

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



March 8, 2000

RECEIVED

RANDALL K. FUJIKI, AIA
DIRECTOR

00 MAR -9 P2:24

LORETTA K.C. CHEE
DEPUTY DIRECTOR

OFF. OF ENVIRONMENTAL QUALITY CONTROL 999/ED-8 (jml)

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

Dear Ms. Salmonson:

ENVIRONMENTAL IMPACT STATEMENTS
CHAPTER 343, HRS
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owner : City and County of Honolulu
Applicant : Boys & Girls Club of Hawaii
Agent : Geoffrey Paterson
Location : 91-750 Fort Weaver Road - Ewa
Tax Map Key : 9-1-1: 2
Request : Conditional Use Permit-Minor
Proposal : Construction of a permanent meeting
facility on lands leased from the City
and County of Honolulu
Determination : A Finding of No Significant Impact is
Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

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Ms. Genevieve Salmonson, Director
Page 2
March 8, 2000

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Jeff Lee of our staff at 527-6274.

Sincerely yours,

Barbara A Moon
for RANDALL K. FUJIKI, AIA
Director of Planning
and Permitting

RKF:lg
Enclosures

DN27425

39

FILE COPY

MAR 23 2000

2000-03-23-OA-~~FEA~~-

*** (BOYS AND GIRLS CLUB) ***

**Ilima Intermediate School
91-844 Fort Weaver Road
Ewa Beach, Oahu, Hawaii**

TMK: (1) 9-1-01: 2

FINAL ENVIRONMENTAL ASSESSMENT

**PREPARED FOR:
Boys and Girls Club of Hawaii
1532 Kalakaua Street
Suite 202
Honolulu, Hawaii 96826**

**PREPARED BY:
WAYNE I. ARAKAKI, ENGINEER
P.O. BOX 884
WAILUKU, HAWAII 96793**

**September 25, 1999
September 27, 1999 (Revised)
January 16, 2000 (Revised)
February 20, 2000 (Revised)**

DOCUMENT CAPTURED AS RECEIVED

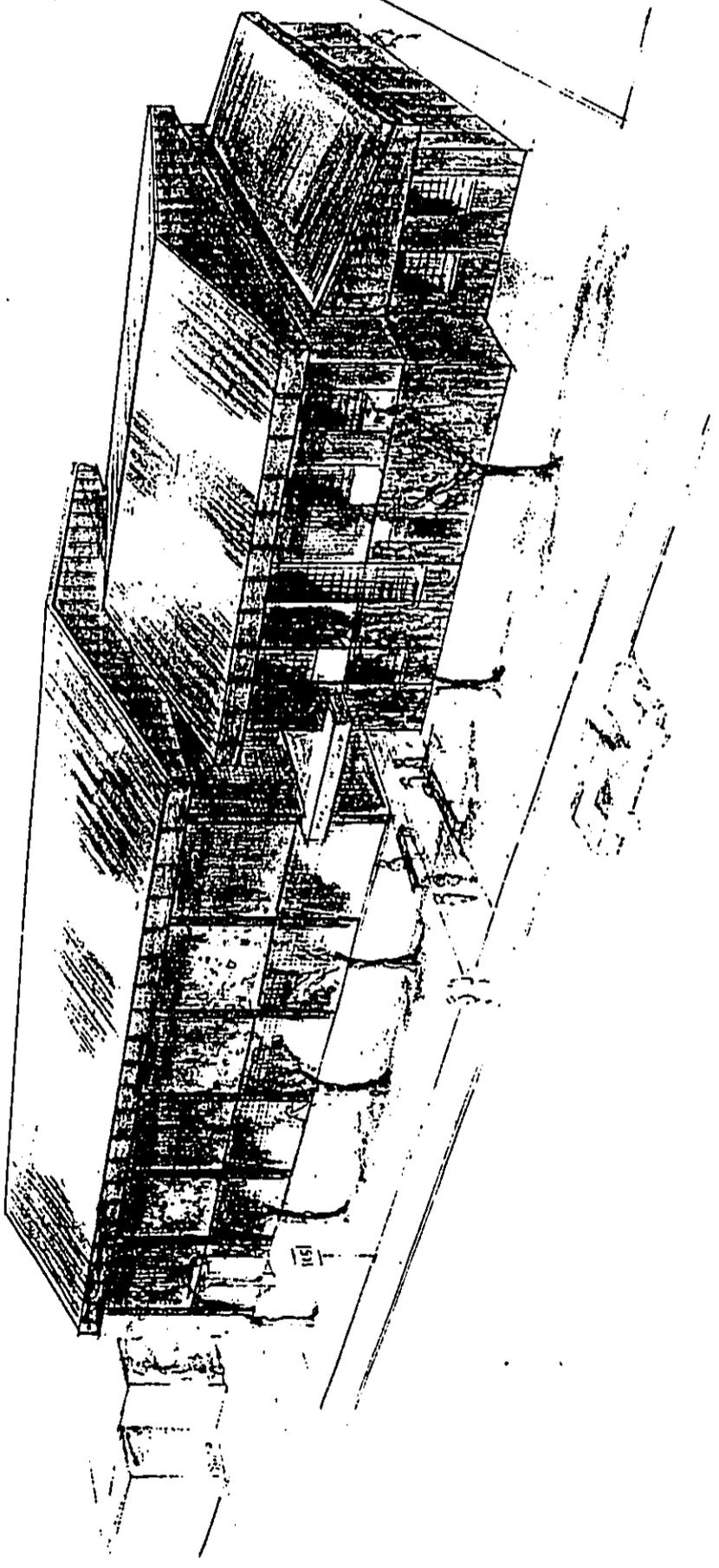


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INTRODUCTION:

PURPOSE:

This environmental assessment report and supporting documentation is for the existing use on lands located at 91-884 Fort Weaver Road, Ilima Intermediate School, Ewa Beach, Oahu, Hawaii. The property is identified as TMK: (1) 9-1-01: 2. The present classification or zoning district is R-5. The Boys and Girls Club project was granted State C.I.P. funds, which requires either a E.I.S. or an E.A., under Chapter 343. A description of the proposed project, existing environmental conditions, potential significant impacts, mitigation measures, social and economic characteristics, infrastructure and utility system requirements, and the relationship to public land use plans and policies are presented. The information presented in this report has been drawn from site visits, planning and engineering studies and drawings prepared for the proposed project. Additional information has been obtained for other available sources regarding the environmental characteristics of the project site and surrounding areas.

REGIONAL SETTING.

The subject parcel is located at the intersection of Fort Weaver Road and Aikanaka Street, next to Campbell High School. The building site is part of Ilima Intermediate School. The relatively flat project site has an existing temporary dwelling. Please see the attached photo. The structure will be dismantled with a new building being constructed at the same location. Grading will be done prior to the installation of utilities and building footings.

DESCRIPTION OF THE PROPERTY.

- a). There is an existing temporary structure on the building. The structure will be relocated and the site cleared. Previously, the proposed site was a paved parking lot. It is highly unlikely that we will uncover any archaeological remains, because of prior construction to the site.
- b). The subject parcel is zoned R-5 single family residential. The proposed building is allowable in this type of zoning providing additional permits are granted. The proposed development will be consistent with the surrounding properties, if granted approval.
- c). The proposed location is located in a highly visible area, being next to the entry/exit way of Ilima Intermediate and Campbell High School. Also, it is located next to Fort Weaver Road, which is the main street in the EWA community. Buildings along Fort Weaver Road is a mixture of residential, commercial, and public structures. The proposed location is an open area parking lot. Commercial buildings are located across the street from the proposed site.

PROPOSED ACTION.

The proposed action is to dismantle the temporary dwelling and reconstruct a building on a portion of the existing parking lot. The new building will have a gymnasium (7,904 sq.ft.), clubhouse (5,136 sq.ft.) and a teen center (3,750 sq.ft.). The total building area is 16,790 sq.ft. with 35 new parking stalls. The building will be located along and facing Fort Weaver Road. It will also be next to the school entry and exit way. The parking lot will be located at the east side of the building. Illima Intermediate School is located at the northern side of the building. Campbell High School is located at the easterly side.

ESTIMATED CONSTRUCTION COSTS.

The total estimated construction cost for the new building and the reconstruction of the new parking lot is approximately \$1.8 million.

REGULATORY APPROVALS REQUIRED.

The project will depend upon getting approval of various building permits and a conditional use permit. The present zoning which is R-5 will allow the use of the property for the "Boys and Girls Club" building providing that a conditional use permit is granted. The proposed facility is basically a meeting place. This classification is under the social and civic service, Table 21-3 Master Use Table, under the Land Use Ordinance (LUO) No. 99-12, May 10, 1999. The Conditional Use Permit-minor subject to standards in Article 5; no public hearing required.

ARCHAEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES.

The subject parcel has been in use as a temporary site for the Boys and Girls Club. The existing facilities covers a portion of property with the rest, being used as a parking lot. There are no visible remains of any historic or archaeological artifacts on the property. During construction of the proposed building, should any unusual remains be found, we will contact the State Historic Preservation Division.

SCENIC AND VISUAL RESOURCES.

The existing temporary dwelling, will be dismantled and replaced with a two story building. The approximate height of the building is 40 feet high. If you are traveling South along Fort Weaver Road the proposed building will be located at the North side of Fort Weaver road. You will find that views of Campbell High School, will be obstructed which is insignificant. In general, the existing topography is flat, with commercial or municipal buildings surrounding the project site. There are no ocean or scenic views that will be lost due to development. To diminish the visual impact of the building, the developers will provide landscaping surrounding the area. Fronting, the building along Fort Weaver Road will be five Gold Trees and three Rainbow shower trees. Ground cover will

be Bermuda grass with Pittosporum Tobira as a hedge. Laua'e fern will be used to accent certain areas of the landscaping. Similar trees, ground cover and hedges will be used for the rest of the landscaping. Two Monkey Pod trees will be relocated to the middle planter in the turn around drive way area.

The project site does not encompass improvements to Fort Weaver Road. Landscaping as suggested in Ewa DP's greenways, only include onsite planting along Fort Weaver Road. Please see the attached landscaping plan.

There are no panoramic views that which public policy considers important at the proposed project site. Views that are considered important in the Ewa area are the panoramic views from the H-1 freeway and the shoreline.

AIR AND NOISE QUALITY.

The air and noise quality of the project site are typically similar with commercial or residential areas along Fort Weaver Road. Generally, mornings are calm with light winds moving across the Ewa plain, seaward Mauka to Makai. By noon, Northeasterly trade winds dominate and periodically carries dust, generated from traffic and construction operations in the immediate area. The noise regime of the project site is dominated by commercial users and local traffic.

Air quality may be affected somewhat by increased dust emissions generated during the construction phase of the proposed project. Mitigation measures in conformance with City and County grading and erosion control regulations will be implemented to minimize potential air quality problems due to construction generated dust and smoke.

Potential noise impacts may be realized during the construction and site preparation stages from the operation of heavy equipment. The standards and guidelines of City and County of Honolulu and the State Department of Health will be followed to mitigate potential impacts on noise generated by heavy equipment can be reduced by limiting construction work to specific daylight hours and by equipping construction machinery with residential type mufflers.

COASTAL WATER QUALITY.

Marine studies conducted indicate a relatively small inventory of off shore organisms which include algae, mussels, sea urchins and fish, such as manini, mamao and wrasse.

According to the Department of Health, Chapter 54 "Water Quality Standards," the waters in Ewa Beach are considered Class A, and are to be preserved. Presently, the runoff sheet flows into the existing streets and down to the ocean.

Initially, during project construction, coastal waters may be impacted due to increased erosion of exposed areas. As a mitigation measure, the developer will limit the exposed areas according to City and County of Honolulu construction standards and adhere to timely application of landscaping and ground covers to reduce the erosion potential during this phase.

OWNERSHIP.

The project site parcel is being leased from the City and County of Honolulu, for 30 years, to the Boys and Girls Club of Hawaii. The building will be owned by the Boys and Girls Club. The administrative office address is 1523 Kalakaua Street, Suite 202, Honolulu, Hawaii 96826. The schools will have the use of the gymnasium during school hours with the "Boys and Girls Club" using it after school hours.

PROGRAMS OF THE "BOYS AND GIRLS CLUB OF HAWAII"

There will be approximately 80 to 200 children that will be using this facility. The following hours of operation are Monday to Thursday 2:30 P.M. to 8:00 P.M., Friday will be 2:30 P.M. to 9:00 P.M. and Saturday 10:00 A.M. to 3:00 P.M.. There will be recreational and educational programs. Also, social activities and community functions for the "Boys and Girls Club of Hawaii".

CONSULTATION.

The Boys and Girls Club of Hawaii has several letters of support for this project. Please see the attached copies. By providing a permanent facility, the Boys and Girls Club will be able to provide additional services for youth activities. The community will benefit by taking care of the younger people. We have had no opposition or complaints with the proposed development. The following letters of support are attached for your review.

Ms. Merle Iwamasa	Ilima Intermediate School
Brian Kanno	State Senate State of Hawaii
John DeSoto	City Council
Norman K. Y. Pang	Holomua Elementary School
Darell Young	Ewa Beach Community Association
M/M K. Akina	Community
Susan & Edric Young	Community
Timothy V. Tucker	Ewa Neighborhood Board

BENJAMIN J. CAYETANO
GOVERNOR



PAUL G. LAMAHIEU, Ph.D.
SUPERINTENDENT
DEPARTMENT OF EDUCATION

STATE OF HAWAII
DEPARTMENT OF EDUCATION
ILIMA INTERMEDIATE SCHOOL
91-884 FT. WEAVER RD.
EWA BEACH, HAWAII 96708

January 27, 1999

Mrs. Frances Rivero
Director, Ewa Beach Unit
Boys and Girls Club of Honolulu
91-884 Ft. Weaver Road
Ewa Beach, Hi 96706

Dear Mrs. Rivero,

As Principal of Ilima Intermediate School I am submitting his letter in support of the Boys and Girls Club of Ewa Beach. This unit is located in a sprung structure on our parking lot. We have an excellent working relationship with the Boys and Girls Club since 1990 when they first established themselves in Ewa Beach using one of our vacant classrooms.

As a middle school, we are challenged with the task of enabling students to undergo a successful transition from the elementary school experience to the high school experience by encouraging positive growth in their social and emotional well being in and out of school. This is a tall task to be accomplished in just two short years when these young adolescents are experiencing tremendous changes in the physical appearance metabolism and emotions.

Our school community is comprised of children from well-rooted families representing a wide variety of ethnic, cultural and economic backgrounds a transient component of military dependents and a growing number of families who immigrated to the U.S. predominately from the Philippines and Asia. We currently service students from ten feeder elementary schools.

The clubhouse has served many of our students since the inception of the program. They have filled a void for the community by extending learning and recreational activities beyond the school day for our students. They have provided tutoring and homework assistance, special interest classes, a summer transition program, and computers to enhance learning not only for our middle school students but also students from our neighboring elementary schools.

As the Boys and Girls Club work towards building a permanent structure in our parking lot, we support all of their efforts in providing a safe and nurturing environment for the youth in our community.

Sincerely yours,


(Ms) Merle Iwamasa
Principal

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

NORMAN MIZUGUCHI
PRESIDENT
AVERY B. CHUMBLEY
VICE PRESIDENT
LES IHARA, JR.
MAJORITY LEADER
JONATHAN CHUN
MAJORITY FLOOR LEADER
WHITNEY T. ANDERSON
MINORITY LEADER
SAM SLOM
MINORITY FLOOR LEADER

The Senate
The Twentieth Legislature
of the
State of Hawaii
STATE CAPITOL
HONOLULU, HAWAII 96813
August 31, 1999



FIRST DISTRICT
LORRAINE R. NOUYE
SECOND DISTRICT
DAVID M. MATSUURA
THIRD DISTRICT
ANDREW LEVIN
FOURTH DISTRICT
JAN YAGI BUEN
FIFTH DISTRICT
JOE TANAKA
SIXTH DISTRICT
AVERY B. CHUMBLEY
SEVENTH DISTRICT
JONATHAN CHUN
EIGHTH DISTRICT
SAM SLOM
NINTH DISTRICT
MATT MATSUNAGA
TENTH DISTRICT
LES IHARA, JR.
ELEVENTH DISTRICT
BRIAN KANNO
TWELFTH DISTRICT
CAROL FUKUNAGA
THIRTEENTH DISTRICT
ROD TAM
FOURTEENTH DISTRICT
SUZANNE CHUN OAKLAND
FIFTEENTH DISTRICT
NORMAN MIZUGUCHI
SIXTEENTH DISTRICT
NORMAN SAKAMOTO
SEVENTEENTH DISTRICT
DAVID IGE
EIGHTEENTH DISTRICT
RANDY IWASE
NINETEENTH DISTRICT
CAL KAWAMOTO
TWENTIETH DISTRICT
BRIAN KANNO
TWENTY-FIRST DISTRICT
COLLEEN HANABUSA
TWENTY-SECOND DISTRICT
ROBERT BUNDA
TWENTY-THIRD DISTRICT
BOB NAKATA
TWENTY-FOURTH DISTRICT
MARSHALL IGE
TWENTY-FIFTH DISTRICT
WHITNEY T. ANDERSON
CHIEF CLERK
PAUL T. KAWAGUCHI

Ms. Frances Rivero
Unit Director
Boys and Girls Club - Ewa Beach Clubhouse
91-884 Ft. Weaver Road
Ewa Beach, Hawaii 96706

Dear Ms. Rivero:

I am writing in support of constructing a permanent facility for the Boys and Girls Club - Ewa Beach Clubhouse.

As the Senator of the 20th Senatorial District, which includes Ewa Beach, Ewa, Makakilo, Kapolei and parts of Waipahu, I have seen the positive influence the Boys and Girls Club has on the youth of our community.

The Boys and Girls Club programs are a tremendous resource in the Ewa Beach community. Operating out of a temporary structure, the staff has run a full complement of programs and activities. Having a larger permanent facility will only enhance the excellent work of the staff.

We must continue to provide our youth activities that provide a positive alternative to the many negative influences young people in our community encounter on a daily basis.

If there are any questions, I can be reached at 586-6830.

Malama pono,

Brian Kanno
State Senator



JOHN DeSOTO
Councilmember
(808) 547-7009
(808) 523-4220 FAX

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3065 / TELEPHONE 547-7000

April 19, 1999

Ms. Frances Rivero
Director, Ewa Beach Clubhouse
Boys & Girls Club of Honolulu
91-884 Fort Weaver Road
Ewa Beach, HI 96706

Dear Ms. Rivero,

Let me begin by thanking you for your outstanding service to our community. Your efforts through the years have provided the youth of the Ewa Plains a positive, nurturing environment that has empowered our young people by helping them to develop skills that will serve them throughout their lifetime.

I am pleased that plans to permanently locate the Ewa Beach Clubhouse at Ilima Intermediate School are becoming a reality. I whole-heartedly support your efforts, as this new facility will help to meet the needs of our growing community.

As is true with any successful endeavor, none of this would be possible without the dedication and commitment from you and your staff. Mahalo Nui Loa.

Sincerely,

A handwritten signature in black ink, appearing to read 'John DeSoto', written over a circular stamp or mark.

John DeSoto
Councilmember
District IX

JD:hp

BENJAMIN J. CAYETANO
GOVERNOR



PAUL G. LeMAHIEU, Ph.D.
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
HOLOMUA ELEMENTARY SCHOOL
91-1581 KEAUNUI DRIVE
EWA BEACH, HAWAII 96706

"Moving Forward Toward Success"

January 27, 1999

To Whom It May Concern:

I am writing this letter in support of the Boys and Girls Club of Ewa Beach. The Boys and Girls Club has provided needed services for the youth in the area. Being in a rural area, and the make up of our clientele (two parents working), the Club has filled a real need for services and activities.

Holomua works with the club in coordinating both youth and parent informational workshops. I sincerely hope that you look favorably on any type of support that you can give the Boys and Girls Club of Ewa Beach.

Moving Forward Towards Success,

A handwritten signature in cursive script that reads "Norman K. Y. Pang".

Norman K. Y. Pang
Principal

Ewa Beach Community Association
P.O. Box 2003
Ewa Beach, Hawaii 96706

August 31, 1999

Frances Rivero
Clubhouse Director
Ewa Beach Boys & Girls Club
91-884 Fort Weaver Road
Ewa Beach, Hawaii 96706

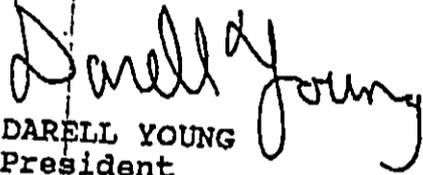
Dear ~~Ms.~~ ^{Frances} Rivero:

Subject: New Facilities - Boys & Girls Club in Ewa Beach

In 1999, the Ewa Beach Community Association voted to support the construction of new facilities for the Boys & Girls Club in Ewa Beach.

If you have any further comments or questions, please contact Mr. Darell Young, President, Ewa Beach Community Association, at 838-8818.

Very truly yours,


DARELL YOUNG
President

August 30, 1999

Frances Rivero
Boys & Girls Club of Ewa Beach
91-884 Fort Weaver Road
Ewa Beach, Hawaii 96706

Dear Mrs. Rivero

For the past three years my daughter has been a member of the Boys & Girls Club in Ewa Beach and has been very pleased with the service the club has provided for her and the children in the community.

With the many activities as homework time, computers, hula and more, my child has not only made new friends but has developed some personal skills as well. I am pleased to hear that the club will have a permanent building in the near future and I support all its efforts in making this happen.

Sincerely,

Mr & Mrs. Akina
Mr. & Mrs. K. Akina

Dear Boys + Girls Club of Ewa Beach, 7/99

My children just finished their second summer at your summer madness Program. Again this year I am impressed with the staff there and the program in general. I am very thankful for the positive values you present to the children. With all the negative aspects in our society, we need people + programs like yourself more than ever!

The kids really looked forward to going back this summer and truly enjoyed every day. Thank you Sanny, Frank, Gary, + Melissa.

A special mahalo to Melissa for the smart moves classes. The name says it all! Jessica learned a lot. I never saw Melissa when she was not smiling :). Thanks again for all you do!

Sincerely,
Aunani + Edric Young

Timothy V. Tucker
91-489 Pupu Street
Ewa Beach, Hawaii 96706
(808) 689-8815

FACSIMILE MESSAGE COVER PAGE

DATE: September 3, 1999

NUMBER OF PAGES (INCLUDING THIS COVER PAGE): 1

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: FRANCIS RIVERO

COMPANY: BOYS AND GIRLS CLUB OF HAWAII

CITY, STATE: EWA BEACH, HAWAII

FAX NUMBER: 689-0625

FROM: Tim Tucker (FAX NO. (808) 422-2833)

NOTE: IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL US BACK AS SOON AS POSSIBLE AT (808) 422-6727, Tim Tucker.

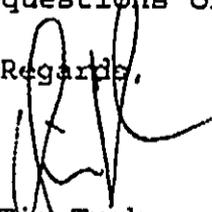
REMARKS: Francis,

This letter serves as "OFFICIAL" notice that on February 11, 1999, during my tenure as Chairman, the Ewa Neighborhood Board, #23, voted unanimously to support the construction of the permanent facility for the Boys and Girls Club at the existing location of the temporary sprung structure adjacent to Ilima Intermediate School.

I would be more than happy to attend public hearing if you need me.

Please call me at 422-6727 or page me at 569-1061 if you have any questions or require any further information concerning this issue.

Regards,


Tim Tucker
Past Chairman, Ewa Neighborhood Board #23

GEOGRAPHICAL CHARACTERISTICS.

The subject parcel is relatively flat. There is a slight slope in a west to east direction on the project site. The existing grade slopes down from the street to the back of the project site. The slope is at approximately 1.0%. The paved road (Fort Weaver Road) being lower than the site, will allow runoff to drain into the existing catch basins. The project site is completely paved, which was originally a parking lot.

SOILS

According to the Soil Survey of Islands Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii by the U.S. Department of Agriculture Soil Conservation Service, 1972, the project site consist of "Coral Outcrop". Please see attached soil survey map.

Coral outcrop (CR) consists of coral or cemented calcareous sand on the Island of Oahu. The coral reefs formed in shallow ocean water during the time the ocean stand was at a higher level. The annual rainfall amounts to 18 to 40 inches. Coral outcrop makes up to 80 to 90 percent. The remaining 10 to 20 percent consists of thin layer of friable, red soil material in cracks, crevices, and depressions within the coral outcrop.

LAND USE TYPE.

Lualualei-Fill land -Ewa association: Deep nearly level to moderately sloping, well-drained soils that have a fine textured or moderately fine textured subsoil or underlying material, and areas o fill land; on coastal plains.

FLORA AND FAUNA.

Vegetation in the subject parcel area is very sparse. It consists of kiawe, koa, haole, and fingergrass. These various species exist in surrounding parcels with very little on the subject parcel. No known endangered species was observed within the site or surrounding parcels. This land type is used for military installations, quarries, and urban development.

Wildlife within the subject parcel's vicinity are mainly birds such as doves, cardinals, mynahs, and finches. Mammals such as the small Indian Mongoose and mouse rats are common but few on the project site. There are no known endangered or threatened species of wildlife inhabiting the area.

FLOOD AND TSUNAMI ZONE.

The subject parcels are located in an area that is designated as Zone C, being areas of minimal flooding. Data was provided by the Flood Insurance Rate Map (FIRM), effective June 1, 1981, prepared by the Federal Emergency Management Agency, Federal Insurance Administration.

EXISTING WATER SYSTEM

The water service is provided by Honolulu City and County Board of Water Supply. There is an existing waterline along Fort Weaver Road, where water service will be available to the building. Existing fire hydrants are located fronting the project site for fire protection. Water improvements will be constructed to meet the building requirements for the proposed building.

EXISTING SEWER SYSTEM

The sewer service is provided by the City and County of Honolulu, Department of Environmental Services, Sewer Division. An existing sewer line which is located along Fort Weaver Road, will provide wastewater service. There will be an increase of wastewater usage, with the new facility.

EXISTING DRAINAGE

The proposed building site is located along Fort Weaver Road. There is an existing drainage system, with catch basins fronting the project site. Runoff from the project site will be directed into this drainage system. There is also, a catch basin which is located at the Makai side or back of the project site. Runoff from the parking lot expansion will be directed to this catch basin. Please see the attached photo. There would be a minimal or no increase of runoff for the proposed development. The present site is currently a paved parking lot, with runoff flowing to the makai catch basin.

EXISTING SOLID WASTE DISPOSAL

The City and County of Honolulu provides a refuse collection service for the subject parcels and its surrounding area. These solid wastes are collected and disposed at the County's landfill. We will contact the Department of Environmental Services, Refuse Division for services.

ELECTRICAL AND TELEPHONE SYSTEM

The project site is presently being served by Hawaiian Electric Company for electricity. GTE Hawaiian Telephone provides them with telephone service. Across Fort Weaver Road are overhead electrical power and telephone poles. Electrical and telephone service will be installed under ground to the proposed building.

RECREATIONAL, EDUCATIONAL AND HEALTH CARE FACILITIES

The proposed project, will have a positive impact for the young people of the community. The Boys and Girls Club building will provide additional recreational facilities with the new gymnasium. The clubhouse will create social and educational opportunities. Also, group activities will be available with the teen center. This will provide support and well being for the young people.

EXISTING TRAFFIC

The existing entry and exit is located along the Makai side of the project site, which leads to Fort Weaver Road. The existing parking lot will be reconstructed, but using the same existing entry and exit way. There will be no increase in traffic, but will be redistributed over time. The usage for the new facility will lessen the school traffic during peak hours. The "Boys and Girls Club" hours are between 2:30 P.M. to 8:00 P.M., which the school children will be attending. After school traffic from the facility will then be distributed over non-peak hours. This will help the business community and the public with traffic concerns.

**DETERMINATION, FINDINGS AND REASONS FOR SUPPORTING
DETERMINATION**

SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

A. Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The proposed project will not impact scenic views of the ocean or any ridge lines in the area. The visual character of the area will change from the temporary one story facility to a two story building which is compatible with the surrounding land use plans of this area. Development of the building site will follow established design standards to ensure the safe conveyance and discharge of storm runoff.

As previously noted, no significant archaeological or historical sites are known to exist within the project site. Should any archaeological significant artifacts, bones, or other indicators of previously onsite activity be uncovered during the construction phases of development, their treatment will be conducted in strict compliance with the requirements of the Department of Land and Natural Resources.

B. Curtails the range of beneficial uses of the environment;

Although the subject project is zoned for single family residential use, the parcels adjoining this property is under public use. To return the site to residential use is not practical from both an environmental and economic perspective.

C. Conflict 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 development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

D. Substantially affects the economic or social welfare of the community or state;

The proposed project will provide a significant contribution to Ewa's future population by providing additional resources to "live and work in harmony" in a high quality living environment. The proposed project is designed to support the economic and social welfare of the community and will not negatively or significantly alter existing residential areas, nor will unplanned population growth or its distribution be stimulated. The project's development is responding to projected population growth rather than contributing to new population growth.

E. Substantially affects public health.

Impacts to public health may be affected by air, noise and water quality impacts, however, these will be insignificant or not detectable, especially when weighed against the positive economic, social and quality of life implications associated with the project. Overall, air, noise and traffic impacts will be significantly positive in terms of public health as compared to the "no action" alternative.

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

Existing and planned commercial/residential development projects within Ewa community will contribute to a future population growth rate that will require expansion of public and private facilities and services. These improvements will become necessary as the overall population of grow. However, the proposed project will not in itself generate new population growth, but provide needed support of the area's present and future population.

In addition, new employment opportunities will generate new sources of direct and indirect revenue for individuals and the City and County of Honolulu by providing both temporary and long term employment opportunities during construction period. Indirect employment in a wide range of service related industries will also be created from construction during project development.

G. Involves a substantial degradation of environmental quality;

The proposed development will utilize existing residential lands that is currently being used for school parking. With development of the proposed project, the addition of urban landscaping will significantly mitigate the visual impact of the development as viewed from outside the site while the overall design will increase open space.

Makai views from the subject property are non-existent, however, they are not significant nor generally available to the public in the property's present restricted condition.

H. Is individually limited but cumulatively has considerable effect on the environment, involves a commitment for larger actions;

By planning now to address the future needs of the community and the State, the Boys and Girls Club building is consistent with the long term plans for the Ewa community. No views will be obstructed or be visually incompatible with the surrounding area.

L. Substantially affects rare, threatened or endangered species of its habitat;

No endangered plant or animal species are located within the proposed project site.

J. Detrimentally affects air or water quality or ambient noise levels;

Any possible impact to near shore ecosystems resulting from surface runoff, will be mitigated by the establishment of on-site retention basins during the construction phases of development. After development, with the use of existing drainage systems, there will be no negative impact to the ecosystem.

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

Development of the property is compatible with the above criteria since there are not environmentally sensitive areas associated with the project and physical character of the project site which has been previously disturbed by construction of the parking lot. As such, the property no longer reflects a "natural environment". Shoreline and adjoining parcels will not be impacted by the development.

L. Substantially affects scenic vistas and view planes identified in county or state plans or studies;

Due to topographic characteristics of the property, views of the area to be developed are generally not significant although they are visible. The majority of the proposed project will be visible from Fort Weaver Road.

M. Requires substantial energy consumption.

The location of the proposed project is located at Ewa's major commercial areas. This building facility will reduce traffic congestion and energy consumption. By providing a building with various activities for the young people, energy usage is shared as a group instead of an individual basis. Construction of the proposed project will not require substantial energy consumption relative to other similar projects.

CONCLUSION

The project will not result in any adverse environmental impacts. Based on the findings, it is concluded that the proposed action will not result in any significant impacts.

An Environmental Impact Statement (EIS) is not required.

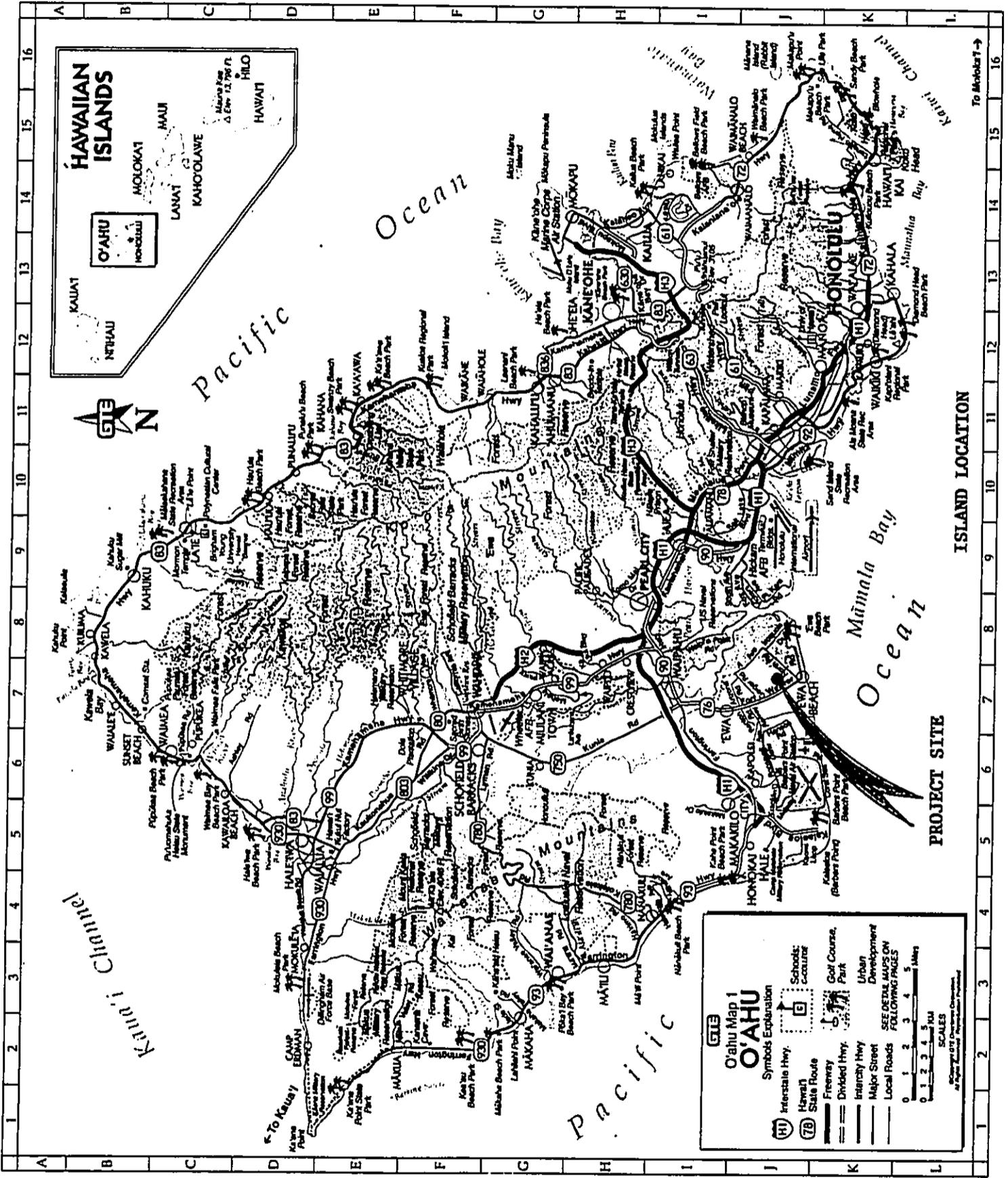


PLATE A

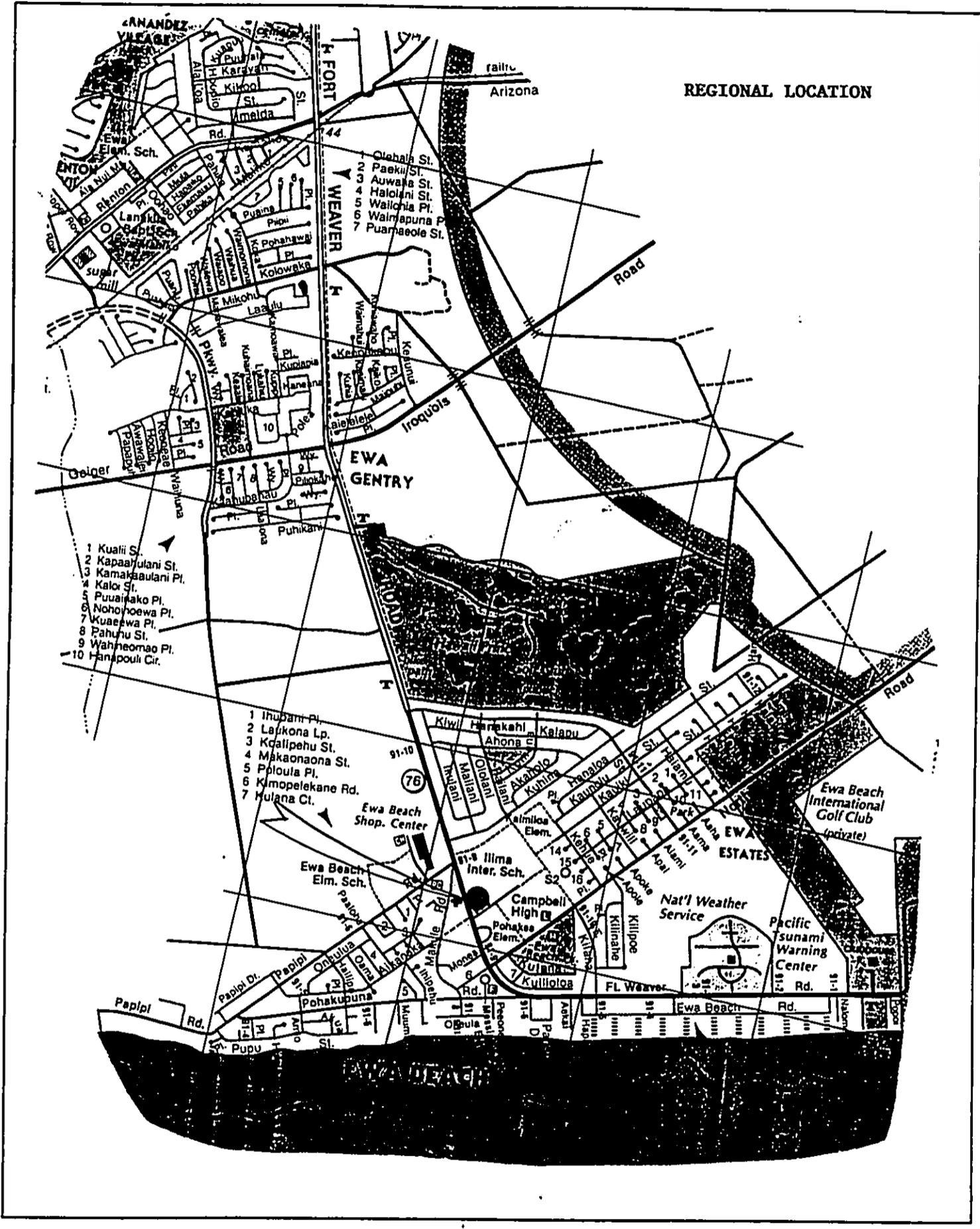


PLATE B

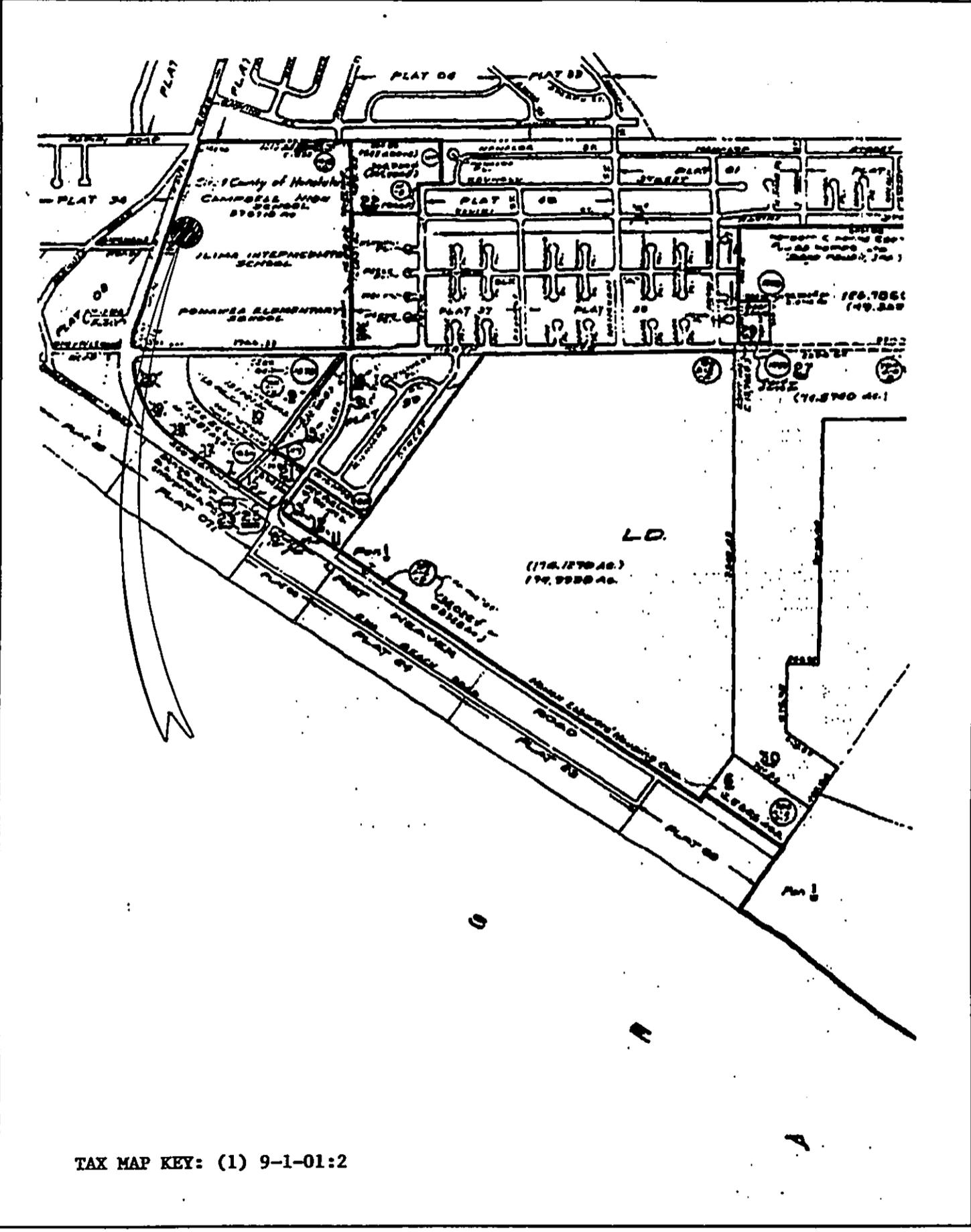
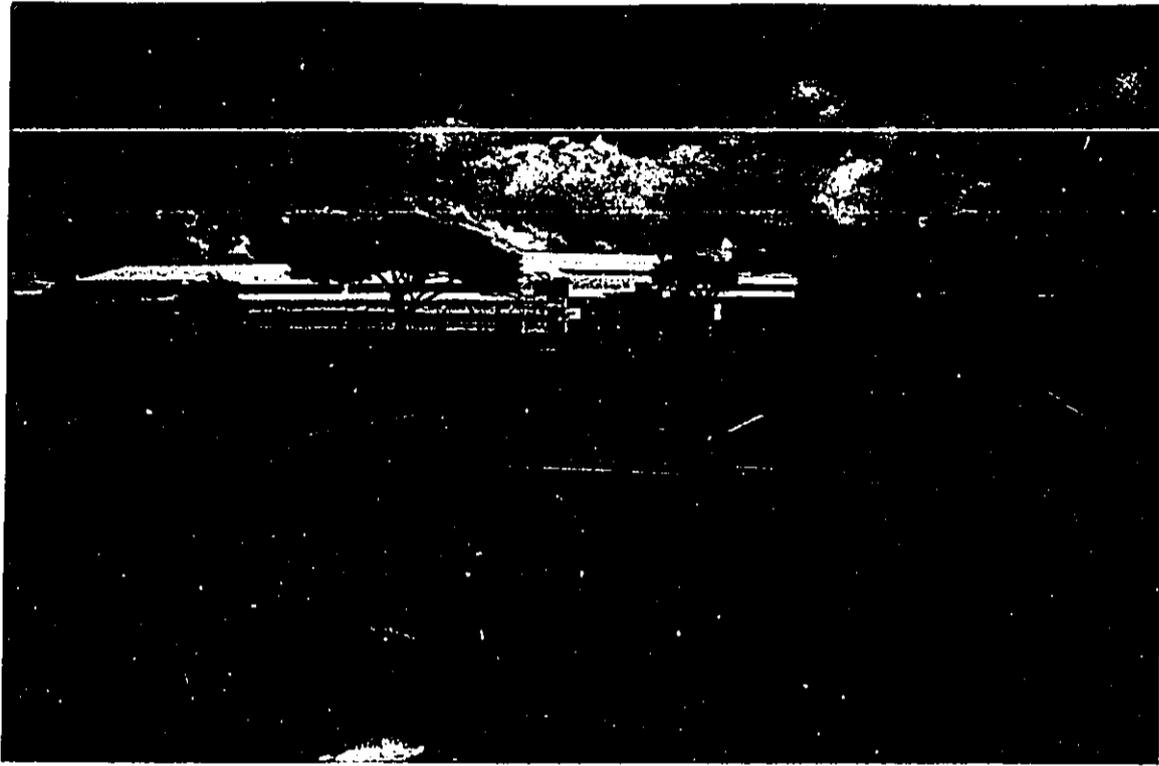
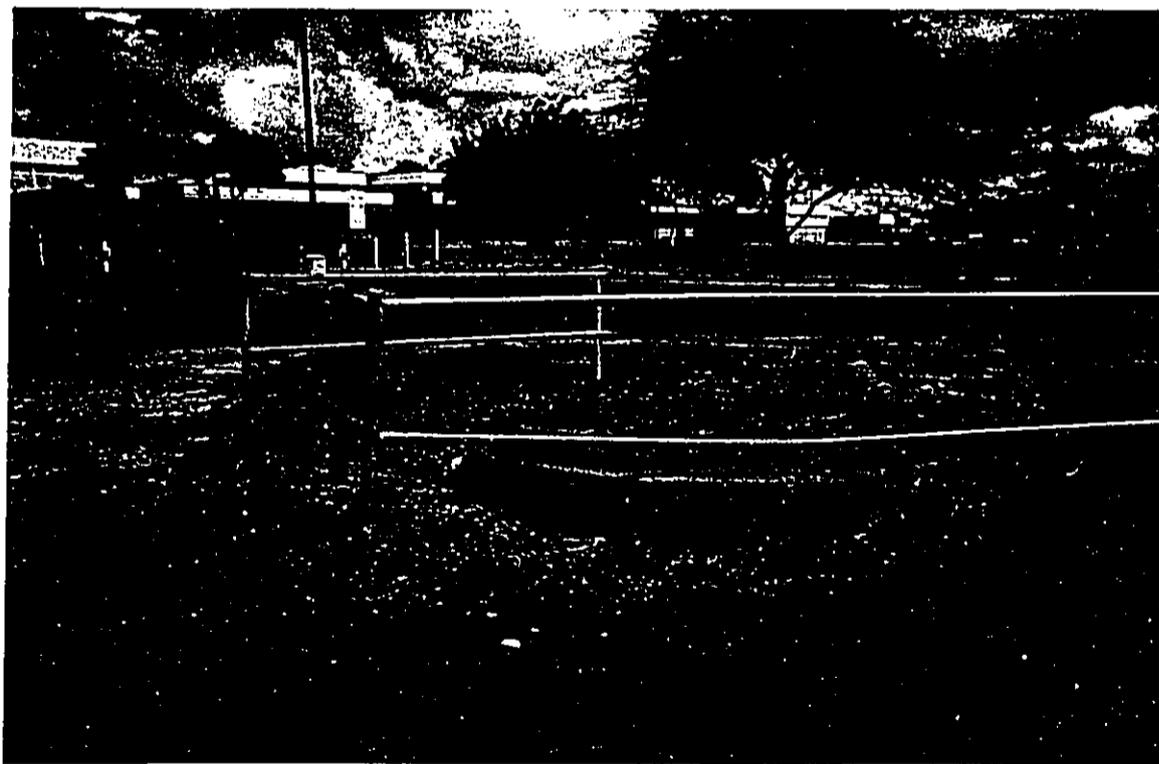


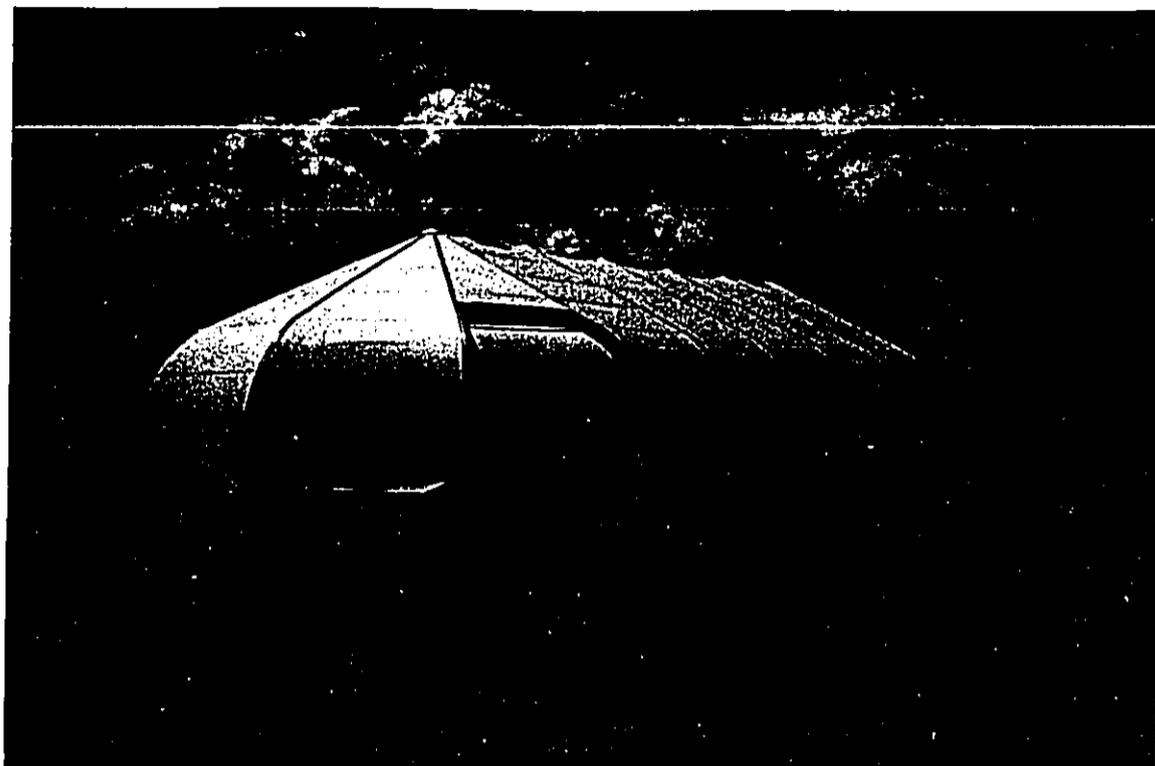
PLATE C



Parking Lot - Aiea Direction



Onsite Drainage



Existing Boys & Girls Club Facilities



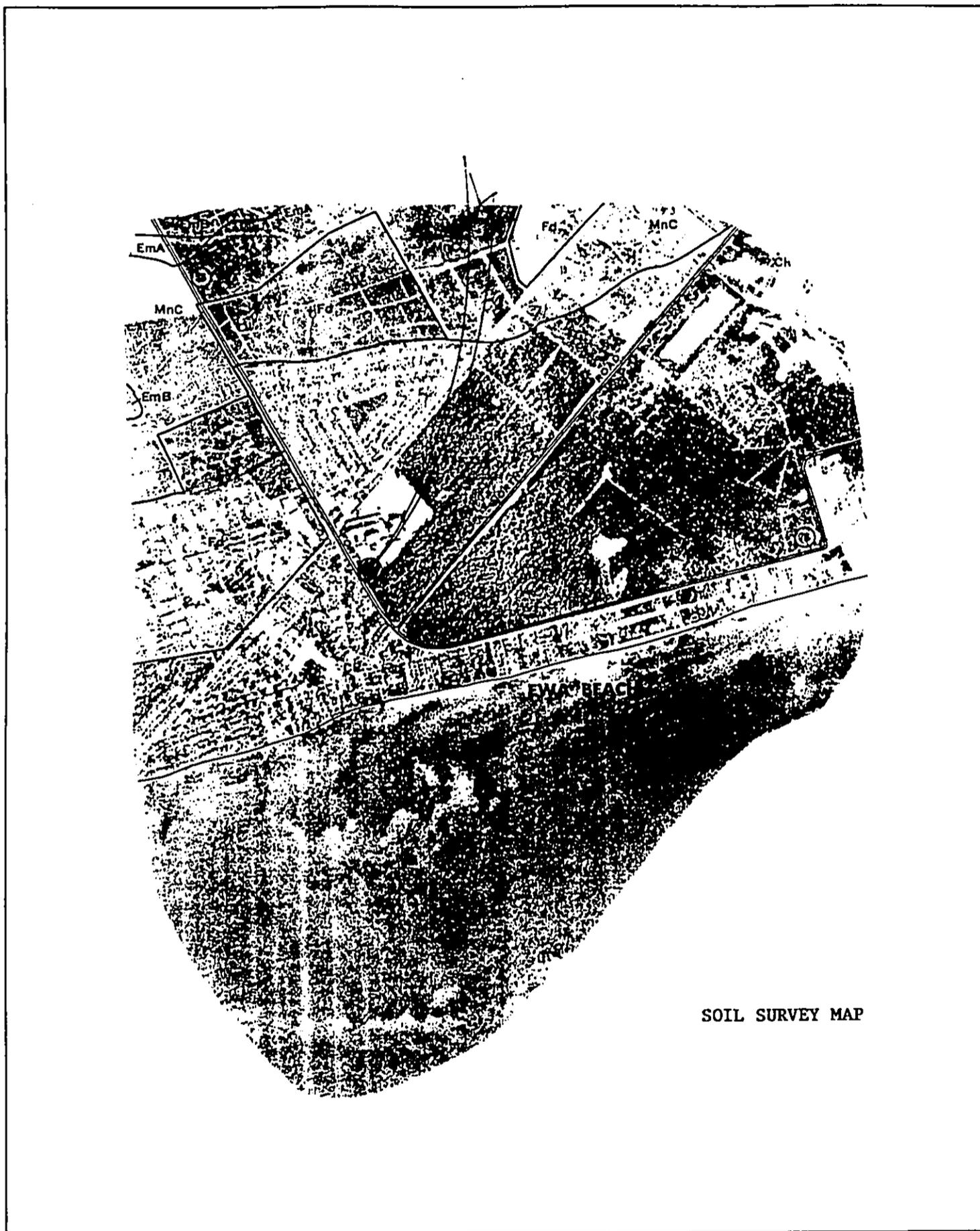
Fort Weaver Road - Mauka Direction



Fort Weaver Road - Makai Direction



Entry Way Boys & Girls Club - Campbell High School To The Right



SOIL SURVEY MAP

PLATE E

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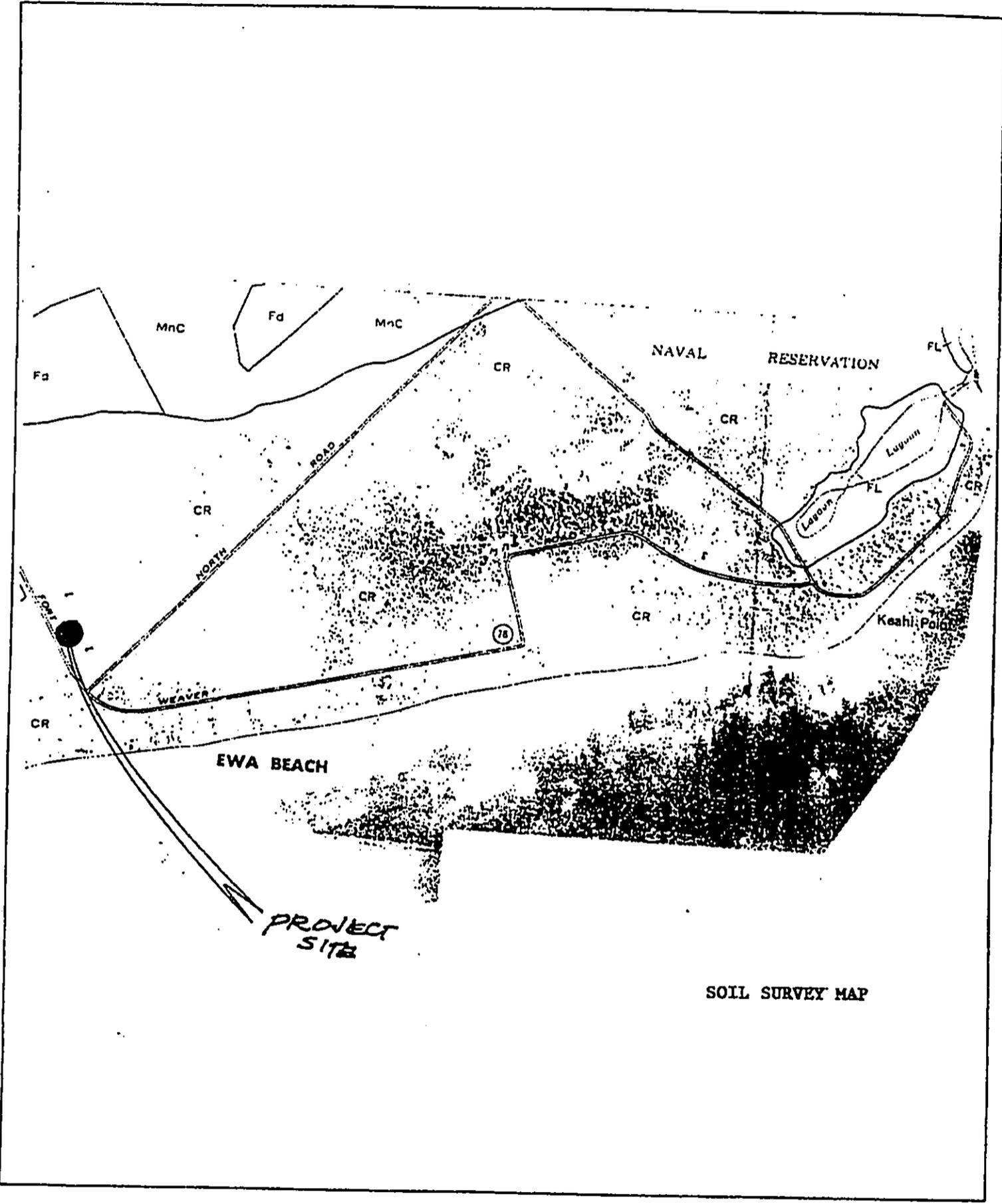


PLATE E

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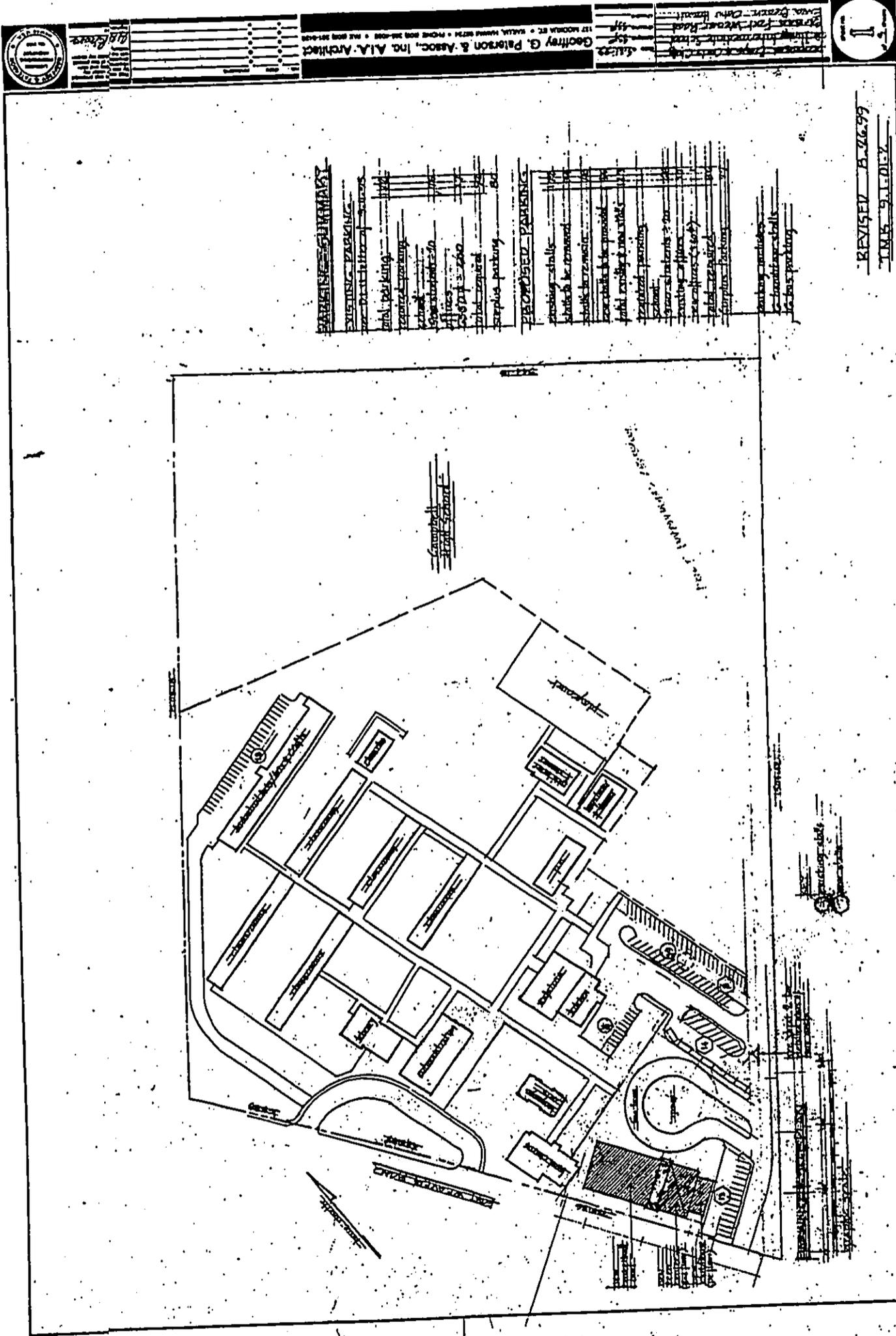


PLATE F1


 117 HODGSON ST. • NORTON, MASSACHUSETTS 01854 • PHONE 800-338-0888 • FAX 800-301-6428
 Geoffrey G. Palston & Assoc., Inc. AIA Architect
 Project: [Illegible]
 Drawing: [Illegible]
 Date: [Illegible]

REVISED B-266-99
 T.M.S. 9.1.01.2

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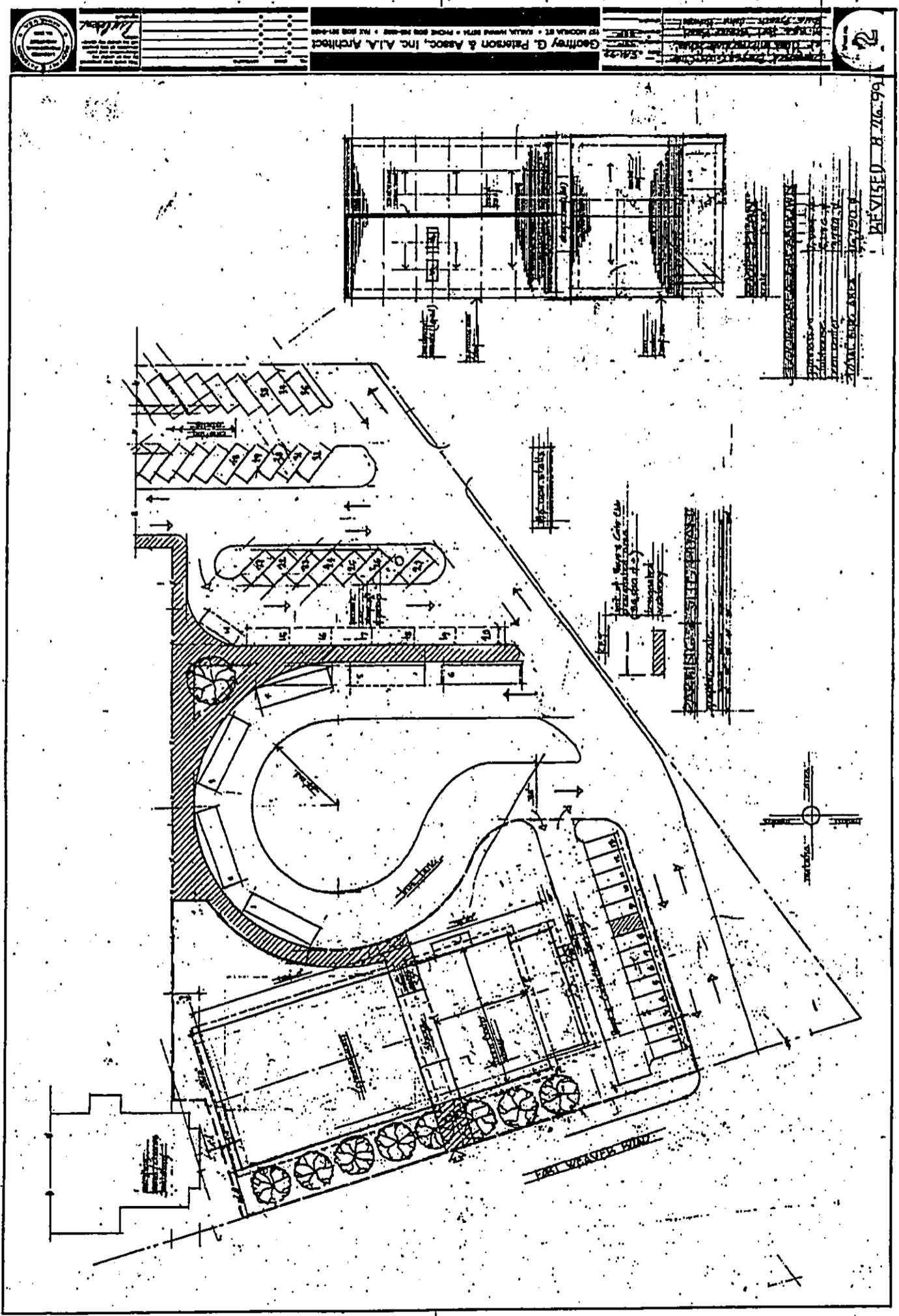


PLATE F2

LETTERS OF REVIEWS OF PROJECT

From Jeff Pakson

December 17,

Co/Dept.	Co. DPP
Phone #	Phone # 527-6274
Fax # 261-9420	Fax #

MEMORANDUM

TO: JEFF LEE, LAND USE PERMITS DIVISION

VIA: RANDY HARA, CHIEF, POLICY PLANNING BRANCH *12/20*
 GARY OKINO, CHIEF, LONG RANGE PLANNING DIVISION *12/20*

FROM: MIKE WATKINS, ^{MM}POLICY PLANNING BRANCH *923-4106*

SUBJECT: 1999/ED-8, DRAFT EA FOR BOYS AND GIRLS CLUB (EWA BEACH)

Regarding the Draft Environmental Assessment for construction of the Boys and Girls Club at Ilima Intermediate School in Ewa Beach, the Long Range Planning Division has the following comments.

In general, the project itself does not appear to have any impacts severe enough to trigger a full EIS, but the Draft Environmental Assessment needs a fuller and more detailed discussion as indicated below in order to understand the project and its anticipated impacts.

The proposed project appears to be compatible with the Ewa Development Plan. Specifically:

- The project offers the types of community services that the Ewa DP calls for in its planning principle (section 4.7.2, paragraph 1) that schools should also serve as community centers, to provide cultural and recreational opportunities. The new complex will offer sports, games, after-school socialization activities, and tutoring for children on the Ilima Intermediate School campus.
- The project will offer recreational opportunities for children in the community to help address the issue of adequacy of parks and recreation facilities. (See the discussion under community-based parks in section 3.3.1, paragraph 1.)
- The project's landscaping plan will help address the Ewa DP's vision of a network of landscaped major roadways in Ewa, as called for in section 3.1.4.8, paragraph 4; in section 2.1, paragraph 10; and in the Open Space Map of the Ewa DP.

The siting of the proposed facility presents the following visual impact concerns which the DEA should address:

- First, the DEA should discuss the visual character of the area and that part of Fort Weaver Road.
- Second, the DEA should discuss the visual impact due to the proximity of the facility to Fort Weaver Road and any measures, such as landscaping, to mitigate the impact.
- Third, the DEA should discuss the orientation of the building to the rest of the school campus.

A site plan of Ilima Intermediate School provided in the DEA shows that many of the school buildings are set back from Fort Weaver Road and widely spaced apart in a grid pattern. More information would facilitate an evaluation of the impact of a 40 foot tall building in a residential area such as Ewa Beach. Because of the concerns regarding visual impacts, we would recommend that the DEA consider alternatives such as: (1) switching the location of the new building and the bus turn-around area, to provide a deeper setback from the street, and (2) reorientation of the new building to the grid and axis of the existing campus, to appear more compatible with its location.

Other weak areas in the the-Draft EA include:

- It is not made clear that the building will be government-owned and just leased to the Boys and Girls Club, nor whether or not the school will have any usage rights to the gymnasium.
- There is no information on either the number of children currently served, the future capacity to serve children, or the range of activities and programs offered.
- The traffic analysis should provide more information, since it appears that at least some increase in school traffic—although minimal according to the DEA—would occur in the later part of the afternoon rush hour.
- The visual impact analysis fails to identify those views which public policy considers important, and its arguments are not consolidated in one place.
- The Ewa DP's greenways policy as it relates to Fort Weaver Road should be covered, and the project's landscaping plan, shown as Plate G, should also be discussed in the text.
- The section on how to make an environmental determination discusses the significance criteria but does not include the anticipated determination.

Should you have any questions, please call me at extension 4406.

XEROX COPY WITH NON-REMOVABLE ATTACHMENT

JAN- 5-00 WED 8:48 PLANNING & PERMITTING FAX NO. 8085276743 P. 01

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
830 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843

RECEIVED

'00 JAN 3 PM 1:09

Post-It* Fax Note	7571	Date	1/5/00	# of Pages	1
To	GEORGETTE YAMAGUCHI	From	JEFF LEE		
Co./Dept.		Co.	DYP		
Phone #		Phone #	527-6274		
Fax #	261-9420	Fax #			

DEPT. OF PLANNING & PERMITTING
C & C OF HONOLULU
December 29, 1999

ROSS S. SASAKAWA, EN-L11100
CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: MS. JAN NAOB SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE

SUBJECT: YOUR TRANSMITTAL OF NOVEMBER 23, 1999 OF THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE BOYS AND GIRLS CLUB OF HAWAII MEETING FACILITY. EWA. JMK: 9-1-01: 02

Thank you for the opportunity to review the document for the proposed project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
3. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
4. There is an existing four-inch domestic and eight-inch detector check water meter serving the project site.
5. If an additional three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. Our cross-connection control and backflow prevention requirements will be determined when the Building Permit Application is submitted for our review and approval.

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

*To Wayne Arakaki
Genl Goeguel.*

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DEC-27-98 MON 9:35 PLANNING & PERMITTING FAX NO. 8085276143

LUPD 2

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3875 KOAPANA STREET, SUITE 442B
HONOLULU HAWAII 96819-1888

JEREMY HARRIS
MAYOR



December 21, 1999

ATTILIO K. LEONARDI
FIRE CHIEF
JOHN CLARK
DEPUTY FIRE CHIEF

99 DEC 23 AM 9:54
DEPT. OF PLANNING
& PERMITTING
CITY & COUNTY OF HONOLULU

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: CHAPTER 343, HRS, DRAFT ENVIRONMENTAL ASSESSMENT
PROJECT NAME: BOYS AND GIRLS CLUB OF HAWAII
LOCATION: 91-750 FORT WEAVER ROAD, EWA
TAX MAP KEY: 9-1-1: 2
STAFF PLANNER: JEFF LEE PHONE: 527-6274

We received your memorandum dated November 23, 1999, regarding the draft environmental assessment for the Boys and Girls Club of Hawaii.

The Honolulu Fire Department requests compliance with the following:

1. Maintain fire apparatus access throughout the construction site for the duration of the project.
2. Notify the Fire Communication Center (523-4411) of any interruption in the existing fire hydrant system during the project.

Should you have any questions, please call Acting Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778.

Attilio K. Leonard
ATTILIO K. LEONARDI
Fire Chief

AKL/LR:jo

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 596-4186
FACSIMILE (808) 596-4186

December 3, 1999

Jan Sullivan, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Jeff Lee

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (EA) for Boys and Girls Club of Hawaii,
Ewa

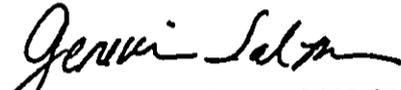
In order to reduce bulk and conserve paper, we recommend printing on both sides of the pages in the final document. In addition please include the following in the final EA:

1. Attachments: Include clear copies of Plates D (photos of the site), E (Soil Classification) and G (landscaping plan). We recommend using native Hawaiian trees and plants for the landscaping.
2. Contacts: Include a list of agencies and community groups contacted during the preconsultation phase and the draft EA comment period. If you have not already done so, place a copy of the draft EA as soon as possible in the school library at Campbell High School.
3. Sustainable Building Design: Please consider applying sustainable building techniques presented in the enclosed "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement.
4. Capacity: What will the total capacity for the facility be? Will 35 parking be sufficient for this capacity?
5. Timeframe: What are the anticipated start and end dates of this project?

Jan Sullivan
December 2, 1999
Page 2

If you have any questions please call Nancy Heinrich at 586-4185.

Sincerely,



GENEVIEVE SALMONSON
Director

Enc.

c: Wayne Arakaki
David Nakada, Boys and Girls Club of HI

RESPONSE TO LETTER REVIEWS

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

March 15, 2000

Mike Watkins
Policy Planning Branch
Policy Planning Branch
Long Range Planning Branch

Dear Mr. Watkins,

Re: 1999/ED-5, Draft EA for Boys and Girls Club (EWA BEACH)

This is in response to your letter dated December 17, 1999 to Mr. Jeff Lee, Land Use Permits Division. We have revised our "DEA" to response to the three items that mention in your review. Such as "visual character of the area", "visual impact due to the proximity of the facility", and the "orientation of the building". The existing topography is flat, with commercial and municipal buildings surrounding the project site. There will be no ocean or scenic views that will be lost due to development. Also, please note that the present plan was approved by all parties concerned and that was the only parcel that the school agreed to lease to the "Boys and Girls Club". The location is not exactly a residential area and the new buildings are set back twice as far as the adjacent band practice building and will have twenty five feet of landscaping and trees.

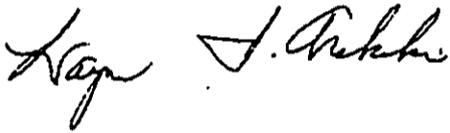
We have also revised the report, to include the following comments or your letter.

- A. The parcel is being leased from the City and County of Honolulu, for 30 years, to the "Boys and Girls Club of Hawaii". The schools will have the use of the gymnasium during school hours and with the "Boys and Girls Club" using it after school hours.
- B. There will be approximately 80 to 200 children that will be using this facility. The center will have recreational, educational, social activities and community functions.
- C. The "Boys and Girls Club" facility will be used by the children of the adjoining school. Because of this afternoon school activities, existing traffic will decrease during peak hours and redistributed during non peak hours. This will help with the current traffic flow.

- D. There are no panoramic views that which public policy considers important at proposed project site. Views that are considered important in the EWA areas are the panoramic views from the H-1 freeway and the shoreline.
- E. The project site does not encompass improvements to Fort Weaver Road. Landscaping as suggested in EWA DP's greenways, only include onsite planting along Fort Weaver Road.
- F. We have include in our report, "The project will not result in any adverse environmental impacts. Based on the findings, it is concluded that the proposed action will not result in any significant impacts. An Environmental Impact Statement (EIS) is not required".
- G. A copy of the "Final Environmental Assessment" report can be review at Ilima Intermediate School library.

Please give me a call if you have any questions, at (808) 242-5868. Thank you for your help.

Sincerely,



Wayne I. Arakaki

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

March 15, 2000

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

Dear Mr. Jamile,

Re: Response to letter dated December 29, 1999. Comments to Draft
Environmental Assessment for the Boys and Girls Club of Hawaii
meeting facility. EWA, TMK:(2) 9-1-01: 02.

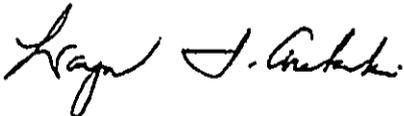
We will be submitting a Building Permit Application with the construction plans for review and approval. The applicant will pay the Water System Facilities Charges for resource development, transmission and daily storage. We would appreciate a letter on the amount charges, for this project.

The on-site fire protection requirements will be coordinated with the Fire Prevention Bureau, Honolulu Fire Department. A set of construction plans will be submitted to them for review.

Also, if an additional three-inch or larger water meter is required, based on the final construction plans and water usage calculation, we will submit plans for your review. The cross-connection control and backflow prevention plan will be submitted for your review, with the Building Permit Application.

Please give me a call if you have any questions, at (808) 242-5868.

Sincerely,



Wayne I. Arakaki

WAYNE ARAKAKI, ENGINEER

P.O. Box 884
Wailuku, Hawaii 96793
Phone No. (808) 242-5868
Fax No. (808) 242-5865

March 15, 2000

Attilio K. Leonardi
Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street
Honolulu, Hawaii 96819

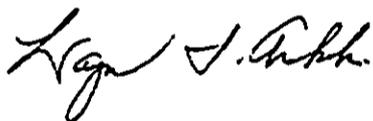
Dear Mr. Leonardi,

Re: Chapter 343, HRS, Draft Environmental Assessment
Project Name: Boys and Girls Club of Hawaii
Location: 91-750 Fort Weaver Road, EWA
Tax Map Key: 9-1-1: 2

This is in response to your letter dated, December 21, 1999. During the construction of the building, we will maintain fire apparatus access through out the project site. This will be for the duration of the construction period.

We will notify the Fire Communication Center (523-4411) of any interruption in the existing fire hydrant system during the project. Thank you for your help with this matter. Please give me a call if you have any questions or problems at (808) 242-5868.

Sincerely,



Wayne I. Arakaki

GEOFFREY PATERSON AND ASSOCIATES INC.
137 MOOKUA STREET KAILUA HAWAII 96734
TEL: (808) 2564713 FAX: (808) 2619420 EMAIL: mgm@hawaii.rr.com

Wayne I. Arakaki
P.O. Box 884
Wailuku, Hawaii 96793 December 9, 1999

**Subject: Response to Genevieve Salmonson letter dated December 3, 1999
concerning Environmental Assessment for Boys and Girls Club
Ewa Beach, Hawaii.**

Dear Wayne:

We enclose a set of the annotated Sustainable Building Design questionnaire which we have distributed to our consultants who have together with our firm addressed the questions by noting on the checklist the items that are applicable to this project. I understand that David Nakada has been in contact with Nancy Heinrich and has satisfied the questions concerning the various agencies and community groups.

The total capacity of the building is approximately 150 people, and since most of them will be children it is anticipated that the thirty five parking stalls assigned to the new facility will be more than adequate.

The timeframe is dependent on the time involved to secure the various approvals and permits but it is hoped to commence construction in the early spring and complete the project by late November of 2000.

Also attached are three half size sets of the landscape plans. Please let us know if you need any further input at this time.

Yours Sincerely,

Geoffrey Paterson AIA

cc: D. Nakada
M. Fergus

I. Pre Design

- ✓ 1. Hold programming team meeting with client representative, Project Manager, planning consultant, architectural consultant, civil engineer, mechanical, electrical, plumbing (MEP) engineer, structural engineer, landscape architect, interior designer, sustainability consultant and other consultants as required by the project. Identify project and sustainability goals. Client representatives and consultants need to work together to ensure that project and environmental goals are met.
- ✓ 2. Develop sustainable guideline goals to insert into outline specifications as part of the Schematic Design documents. Select goals from the following sections that are appropriate for the project.
- ✓ 3. Use Cost-Benefit Method for economic analysis of the sustainability measures chosen. (Cost-Benefit Method is a method of evaluating project choices and investments by comparing the present and life cycle value of expected benefits to the present and life cycle value of expected costs.)
- ✓ 4. Include "Commissioning" in the project budget and schedule. (Building "Commissioning" is the process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained in accordance with specifications that meet the owner's needs, and recognize the owner's financial and operational capacity. It improves the performance of the building systems, resulting in energy efficiency and conservation, improved air quality and lower operation costs. *Refer to Section IX.*)

II. Site Selection & Site Design

A. Site Selection

- ✓ 1. Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.
- ✓ 2. Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.
- ✓ 3. Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services). Select a site close to mass transportation, bicycle routes and pedestrian access.

B. Site Preparation and Design

- ✓ 1. Prepare a thorough existing conditions topographic site plan depicting topography, natural and built features, vegetation, location of site utilities and include solar information,

- rainfall data and direction of prevailing winds. Preserve existing resources and natural features to enhance the design and add aesthetic, economic and practical value. Design to minimize the environmental impact of the development on vegetation and topography.
- ✓ 2. Site building(s) to take advantage of natural features and maximize their beneficial effects. Provide for solar access, daylighting and natural cooling. Design ways to integrate the building(s) with the site that maximizes and preserves positive site characteristics, enhances human comfort, safety and health, and achieves operational efficiencies.
 - ✓ 3. Locate building(s) to encourage bicycle and pedestrian access and pedestrian oriented uses. Provide bicycle and pedestrian paths, bicycle racks, etc. Racks should be visible and accessible to promote and encourage bicycle commuting.
 - ✓ 4. Retain existing topsoil and maintain soil health by clearing only the areas reserved for the construction of streets, driveways, parking areas, and building foundations. Replant exposed soil areas as soon as possible. Reuse excavated soils for fill and cut vegetation for mulch.
 - ✓ 5. Grade slopes to a ratio of less than 2 : 1 (run to rise). Balance cut and fill to eliminate hauling. Check grading frequently to prevent accidental over excavation.
 - ✓ 6. Minimize the disruption of site drainage patterns. Provide erosion and dust controls, positive site drainage, and siltation basins as required to protect the site during and after construction, especially, in the event of a major storm.
 - ✓ 7. Minimize the area required for the building footprint. Consolidate utility and infrastructure in common corridors to minimize site degradation, and cost, improve efficiency, and reduce impermeable surfaces.
 - ✓ 8. For termite protection, use non toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials.

III. Building Design

- ___ 1. Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building. Consult the State Historic Preservation Officer for possible existing historic sites that may meet the project needs.
- ✓ 2. Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.
- ___ 3. Design for re-use and/or disassembly. (For recyclable and reusable building products, see Section VII).
- ___ 4. Design space for recycling and waste diversion opportunities during occupancy.
- ___ 5. Provide facilities for bicycle and pedestrian commuters (showers, lockers, bike racks, etc.) in commercial areas and other suitable locations.
- ✓ 6. Plan for a comfortable and healthy work environment. Include inviting outdoor spaces, wherever possible. (Refer to Section VIII.)

- ✓ 7. Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon "bait" system can provide long term protection from termite damage and reduce environmental pollution.
- ✓ 8. Design a building that is energy efficient and resource efficient. (See Sections IV, V, VII.) Determine building operation by-products such as heat gain and build up, waste/gray-water and energy consumption, and plan to minimize them or find alternate uses for them.
- ✓ 9. For natural cooling, use
 - a. Reflective or light colored roofing, radiant barrier and/or insulation, roof vents
 - b. Light colored paving (concrete) and building surfaces
 - c. Tree Planting to shade buildings and paved areas
 - d. Building orientation and design that captures trade winds and/or provides for convective cooling of interior spaces when there is no wind.

IV. Energy Use

- ✓ 1. Obtain a copy of the State of Hawai'i Model Energy Code (available through the Hawai'i State Energy Division, at Tel. 587-3811). Exceed its requirements. (Contact local utility companies for information on tax credits and utility-sponsored programs offering rebates and incentives to businesses for installing qualifying energy efficient technologies.)
- ✓ 2. Use site sensitive orientation to :
 - a. Minimize cooling loads through site shading and carefully planned east-west orientation.
 - b. Incorporate natural ventilation by channeling trade winds.
 - c. Maximize daylighting.
- ✓ 3. Design south, east and west shading devices to minimize solar heat gain.
- ✓ 4. Use spectrally selective tints or spectrally selective low-e glazing with a Solar Heat Gain Coefficient (SHGC) of 0.4 or less.
- ✓ 5. Minimize effects of thermal bridging in walls, roofs and window systems.
- ✓ 6. Maximize efficiencies for lighting, Heating, Ventilation, Air Conditioning (HVAC) systems and other equipment. Use insulation and/or radiant barriers, natural ventilation, ceiling fans and shading to avoid the use of air conditioning whenever appropriate.
- ✓ 7. Eliminate hot water in restrooms when possible.
- 8. Provide tenant sub-metering to encourage utility use accountability.
- 9. Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics (BIPV).
- 10. Use available energy resources such as waste heat recovery, when feasible.

A. Lighting

- 1. Design for at least 15% lower interior lighting power allowance than the Energy Code.
- 2. Select lamps and ballasts with the highest efficiency, compatible with the desired level of illumination and color rendering specifications. Examples that combine improved color rendering with efficient energy use include compact fluorescent and T8 fluorescent that use tri-phosphor gases.
- 3. Select lighting fixtures which maximize system efficacy and which have heat removal capabilities
- 4. Reduce light absorption on surfaces by selecting colors and finishes that provide high reflectance values without glare.
- 5. Use task lighting with low ambient light levels.
- 6. Maximize daylighting through the use of vertical fenestration, light shelves, skylights, clerestories, building form and orientation as well as through translucent or transparent interior partitions. Coordinate daylighting with electrical lighting for maximum electrical efficiency.
- 7. Incorporate daylighting controls and/or motion activated light controls in low or intermittent use areas.
- 8. Avoid light spillage in exterior lighting by using directional fixtures.
- 9. Minimize light overlap in exterior lighting schemes.
- 10. Use lumen maintenance procedures and controls.

B. Mechanical Systems

- 1. Design to comply with the Energy Code and to exceed its efficiency requirements.
- 2. Use "Smart Building" monitor/control systems when appropriate.
- 3. Utilize thermal storage for reduction of peak energy usage.
- 4. Use Variable air volume systems to save fan power.
- 5. Use variable speed drives on pumping systems and fans for cooling towers and air handlers.
- 6. Use air-cooled refrigeration equipment or use cooling towers designed to reduce drift.
- 7. Specify premium efficiency motors.
- 8. Reduce the need for mechanical ventilation by reducing sources of indoor air pollution. Use high efficiency air filters and ultraviolet lamps in air handling units. Provide for regular maintenance of filtration systems. Use ASHRAE standards as minimum.
- 9. Locate fresh air intakes away from polluted or overheated areas. Locate on roof where possible. Separate air intake from air exhausts by at least 40 ft.
- 10. Use separate HVAC systems to serve areas that operate on widely differing schedules and/or design conditions.
- 11. Use shut off or set back controls on HVAC system when areas are not occupied.
- 12. Use condenser heat, waste heat or solar energy. (Contact local utility companies for information on the utility-sponsored Commercial and Industrial Energy Efficiency

Programs which offer incentives to businesses for installing qualifying energy efficient technologies.)

- 13. Evaluate plug-in loads for energy efficiency and power saving features.
- 14. Improve comfort and save energy by reducing the relative humidity by waste reheat, heat pipes or solar heat.
- 15. Minimize heat gain from equipment and appliances by using:
 - a. Environmental Protection Agency (EPA) Energy Star rated appliances.
 - b. Hoods and exhaust fans to remove heat from concentrated sources.
 - c. High performance water heating that exceeds the Energy Code requirements.
- 16. Specify HVAC system "commissioning" period to reduce occupant exposure to Indoor Air Quality (IAQ) contaminants and to maximize system efficiency.

V. Water Use

A. Building Water

- 1. Install water conserving, low flow fixtures as required by the Uniform Plumbing Code.
- 2. If practical, eliminate hot water in restrooms.
- 3. Use self closing faucets (infrared sensors or spring loaded faucets) for lavatories and sinks.

B. Landscaping and Irrigation (See Section VI.)

VI. Landscape and Irrigation

- 1. Incorporate water efficient landscaping (xeriscaping) using the following principles:
 - a. Planning, Efficient irrigation: Create watering zones for different conditions. Separate vegetation types by watering requirements. Install moisture sensors to prevent operation of the irrigation system in the rain or if the soil has adequate moisture. Use appropriate sprinkler heads.
 - b. Soil analysis/improvement: Use (locally made) soil amendments and compost for plant nourishment, improved water absorption and holding capacity.
 - c. Appropriate plant selection: Use drought tolerant and/or slow growing hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation.
 - d. Practical turf areas: Turf only in areas where it provides functional benefits.

- e. Mulches: Use mulches to minimize evaporation, reduce weed growth and retard erosion.

Contact the local Board of Water Supply for additional information on xeriscaping such as efficient irrigation, soil improvements, mulching, lists of low water-demand plants, tours of xeriscaped facilities, and xeriscape classes.

- 2. Protect existing beneficial site features and save trees to prevent erosion. Establish and carefully mark tree protection areas well before construction.
- 3. Limit staging areas and prevent unnecessary grading of the site to protect existing, especially native, vegetation.
- 4. Use top soil from the graded areas, stockpiled on the site and protected with a silt fence to reduce the need for imported top soil.
- 5. Irrigate with non-potable water or reclaimed water when feasible. Collect rainwater from the roof for irrigation. *not available*
- 6. Sub-meter the irrigation system to reduce water consumption and consequently water and sewer fees. Contact the local county agency to obtain irrigation sub-metering requirements and procedures. Locate irrigation controls within sight of the irrigated areas to verify that the system is operating properly.
- 7. Use pervious paving instead of concrete or asphalt paving. Use natural and man-made berms, hills and swales to control water runoff.
- 8. Avoid the use of solvents that contain or leach out pollutants that can contaminate the water resources and runoff. Contact the State of Hawai'i Clean Water Branch at 586-4309 to determine whether a NPDES (National Pollutant Discharge Elimination System) permit is required.
- 9. Use Integrated Pest Management (IPM) techniques. IPM involves a carefully managed use of biological and chemical pest control tactics. It emphasizes minimizing the use of pesticides and maximizing the use of natural process
- 10. Use trees and bushes that are felled at the building site (i.e. mulch, fence posts). Leave grass trimmings on the lawn to reduce green waste and enhance the natural health of lawns.
- 11. Use recycled content, decay and weather resistant landscape materials such as plastic lumber for planters, benches and decks.

VII. Building Materials & Solid Waste Management

A. Material Selection and Design

- 1. Use durable products.
- 2. Specify and use natural products or products with low embodied energy and/or high recycled content. Products with recycled content include steel, concrete with glass,

- drywall, carpet, etc. Use ground recycled concrete, graded glass cullet or asphalt as base or fill material.
- ✓ 3. Specify low toxic or non-toxic materials whenever possible, such as low VOC (Volatile Organic Compounds) paints, sealers and adhesives and low or formaldehyde-free materials. Do not use products with CFCs (Chloro-fluoro-carbons).
 - ✓ 4. Use locally produced products such as plastic lumber, insulation, hydro-mulch, glass tiles, compost.
 - ✓ 5. Use advanced framing systems that reduce waste, two stud corners, engineered structural products and prefabricated panel systems.
 - ✓ 6. Use materials which require limited or no application of finishing or surface preparation. (i.e. finished concrete floor surface, glass block and glazing materials, concrete block masonry, etc.).
 - ✓ 7. Use re-milled salvaged lumber where appropriate and as available. Avoid the use of old growth timber.
 - ✓ 8. Use sustainably harvested timber.
 - ✓ 9. Commit to a material selection program that emphasizes efficient and environmentally sensitive use of building materials, and that uses locally available building materials. (A list of Earth friendly products and materials is available through the Green House Hawai'i Project. Call Clean Hawai'i Center, Tel. 587-3802 for the list.)

B. Solid Waste Management, Recycling and Diversion Plan

- ✓ 1. Prepare a job-site recycling plan and post it at the job-site office.
- ✓ 2. Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.
- ✓ 3. Use a central area for all cutting.
- ✓ 4. Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.
- ✓ 5. Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.
- ___ 6. Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.
- ___ 7. Use concrete and asphalt rubble on-site or forward the material for offsite recycling.
- ✓ 8. Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.
- ___ 9. Donate unused paint, solvents, sealants to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling

Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, www.himex.org.

- 10. Use suppliers that re-use or recycle packaging material whenever possible.

VIII. Indoor Air Quality

- 1. Design an HVAC system with adequate supply of outdoor air, good ventilation rates, even air distribution, sufficient exhaust ventilation and appropriate air cleaners.
- 2. Develop and specify Indoor Air Quality (IAQ) requirements during design and contract document phases of the project. Monitor compliance in order to minimize or contain IAQ contaminant sources during construction, renovation and remodeling.
- 3. Notify occupants of any type of construction, renovation and remodeling and the effects on IAQ.
- 4. Inspect existing buildings to determine if asbestos and lead paint are present and arrange for removal or abatement as needed.
- 5. Supply workers with, and ensure the use of VOC (Volatile Organic Compounds)-safe masks where required.
- 6. Ensure that HVAC systems are installed, operated and maintained in a manner consistent with their design. Use UV lamps in Air Handling Units to eliminate mold and mildew growth. An improperly functioning HVAC system can harbor biological contaminants such as viruses, bacteria, molds, fungi and pollen, and can cause Sick Building Syndrome (SBS).
- 7. Install separate exhaust fans in rooms where air polluting office equipment is used, and exhaust directly to the exterior of the building, at sufficient distance from the air intake vents.
- 8. Place bird guards over air intakes to prevent pollution of shafts and HVAC ducts.
- 9. Control indoor air pollution by selecting products and finishes that are low or non-toxic and low VOC emitting. Common sources of indoor chemical contaminants are adhesives, carpeting, upholstery, manufactured wood products, copy machines, pesticides and cleaning agents.
- 10. Schedule finish application work to minimize absorption of VOCs into surrounding materials e.g. allow sufficient time for paint and clear finishes to dry before installing carpet and upholstered furniture. Increase ventilation rates during periods of increased pollution.
- 11. Allow a flush-out period after construction, renovation, remodeling or pesticide application to minimize occupant exposure to chemicals and contaminants.

IX. Commissioning & Construction Project Closeout

- 1. Appoint a Commissioning Authority to develop and implement a commissioning plan and a preventative maintenance plan. Project Manager's responsibilities must include coordination of commissioning activities during project closeout.
- 2. Commissioning team should successfully demonstrate all systems and perform operator training before final acceptance.
- 3. Provide flush-out period to remove air borne contaminants from the building and systems.
- 4. Provide as-built drawings and documentation for all systems. Provide data on equipment maintenance and their control strategies as well as maintenance and cleaning instructions for finish materials.

X. Occupancy and Operation

A. General Objectives

- 1. Develop a User's Manual for building occupants that emphasizes the need for Owner/Management commitment to efficient sustainable operations.
- 2. Management's responsibilities must include ensuring that sustainability policies are carried out.

B. Energy

- 1. Purchase EPA rated, Energy Star, energy-efficient office equipment, appliances, computers, and copiers. (Energy Star is a program sponsored by U.S. Dep. Of Energy. Use of these products will contribute to reduced energy costs for buildings and reduce air pollution.)
- 2. Institute an employee education program about the efficient use of building systems and appliances, occupants impact on and responsibility for water use, energy use, waste generation, waste recycling programs, etc.
- 3. Re-commission systems and update performance documentation periodically per recommendations of the Commissioning Authority, or whenever modifications are made to the systems.

C. Water

- 1. Start the watering cycle in the early morning in order to minimize evaporation.
- 2. Manage the chemical treatment of cooling tower water to reduce water consumption.

D. Air

- 1. Provide incentives which encourage building occupants to use alternatives to and to reduce the use of single occupancy vehicles.

- 2. Provide a location map of services within walking distance of the place of employment (child care, restaurants, gyms, shopping).
- 3. Periodically monitor or check for indoor pollutants in building.
- 4. Provide an IAQ plan for tenants, staff and management that establishes policies and documentation procedures for controlling and reporting indoor air pollution. This helps tenants and staff understand their responsibility to protect the air quality of the facility.

E. Materials and Products

- 1. Purchase business products with recycled content such as paper, toners, etc.
- 2. Purchase Furniture made with sustainably harvested wood, or with recycled and recycled content materials, which will not off gas VOC's.
- 3. Remodeling and painting should comply with or improve on original sustainable design intent.
- 4. Use low VOC, non-toxic, phosphate and chlorine free, biodegradable cleaning products.

F. Solid Waste

- 1. Collect recyclable business waste such as paper, cardboard boxes, and soda cans.
- 2. Avoid single use items such as paper or Styrofoam cups and plates, and plastic utensils.

XI. Resources

Financing: Energy Efficiency in Buildings. U.S. Department of Energy, DOE/EE-0152, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Building Commissioning: The Key to Quality Assurance. U.S. Department of Energy, DOE/EE-0153, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Guide to Resource-Efficient Building in Hawaii. University of Hawai'i at Manoa, School of Architecture and Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, October 1998. (Call Tel. 587-3804 for publication)

Hawaii Model Energy Code. Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997 (Call Tel. 587-3810 for publication)

Photovoltaics in the Built Environment: A Design Guide for Architects and Engineers. NREL Publications, DOE/GO #10097-436, September 1997 (Call Tel. 1-800-DOE-EREC or visit local office)

March 15, 2000

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

Gentlemen:

The following is a list of agencies and community groups contacted during the preconsultation phase and the draft EA comment period:

Community Groups

- Ewa Beach Neighborhood Board
- Ewa Beach Community Association

Agencies

- City & County of Honolulu, City Council – John DeSoto
- City & County of Honolulu, Dept. of Planning and Permitting – Policy Planning Branch
- City & County of Honolulu, Dept. of Planning and Permitting – Land Use Permits Division
- City & County of Honolulu, Police Department
- City & County of Honolulu, Board of Water Supply
- City & County of Honolulu, Fire Department
- City & County of Honolulu, Environmental Services Dept. – Sewer Division
- City & County of Honolulu, Dept. of Transportation
- State of Hawaii, Department of Education – Ilima Intermediate School
- State of Hawaii, Department of Education – Campbell High School
- State of Hawaii, Department of Education – Leeward District Superintendent
- State of Hawaii, Department of Education – Facilities Branch

Please contact me if there are any questions.

Very truly yours,



Michael J. Fergus
Board Member
Boys and Girls Club of Hawaii