honolulu, Oahu, Hawaii

Thank you for your letter dated May 26, 1999 in regard to the subject project. We offer the following responses in the respective order of your comments:

1. We acknowledge that there is an existing 1-1/2-inch water meter, Premise ID 1102045, serving Dole Playground near the project site.
2. We acknowledge that should the proposed project affect the Board of Water Supply's (BWS) access to the water meter and/or the associated lateral/property piping, the developer will be required to relocate the water service to an accessible area within the public right-of-way. During design and construction of the proposed project, close coordination will be maintained with the BWS to ensure that existing water services are not affected.
3. We acknowledge that construction plans for the abandonment of the existing 12-inch waterline was approved by the BWS, and construction has not started. The Draft EA will indicate that the affected portion of this line may either need to be adjusted or removed, as appropriate, to accommodate the proposed improvements. Close coordination will be maintained with the BWS during design and construction of the proposed project with regard to this waterline.

WILSON
OKAMOTO
& ASSOCIATES, INC.

Letter to Mr. Clifford S. Jamile
June 21, 1999
Page 2

We appreciate your interest and participation in the EA pre-assessment
consultation process.

Sincerely,

for Earl Matsukawa
Earl Matsukawa,
Project Manager

cc: Mr. John Howell, Easter Seals Hawaii
Mr. Bill Sakaguchi, Architects Hawaii, Ltd.