

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

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March 17, 2003

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Wai'anae YMCA, TMK 8-6-01:61, Wai'anae, O'ahu, Hawai'i

The Department of Community Services has reviewed the comments received during the 30-day public comment period which began on the publication of the January 23, 2002 OEQC Environmental Notice. We have determined that this project will not have any significant environmental effects and have therefore issued a Finding of No Significant Impacts (FONSI) for the Wai'anae YMCA project. Accordingly, please publish this notice in the April 8, 2003 OEQC Environmental Notice.

In closing, we have enclosed a completed OEQC Publication Form and four copies of the final EA and further ask that any questions pertaining to this matter be directed to Mr. Paul Kobata of our department's Office of Special Projects at 592-8626.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael T. Amii", with a horizontal line extending to the right.

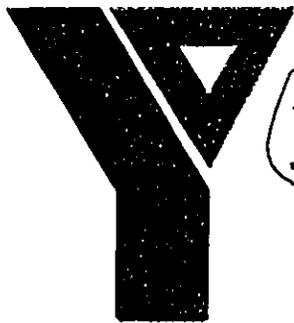
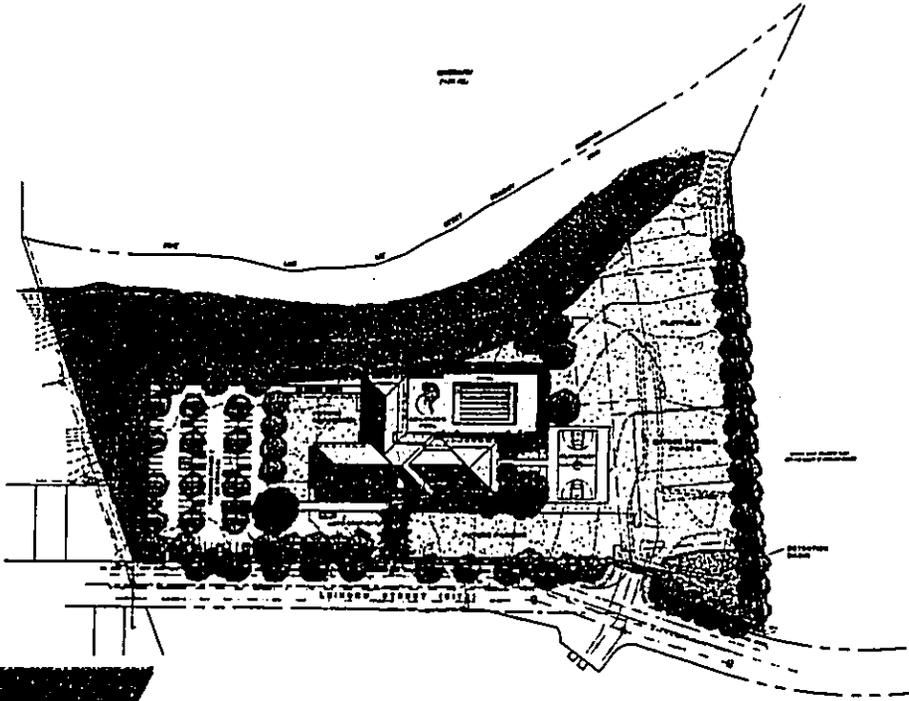
MICHAEL T. AMII
Director

MTA:ds

Enclosures

2003-04-08-0A-FEA

APR 8 2003
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Wai'anae Coast YMCA.

Final Environmental Assessment/
Finding of No Significant Impact
(TMK 8-6-01:61)

Prepared for:
Young Men's Christian Association (YMCA)
of Honolulu

Prepared by:



March 2003



Wai'anae Coast YMCA

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Finding of No Significant Impact
(TMK 8-6-01:61)

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March 2003

Wai'anae Coast YMCA
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TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	PROJECT SUMMARY	1
1.2	LOCATION	2
1.3	LAND OWNERSHIP	2
1.4	IDENTIFICATION OF APPLICANT	2
1.5	IDENTIFICATION OF APPROVING AGENCY	2
1.6	IDENTIFICATION OF AGENCIES AND INDIVIDUALS CONSULTED	2
1.7	ENVIRONMENTAL REQUIREMENTS	3
2.0	PROJECT DESCRIPTION, NEED, & OBJECTIVE	5
2.1	BACKGROUND INFORMATION	5
2.2	SURROUNDING USES	6
2.3	NEED AND OBJECTIVE	6
2.4	PROJECT DESCRIPTION	6
2.5	APPROXIMATE COST AND SCHEDULE	7
2.6	SUSTAINABLE BUILDING DESIGN	7
3.0	LAND USE CONFORMANCE	9
3.1	STATE OF HAWAII	9
3.1.1	State Land Use District	9
3.2	CITY AND COUNTY OF HONOLULU	9
3.2.1	General Plan	9
3.2.2	Wai'anae Sustainable Communities Plan	10
3.3	LAND USE ORDINANCE	11
3.4	LIST OF PERMITS	11
4.0	DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES	13
4.1	HUD ENVIRONMENTAL REQUIREMENTS	13
4.1.1	Coastal Barrier Resources/Coastal Zones	13
4.1.2	Floodplain Management	13
4.1.3	Historic Preservation/Historic Properties	14
4.1.4	Noise/Noise Abatement	14
4.1.5	Hazardous Industrial Operations and Thermal/Explosives	15
4.1.6	Airport Hazards/Airport Clear Zones	15
4.1.7	Protection of Wetlands	15
4.1.8	Toxic Chemicals and Radioactive Materials	16
4.1.9	Endangered Species/Flora and Fauna	17
4.1.10	Sole Source Aquifers/Water Quality	18
4.1.11	Farmland Protection	18
4.1.12	Flood Insurance	18
4.1.13	Environmental Justice	19

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

4.1.14	Unique Natural Features and Areas	19
4.1.15	Site Suitability, Access, and Compatibility with Surrounding Development	20
4.1.16	Soil Stability, Erosion, and Drainage	21
4.1.17	Nuisances and Hazards	22
4.1.18	Water Supply, Sanitary Sewers, and Solid Waste Disposal	23
4.1.19	Schools, Parks, Recreation, and Social Services	24
4.1.20	Emergency Health Care, Fire, and Police Services	25
4.1.21	Commercial/Retail and Transportation	26
4.1.22	Air Quality	26
4.2	ADDITIONAL ENVIRONMENTAL CONSIDERATIONS	27
4.2.1	Climate	27
4.2.2	Topography	28
4.2.3	Soils	28
	4.2.3.1 Land Study Bureau Detailed Land Classification	28
	4.2.3.2 Soil Conservation Service Soil Survey	29
	4.2.3.3 Agricultural Lands of Importance to the State of Hawai'i	29
4.2.4	Natural Hazards	30
4.2.5	Archaeological and Historic Resources	30
4.2.6	Cultural Impacts	31
4.2.7	Economic Impacts	31
4.2.8	Social Impacts	32
4.2.9	Visual Impacts	33
4.2.10	Traffic and Circulation	34
4.2.11	Infrastructure	34
	4.2.11.1 Water System	34
	4.2.11.2 Wastewater Facilities	35
	4.2.11.3 Drainage	36
	4.2.11.4 Electrical and Communication Facilities	36
	4.2.11.5 Solid Waste Disposal	36
5.0	DESCRIPTION OF ALTERNATIVES	38
5.1	NO ACTION ALTERNATIVE	38
5.2	ALTERNATIVES	38
5.3	PREFERRED ALTERNATIVE	38
6.0	DETERMINATION, FINDINGS, AND REASONS SUPPORTING THE DETERMINATION	40
6.1	SIGNIFICANCE CRITERIA	40
6.2	DETERMINATION	43
7.0	REFERENCES	45

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

8.0 COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT & RESPONSES 46

LIST OF APPENDICIES

- Appendix A - HUD Statutory Checklist
- Appendix B - Screening Criteria for CDBG Assisted Project to Confirm its Consistency with HCZMP Description of Proposed Action
- Appendix C - Letter from State Historic Preservation Division
- Appendix D - Phase I Environmental Assessment
- Appendix E - Phase II Subsurface Investigation
- Appendix F - Letter from U.S. Fish and Wildlife Service

LIST OF FIGURES

Figure	Follows Page
1 Regional Location Map	2
2 Tax Map Key	2
3a Project Site Plan	6
3b Project Rendering	6
4 State Land Use Boundary Map	10
5 County Zoning	12
6 Special Management Area	14
7 Flood Insurance Rate Map	14
8 Distance to Airports	14
9 Wetlands	16
10 Critical Habitats	18
11 Site Photos	18
12 Agricultural Lands of Importance to the State of Hawai'i	18
13 Land Study Bureau	18

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

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1.0 INTRODUCTION

This Environmental Assessment (EA) has been prepared in compliance with the environmental review requirements of 24 Code of Federal Regulations (CFR) 58 and the environmental requirements of Chapter 343, *Hawai'i Revised Statutes* (HRS) for proposed improvements for the Wai'anae Young Men's Christian Association (YMCA).

1.1 PROJECT SUMMARY

Project Name:	Wai'anae Coast YMCA
Applicant:	Young Men's Christian Association (YMCA) of Honolulu
Landowner:	Young Men's Christian Association (YMCA) of Honolulu
Location:	86-071 Leihokū Street, Wai'anae, Hawai'i, 96792
Tax Map Key:	8-6-01: 61, 23.96 acres
Existing Use:	An existing portable building with a parking lot and landscaping.
Proposed Action:	Construction of new YMCA facilities in Wai'anae, which will include: a 16,500± square foot permanent building, swimming pool, playcourt, playfield, parking areas, and landscaping.
Project Area:	Approximately 7 developable acres out of the 23.96 acre property
Land Use Designations:	State Land Use: Urban 9.664 acres, Conservation 14.296 acres. Zoning: Industrial (I-2) 9.664 acres, Preservation (P-1) 14.296 acres.
SMA:	The subject property is not in the SMA
Actions Requested:	Compliance with 24 CFR 58 Compliance with Chapter 343, <i>Hawai'i Revised Statutes</i>
Approving Agency:	City and County of Honolulu, Department of Community Services
Anticipated Determination:	Finding of No Significant Impact (FONSI)

1.2 LOCATION

The Wai'anae Coast YMCA is located in Wai'anae on a former limestone quarry on the slopes of Pu'u Mā'ili'ili (Figure 1) and consists of one parcel identified as TMK 8-6-01: 61 (Figure 2). This area is part of the Wai'anae Sustainable Communities Plan area.

1.3 LAND OWNERSHIP

The landowner is the Young Men's Christian Association (YMCA) of Honolulu.

1.4 IDENTIFICATION OF APPLICANT

The applicant is the Young Men's Christian Association (YMCA) of Honolulu.

1.5 IDENTIFICATION OF APPROVING AGENCY

The approving agency is the City and County of Honolulu Department of Community Services.

1.6 IDENTIFICATION OF AGENCIES AND INDIVIDUALS CONSULTED

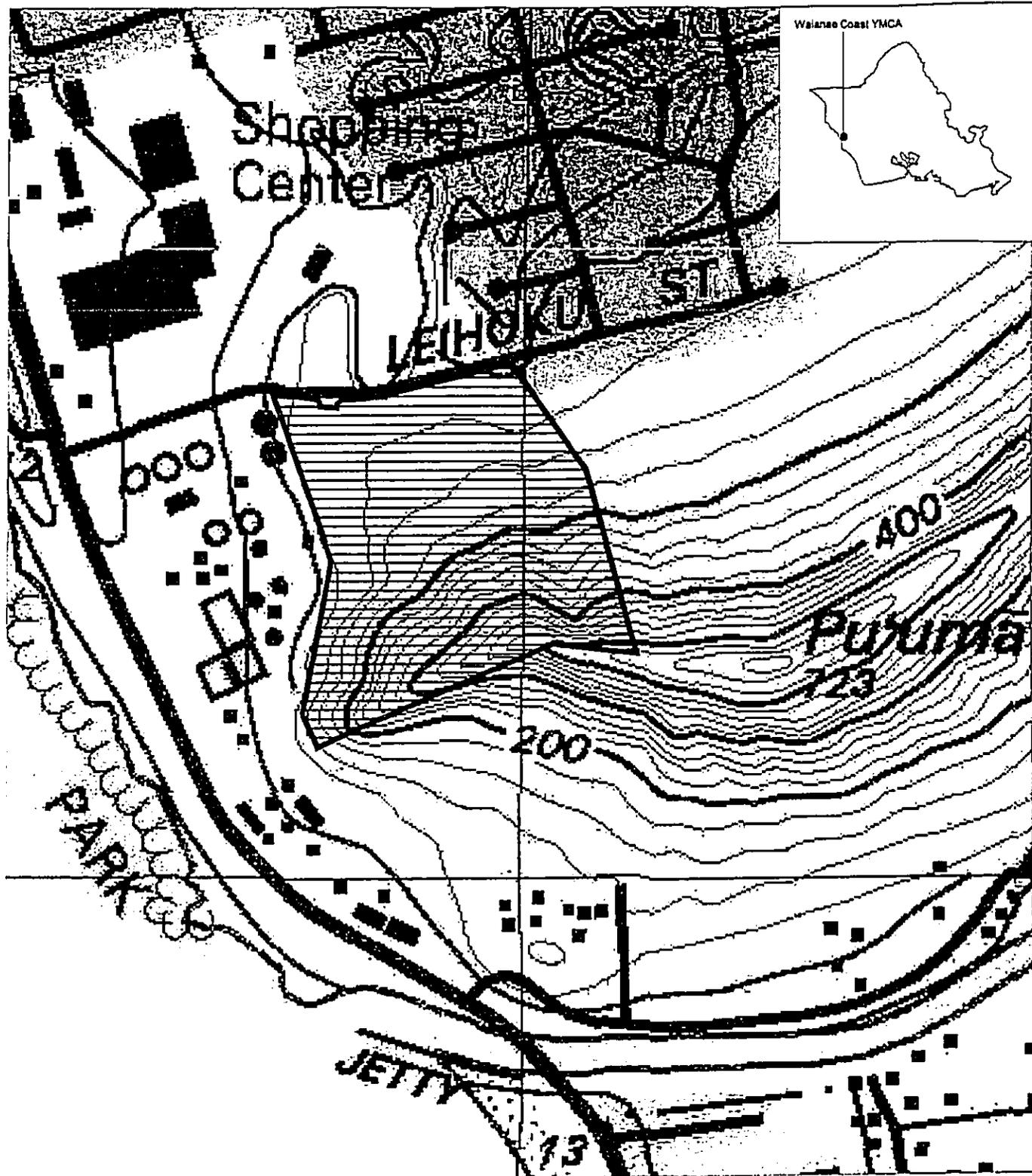
In the course of preparing this environmental assessment, the following agencies (or agency documents and maps) and individuals were consulted and/or provided information.

CITY AND COUNTY OF HONOLULU

Board of Water Supply
Councilmember John DeSoto
Department of Community Services
Department of Environmental Services
Fire Department
Department of Parks and Recreation
Department of Planning and Permitting
Police Department

STATE AGENCIES

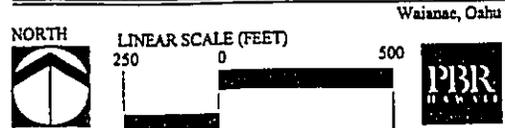
Department of Agriculture
Department of Business Economic Development and Tourism, Hawai'i Coastal Zone Management Program
Department of Business Economic Development and Tourism, Office of Planning
Office of Environmental Quality Control
Office of Hawaiian Affairs
Department of Health
Department of Land and Natural Resources, State Historic Preservation Division
University of Hawai'i, Land Study Bureau



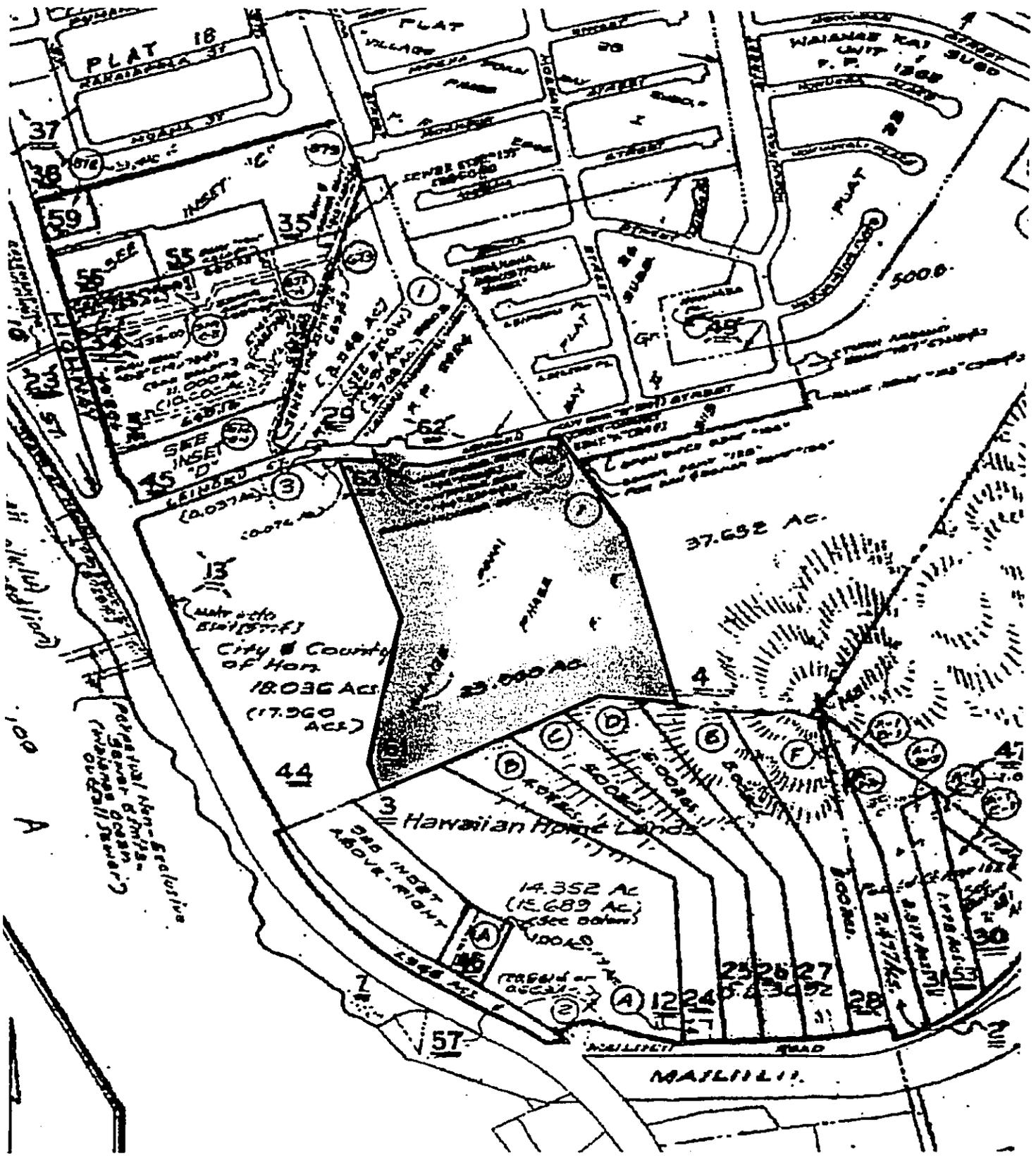
Legend

 Waianae Coast YMCA

Figure 1
Regional Location Map
Waianae Coast YMCA



Source: USGS Topographical Map



Legend

 Waianae Coast YMCA

Figure 2
Tax Map Key
Waianae Coast YMCA

Waianae, Oahu

NORTH 

LINEAR SCALE (FEET)
250 0 500 



Source: Tax Map Key

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

FEDERAL AGENCIES

US Department of Agriculture, Natural Resources Conservation Service
Environmental Protection Agency
US Fish and Wildlife Service
US Department of Housing and Urban Development

INDIVIDUALS

William Aila
Laura Arrighi
Frenchy DeSoto
Henry Hopfe
Momi Kamahele
Landis Ornellas

1.7 ENVIRONMENTAL REQUIREMENTS

This draft environmental assessment has been prepared in accordance and compliance with the environmental requirements of:

- 24 CFR 58
- The State of Hawai'i Environmental Impact Statement Law, Chapter 343, HRS

Specifically, this draft environmental assessment is being prepared in compliance with 24 CFR 58 because the YMCA of Honolulu will be receiving a Community Development Block Grant and a direct grant (Economic Development Initiative) for the proposed Wai'anae Coast YMCA facility. This draft environmental assessment also is being prepared in compliance the State of Hawai'i Environmental Impact Statement Law (Chapter 343, HRS) because the State will be contributing funding to the project.

Because Chapter 343, HRS is applicable to the project, this environmental assessment has been prepared to identify whether "significant environmental effects" will result from the proposed Wai'anae Coast YMCA facility. According to the Department of Health Rules which are governed by Chapter 343, HRS implementation, if "significant environmental effects" are not identified by an environmental assessment, preparation of a full environmental impact statement is not required, and a "finding of no significant impact" is issued by the approving authority. Otherwise, a notice of preparation is issued and processing of a full environmental impact statement is required.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

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2.0 PROJECT DESCRIPTION, NEED, & OBJECTIVE

This section provides background information, identifies the project's goals and objectives, describes the proposed improvements, and delineates construction activities and approximate costs.

2.1 BACKGROUND INFORMATION

The YMCA of Honolulu (parent organization of the Wai'anae Coast YMCA) is a non-profit, community service organization established in Hawai'i in 1869. During 2000, the YMCA had 86,000 participants in nearly 100 programs delivered through nine branches located throughout O'ahu. The YMCA of Honolulu's annual budget is \$18 million. The organization has 160 full-time employees, 800 part-time employees, and 2,600 volunteers. More than 300 community volunteers serve on the YMCA of Honolulu's corporate and branch boards.

The Wai'anae Coast YMCA, one of the YMCA of Honolulu's nine branches, in Wai'anae on an approximately 24 acre property. The developable portion of the property (7 acres within the State Urban District with I-2 zoning) was formerly part of an old quarry. Only 7± acres of the property is developable and existing facilities consist of a portable building, parking and landscaping. This existing portable building is primarily used as office space for outreach counseling.

Otherwise, the closest YMCA facility for Wai'anae residents is the Leeward YMCA in Waipahu. The current service area of the Leeward YMCA is from Pearl City, Waipahu, 'Ewa and 'Ewa Beach to the Wai'anae Coast.

Programs currently offered by the Leeward YMCA include:

- A+ After School Programs at public elementary schools
- Before school and after school programs on site
- Holiday/Summer Fun
- Aerobics
- Youth Sports (flag football)
- Substance abuse prevention programs for teens
- Teen action programs
- Youth Employment Programs
- S.T.A.R.S. teen performing arts program
- Driver education

The Leeward YMCA currently has no members from the Wai'anae area.

If the proposed Wai'anae Coast YMCA is built, the Wai'anae area would then be excluded from the service area of the Leeward YMCA.

2.2 SURROUNDING USES

The Wai'anae Coast YMCA property can be accessed by (and fronts) Leihōkū Street (from Farrington Highway). The site is mauka (and east) of the Wai'anae Sewage Treatment Plant. The property extends to the ridge line of Pu'u Mā'ili'ili, so to the south of the property are the slopes of Pu'u Mā'ili'ili (owned by the Department of Hawaiian Home Lands). To the east of the property are residential lots and open space (the slopes of Pu'u Mā'ili'ili). Adjoining properties do not appear to present a potential risk to the subject property.

2.3 NEED AND OBJECTIVE

Although Wai'anae is the most developed of O'ahu's rural districts, residents still characterize the area as a "country" community that is geographically and socially far removed from the Honolulu Central Business District and Waikīkī. Rapid population growth over the past 40 years (from 3,000 in 1950 to more than 40,000 in 1998), however, has placed significant pressure on the community's "small town values" and social services. There is growing concern that continued urban and suburban development will put more stress on Wai'anae's schools, parks, and social service facilities, which are already overcrowded.

The objective of the project is to improve and expand YMCA services to the Wai'anae community

According to a community needs assessment prepared for the YMCA of Honolulu (Phil Balducci & Associates 2001), if the Wai'anae YMCA is built, YMCA membership among Wai'anae residents is expected to range from 1,392 to 1,500 members.

2.4 PROJECT DESCRIPTION

The proposed improvements to the Wai'anae Coast YMCA subject to this environmental assessment involve the construction of a new facility to improve and expand services to Wai'anae residents.

The current plans that are subject to this environmental assessment are to:

- Construct a 16,500 square foot building (lobby, administrative offices, classroom, meeting rooms, computer lab, health and wellness center, group exercise studio, restrooms);
- Install an outdoor swimming pool;
- Construct additional parking;
- Install play court and play field;
- Install retention basin;
- Landscape entire developable area.

For a project site plan and rendering see Figures 3a and 3b.

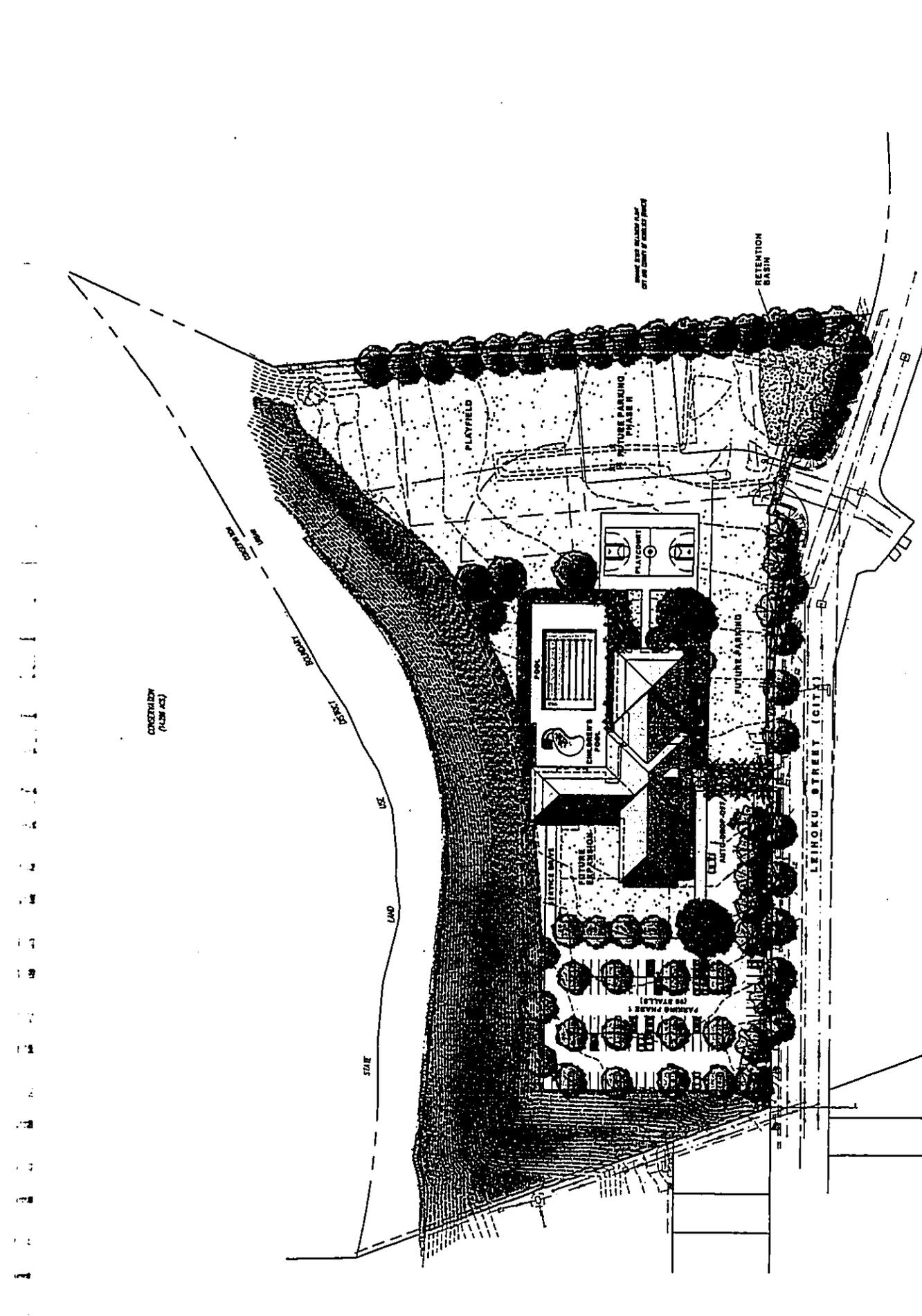


Figure 3A
 Project Site Plan
WAI'ANAE YMCA



PBR

not to scale



Figure 3B
Project Rendering
WAI'ANAЕ YMCA

not to scale



2.5 APPROXIMATE COST AND SCHEDULE

The approximate cost for proposed improvements to the Wai'anae Coast YMCA is \$5.6 million. Proposed improvements are expected to be implemented in two phases. Current plans are for construction to start after funding has been granted and approvals have been obtained.

2.6 SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control has issued "Guidelines for Sustainable Building Design in Hawai'i: A planner's checklist" (OEQC May 1999) and has requested that consideration be made in applying sustainable building techniques to projects. The OEQC Guidelines state that "[a] sustainable building is built to minimize energy use, expense, waste and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations."

In support of sustainable design the following will be considered in planning the proposed Wai'anae Coast YMCA facility:

- 1) Building envelope insulation and tinted window glazing to reduce thermal heat gain, which reduces the HVAC load/size;
- 2) Electric light ballast;
- 3) Durable building materials to reduce maintenance requirements;
- 4) Water conserving plumbing fixtures; and
- 5) Indigenous and Polynesian introduced plants for use in landscaping.

Where appropriate, other techniques from "Guidelines for Sustainable Building Design in Hawai'i: A planner's checklist" will be considered for inclusion in the proposed Wai'anae Coast YMCA improvements.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

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3.0 LAND USE CONFORMANCE

The State of Hawai'i and the City and County of Honolulu land use plans, policies, and ordinances, relevant to the Wai'anae Coast YMCA are described below.

3.1 STATE OF HAWAI'I

3.1.1 State Land Use District

Chapter 205, HRS, establishes the State Land Use Commission (LUC) and gives this body the authority to designate all lands in the State into one of four districts: Urban, Rural, Agriculture, or Conservation. The developable portion of the Wai'anae Coast YMCA property is located within the Urban district (Figure 4). The remainder of the property lies in the Conservation District. The proposed project will not involve the use of the portion of the property within the State Conservation District (the portion of the site on the steep slopes of Puu Mailili). Figure 3A shows that the proposed project will be located entirely within the Urban District and completely out of the Conservation District.

Chapter 205, HRS, also delegates uses in the Urban district to the County, however the Land Use Commission's rules state, in part: "[the Urban district] shall include land characterized by 'city-like' concentrations of people, structures, streets, urban level of services and other related land uses." As such, the proposed Wai'anae Coast YMCA improvements are consistent with the Urban district (the developable portion of the property), and no reclassification is required to implement the proposed project.

3.2 CITY AND COUNTY OF HONOLULU

Relevant land use plans of the City and County of Honolulu that pertain to the Wai'anae Coast YMCA include the *General Plan* and the *Wai'anae Sustainable Communities*.

3.2.1 General Plan

As required by the City Charter, the General Plan for the City and County of Honolulu serves two purposes. The first is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of O'ahu. Second, the General Plan is a statement of broad policies that facilitate the attainment of the objectives of the plan.

The Wai'anae Coast YMCA is in accord with the following General Plan policies:

Policy VII. Physical Development and Urban Design
Objective A, Policy 5: Provide for more compact development and intensive use of urban lands where compatible with the social character of existing communities.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

Objective F. To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods.

Policy IX. Health and Education

Objective B, Policy 2: Encourage the provision of informal educational programs for people of all age groups.

Objective D, Policy 10: Encourage the private provision of recreation and leisure-time facilities and services.

Discussion: The proposed Wai'anae Coast YMCA facility conforms to many of the objectives and policies of the General Plan by providing social, educational and recreational programs and services in an established, older and lower income community.

3.2.2 Wai'anae Sustainable Communities Plan

The City and County Development Plans (DPs) represent eight geographic regions that include all areas of O'ahu. The project site is located in the area designated as Wai'anae. The corresponding development plan for this area is the *Wai'anae Sustainable Communities Plan*.

Before 1992, the City Charter required DPs to be "relatively detailed plans" for implementing and accomplishing the development objectives and policies of the General Plan. In 1992, a Charter amendment changed this to require the DPs to consist of "conceptual schemes."

In response to the 1992 Charter amendments, the City and County Department of Planning (now the Department of Planning and Permitting) launched a thorough review of all eight DPs to bring them into conformance with the Charter-mandated conceptual orientation. Of the eight documents, the plans for Ewa and the Primary Urban Center—areas to which growth and supporting facilities will be directed over the next twenty years—have been titled "Development Plans." Plans for the remaining six areas (including Wai'anae)—which are envisioned as relatively stable regions—have been titled "Sustainable Communities Plans." The *Wai'anae Sustainable Communities Plan* was adopted by the City Council in 2000 as Ordinance No. 00-14.

As mandated by the City Charter, the *Wai'anae Sustainable Communities Plan* is more conceptual in nature. It includes vision statements, policies, and guidelines to direct the development and improvement of Wai'anae. Pertinent sections applicable to the proposed Wai'anae Coast YMCA improvements include the following.

Discussion: The proposed Wai'anae Coast YMCA expansion and improvements are in substantial conformance the *Wai'anae Sustainable Communities Plan*. In particular, the Wai'anae Coast YMCA will reinforce Wai'anae Town a "Country Town". A Wai'anae Coast YMCA will also allow the YMCA to provide more education, social, and health and wellness programs to a larger number of Wai'anae residents. Thus, the proposed Wai'anae Coast YMCA facility is expected to have a positive effect on Wai'anae Town.

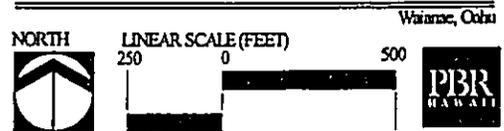


Legend

-  Waianae Coast YMCA
-  Agriculture Use District
-  Conservation Land Use District
-  Urban Land Use District

Source: State of Hawaii

Figure 4
State Land Use Districts
Waianae Coast YMCA



Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

In their public review comments, the Department of Planning and Permitting wrote that the developable portion of the property (7 acres within the State Urban District with I-2 zoning) is within the Rural Community Boundary of the Wai'anae Sustainable Communities Plan.

3.3 LAND USE ORDINANCE

The Land Use Ordinance (LUO) (Chapter 21, Revised Ordinances of Honolulu) is the City and County of Honolulu's zoning ordinance. Besides zoning regulations, the LUO contains ordinances regulating the use of land and regulations intended to ensure that adequate controls and review mechanisms are in place for proposed land uses.

Discussion: The Wai'anae Coast YMCA site (the developable portion of the property) is zoned Intensive Industrial (I-2) (Figure 5). According to the LUO (Section 21-3.110): "The intent of the I-2 intensive industrial district is to set aside areas for the full range of industrial uses necessary to support the city." For zoning purposes the Wai'anae Coast YMCA is considered a meeting facility, which are defined in the LUO as: "permanent facilities for recreation, social or multipurpose use. These may be for organizations operating on a membership basis for the promotion of members' mutual interests or may be primarily intended for community purposes." Meeting facilities are a permitted use in the I-2 district, subject to the standards in Article 5 of the LUO. There is an existing meeting facility (Waianae Coast YMCA) in place, which was permitted under Sec. 21-5.450 of the Land Use Ordinance.

3.4 LIST OF PERMITS

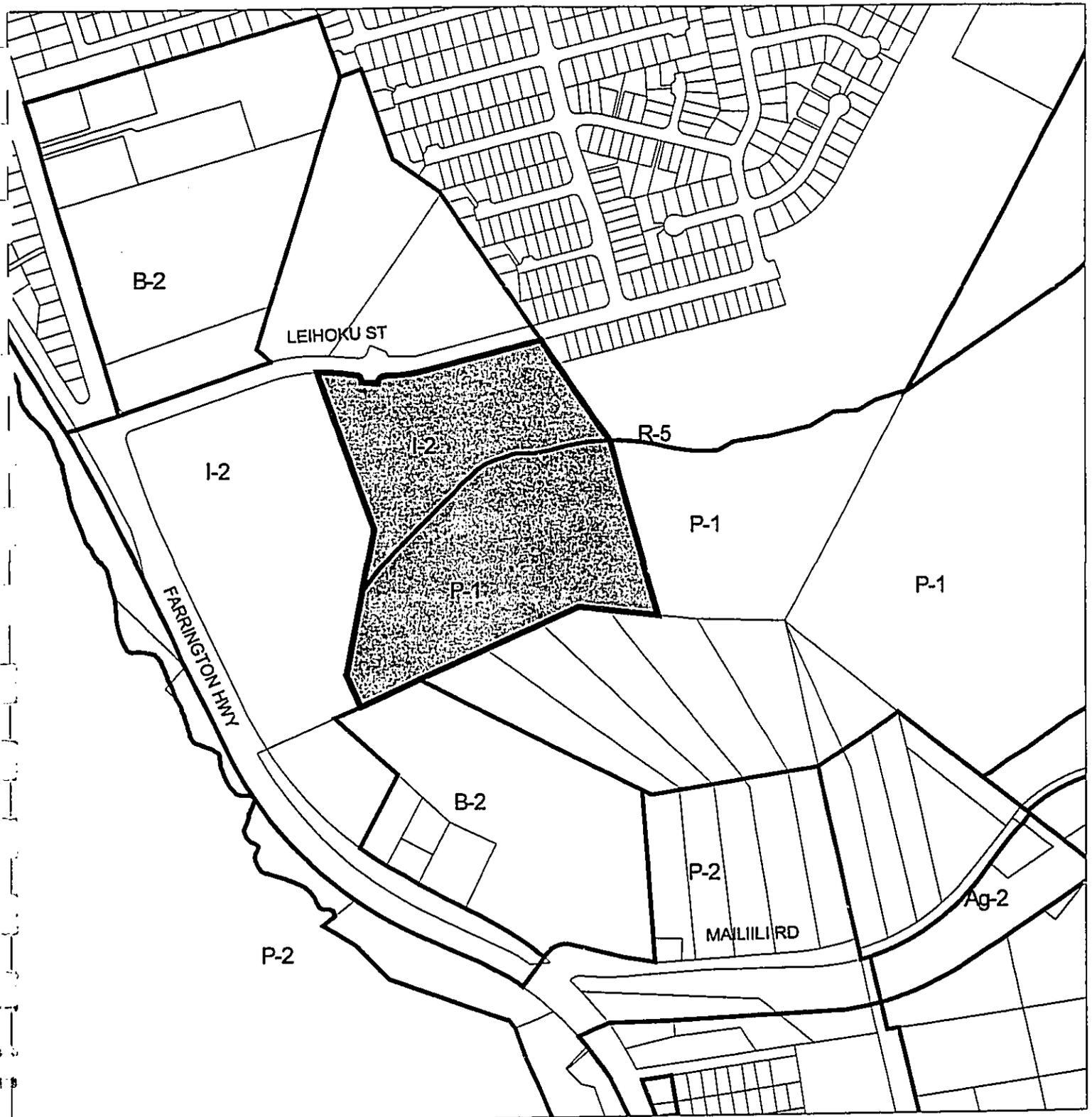
The following permits will be required as part of the project:

**Table 1
Required Permits and Approvals**

Permit/Approval	Responsible Agency
ADA Accessibility	Disability and Communication Access Board
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition work	Department of Planning and Permitting
Grubbing, Grading, and Stockpiling Permit	Department of Planning and Permitting
National Pollution Discharge Elimination System Permit (NPDES)	Department of Health
Places of Assembly	Honolulu Fire Department
Sewer Connection Permits	Department of Planning and Permitting
Water	Board of Water Supply

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

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Legend

-  Waianae Coast YMCA
-  Zone Boundaries

- B-2: Community Business
- I-2: Intensive Industrial
- P-1: Restricted Preservation
- P-2: General Preservation
- R-5: Residential

Figure 5
County Zoning
Waianae Coast YMCA

Waianae, Oahu

NORTH 

LINEAR SCALE (FEET)
250 0 500



Source: City and County of Honolulu

4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES

The environment surrounding the Wai'anae Coast YMCA includes the physical or natural environment and the human or social environment. This section describes the existing conditions, potential impacts to the environment, and mitigative measures.

4.1 HUD ENVIRONMENTAL REQUIREMENTS

Because the YMCA of Honolulu will be receiving a Community Development Block Grant for the proposed Wai'anae Coast YMCA improvements, this draft environmental assessment is being prepared in compliance with 24 CFR 58. The following information is provided in fulfillment of the requirements of the HUD Statutory Checklist (Appendix A).

4.1.1 Coastal Barrier Resources/Coastal Zones

The site of the Wai'anae Coast YMCA is not located within a coastal barrier designated on a current FEMA flood map or a Department of Interior coastal barrier resources map.

The proposed improvements of the Wai'anae Coast YMCA are consistent with the Hawai'i Coastal Zone Management (CZM) program and meet the criteria of the general consistency certification approved by the State of Hawai'i Department of Business, Economic Development, and Tourism (Appendix B). The project site is not located within the Special Management Area (Figure 6).

Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA is not located within a coastal barrier designated on a current FEMA flood map or a Department of Interior coastal barrier resources map, the proposed improvements will have no impact coastal barrier resources and no mitigative measures are proposed.

Because the proposed improvements of the Wai'anae Coast YMCA are consistent with the Hawai'i Coastal Zone Management (CZM) program and meet the criteria of the general consistency certification approved by the State of Hawai'i Department of Business, Economic Development, and Tourism, no impacts to coastal zones are anticipated and no mitigative measures are proposed.

4.1.2 Floodplain Management

As identified by the Federal Insurance Rate Map (FIRM) (Figure 7)(City and County of Honolulu 150001, Panels 185 and 195, November 20, 2000) the Wai'anae Coast YMCA is located outside of the 100-year floodplain boundary and outside of the floodway boundary. It is within "Zone D." The Zone D designation indicates areas where flood hazards are undetermined.

Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA site is located in an area where flood hazards are undetermined, and is out of the 100-year floodplain and the floodway, the proposed improvements are not expected to: 1) be highly susceptible to flooding; 2) change the 100-year floodplain; or 3) affect the floodway.

4.1.3 Historic Preservation/Historic Properties

No sites listed on the State or National Historic Registers of Historic Places are found on the subject property. The property is not located within or directly adjacent to a historic district. The developable portion of the property was once part of a limestone quarry. According to a Hawaii Historic Preservation Division (HHPD) review (Appendix C), HHPD believes there are no historic properties present because previous grubbing/grading has altered the land. HHPD also stated that development on the property will be limited to the flat level portions of the property that have previously been extensively disturbed (Appendix C).

Potential Impacts and Mitigative Measures

The property's area of potential effects will not include a historic district or property. Further, HHPD believes that "no historic properties will be affected" by this undertaking (Appendix C).

4.1.4 Noise/Noise Abatement

The Wai'anae Coast YMCA site is located approximately 11 miles from Kalaeloa Airport, 9 miles from Wheeler Airport, 9 miles from Dillingham Airfield, 16 miles from Hickam Air Force Base and approximately 17 miles from Honolulu International Airport. Refer to Figure 8.

Current sources of noise near the Wai'anae Coast YMCA site include vehicle traffic. There are residential uses adjacent to the property.

Potential Impacts and Mitigative Measures

The project site is more than 5 miles from any civil airport. The only military airfield within 15 miles is Wheeler Airport, but the Wai'anae Mountain Range effectively attenuates any noise impact from Wheeler Airport on the Wai'anae Coast residents.

The proposed improvements of the Wai'anae Coast YMCA do not involve residential development or development in noise sensitive areas.

Long-term noise impacts due to the proposed Wai'anae Coast YMCA are not expected to be significant. Since a substantial increase in noise sources is not anticipated, noise levels are not expected to significantly increase over existing levels.



Legend

-  Waianae Coast YMCA
-  Special Management Area

Figure 6
Special Management Area
Waianae Coast YMCA

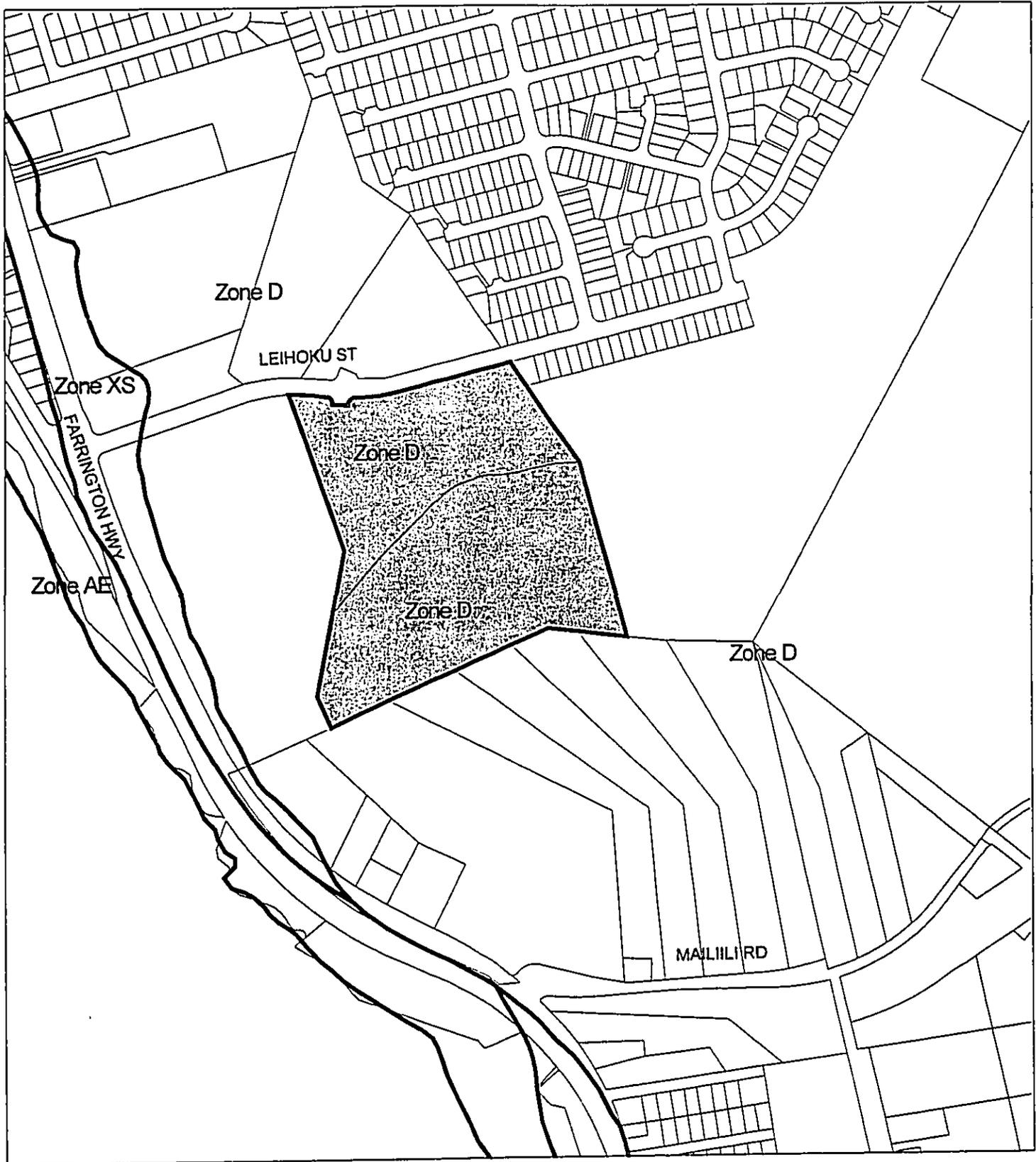
Waianae, Oahu

NORTH 

LINEAR SCALE (FEET)
250 0 500



Source: City and County of Honolulu



Legend

-  Waianae Coast YMCA
-  Flood Zone Boundry

- D: Undetermined but possible flood hazards
- X: Outside the 100-year and 500-year floodplains
- XS: Minimal flood hazards
- AE: 100-year floodplain
- AEF: Floodway area in Zone AE
- VE: 100-year floodplain with velocity hazard (wave action)

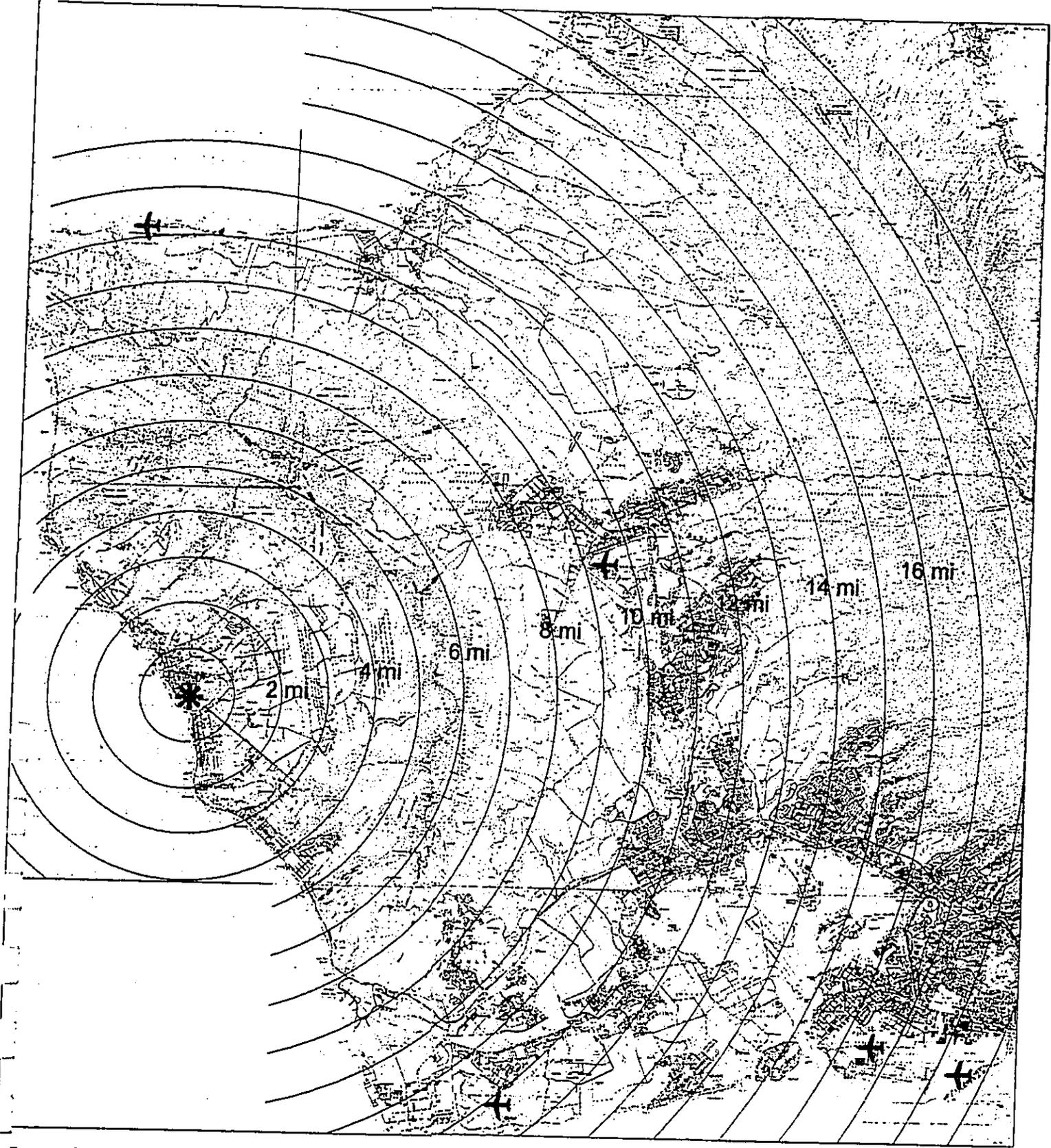
Source: City and County of Honolulu

Figure 7
 Flood Insurance Rate Map
Waianae Coast YMCA
 Waianae, Oahu

NORTH 

LINEAR SCALE (FEET)
 250 0 500 





Legend

- * Approximate Location of Project Site
- ✈ Airport

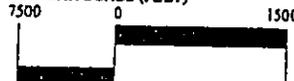
Figure 8
Distance to Airports
Waianae Coast YMCA

NORTH

Waianae, Oahu

LINEAR SCALE (FEET)

7500 0 15000



Source: USGS Topographical Map

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

Short term noise impacts will be generated during construction. Proper mitigating measures (such as limiting construction to daylight hours) will be employed to minimize the noise impacts. All project activities will comply with the State Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control" and will be monitored to ensure compliance.

Because long-term noise levels are not expected to be significant, no noise mitigation measures are planned as part of the project.

4.1.5 Hazardous Industrial Operations and Thermal/Explosives

Industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks are not adjacent to or visible from the Wai'anae Coast YMCA site.

The existing Wai'anae Coast YMCA facility does not expose either people or buildings to explosive or flammable fuels or chemical containers.

Potential Impacts and Mitigative Measures

Because industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks are not adjacent to or visible from the Wai'anae Coast YMCA site, no potential impacts from hazardous industrial operations are anticipated and no mitigative measures are proposed.

Because the proposed improvements to the Wai'anae Coast YMCA will expose neither people or buildings to explosive or flammable fuels or chemical containers, no impacts are expected and no mitigative measures are proposed.

4.1.6 Airport Hazards/Airport Clear Zones

The Wai'anae Coast YMCA site is located approximately 11 miles from Kalaeloa Airport, 9 miles from Wheeler Airport, 9 miles from Dillingham Airfield, 16 miles from Hickam Air Force Base and approximately 17 miles from Honolulu International Airport. Refer to Figure 8.

Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA site is located over 3,000 feet (or 0.57 mile) from the end of a runway at a civil airport and over 2.5 miles from the end of a runway at a military airfield, there will be no impacts to airport clear zones and no mitigative measures are proposed.

4.1.7 Protection of Wetlands

The Wai'anae Coast YMCA site is not located within or adjacent to a wetland identified by or delineated on USDI Fish & Wildlife Service Wai'anae, Hawai'i USGS Quadrangle Map. The nearest coastline is over 1,000 feet from the site. Refer to Figure 9.

Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA site is not located within or adjacent to a wetland the proposed improvements will have no impact on wetlands and no mitigative measures are proposed.

4.1.8 Toxic Chemicals and Radioactive Materials

YMCA of Honolulu retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a limited Phase II subsurface investigation (Appendix E) of the northwest corner of the vacant property adjoining the east side of the Wai'anae Sewage Treatment Plant (STP) on Leihökü Street.

The purpose of this project was to investigate and evaluate environmental conditions identified in the Phase I Environmental Site Assessment conducted by Clayton in March of 1999 (Appendix D), and to provide recommendations for mitigation/abatement of the property, if necessary.

The following are the recognized environmental conditions identified in the Phase I environmental site assessment, the findings of the Phase II environmental site assessment, and Clayton's recommendations:

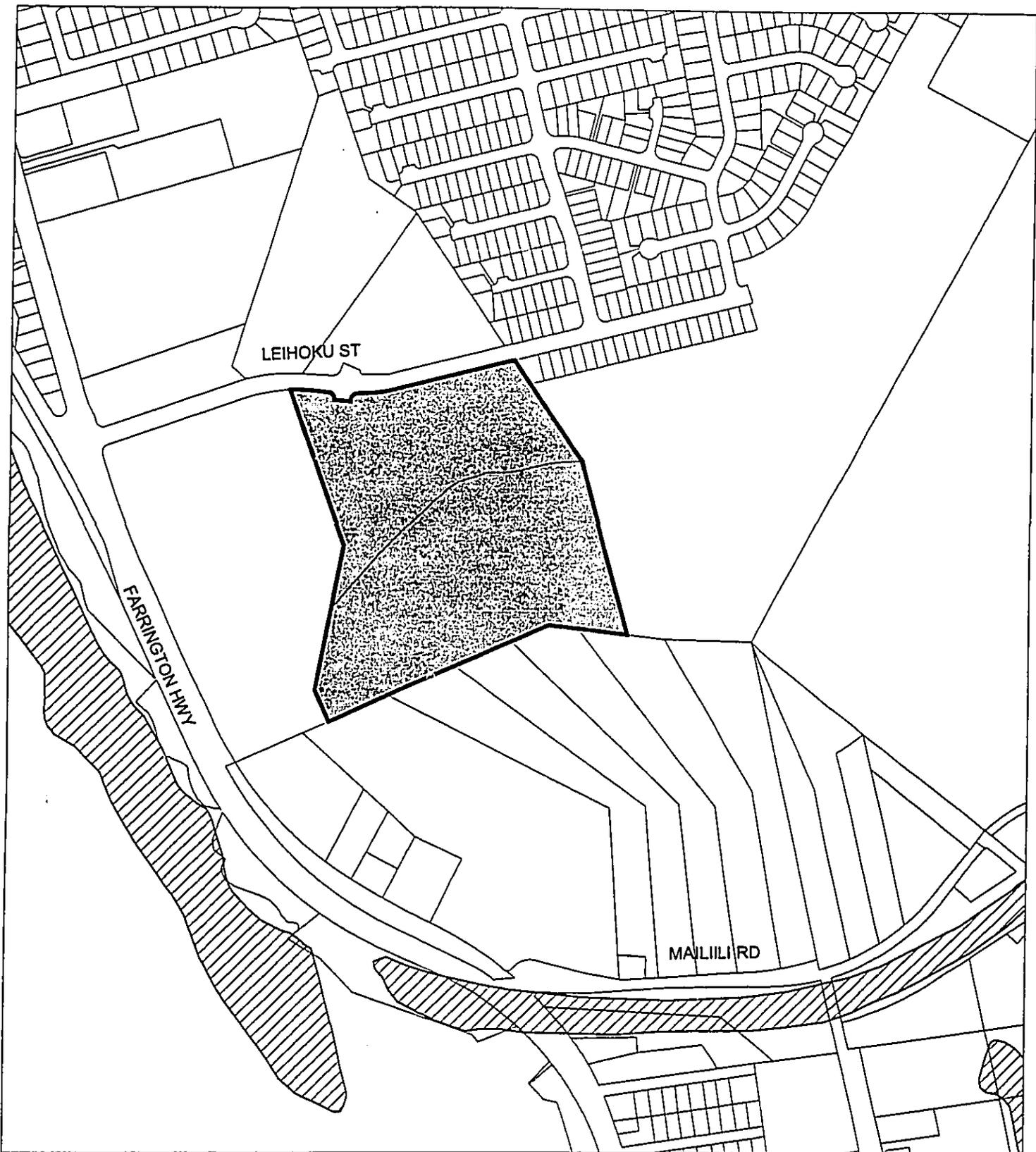
Aerial photographs reviewed by Clayton from the years 1985, 1988 and 1992 showed hundreds of automobiles throughout the quarry areas and the site appeared to be an auto salvage yard. Based on a review of enlarged aerial photographs of the subject property for 1985 and 1988, the auto salvage operations conducted north of the site extended across the current location of Leihökü Street, overlapping onto the northwest corner of the subject property, where large numbers of vehicles were observed stored.

In addition, numerous small soil piles of unknown origin were observed on the northwest-central portion of the property during the site inspection for the Phase I assessment.

Therefore, Clayton recommended that a limited Phase II subsurface investigation be conducted in the northwest portion of the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbons, to assess whether auto salvage operations may have impacted soil at the site.

Clayton collected a total of twelve soil samples, including seven surface samples, three subsurface samples from approximately 3 feet below ground surface, and two soil samples from selected soil piles, which were analyzed for total lead, cadmium, and chromium. The three subsurface soil samples were analyzed for petroleum hydrocarbon scan.

According to the laboratory analytical results, the constituents analyzed for were reported at concentrations below the State of Hawai'i Department of Health (DOH) Tier 1 soil action levels or below the laboratory detection limits. Additionally, the total lead, cadmium, and chromium results below the Preliminary Remedial Goals (PRGs) established by the U.S. Environmental Protection Agency (EPA).



Legend

-  Waianae Coast YMCA
-  Wetlands

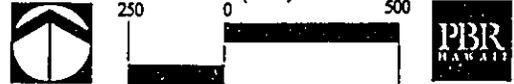
Source: State of Hawaii

Figure 9
Wetlands
Waianae Coast YMCA

Waianae, Oahu

NORTH LINEAR SCALE (FEET)

250 0 500



PBR
HAWAII

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

Therefore, based on the laboratory analytical results, Clayton recommends no further action at the subject property.

The Wai'anae Coast YMCA site:

- 5) Is not near an industry disposing of chemicals or hazardous wastes;
- 6) Is not on an EPA Superfund National Priorities, CERCLA, or equivalent State list;
- 7) Is not located within 3,000 feet of a toxic or solid waste landfill site; and
- 8) Does not have an underground storage tank.

Potential Impacts and Mitigative Measures

There are no unresolved concerns that could lead HUD to be determined to be a Potential Responsible Party (PRP), therefore no impacts are anticipated.

4.1.9 Endangered Species/Flora and Fauna

The Department of Interior list of Endangered Species and Critical Habitats has been reviewed and the Wai'anae Coast YMCA will not affect any listed or proposed endangered or threatened species or critical habitats (Figure 10). This was confirmed by the U.S. Department of Interior Fish and Wildlife Service (Appendix F).

The site of the Wai'anae Coast YMCA has been highly modified for quarry and automobile salvage use over the past century. As a result, no threatened or endangered plant or animal species are known to exist on the site. Further, most of the developable portion of the site has been landscaped (Figure 11) and the existing vegetation is representative of introduced species. The site is not known to be a habitat for any threatened or threatened or endangered plant or animal species.

In addition, no wetlands, streams, estuaries, or other habitats that could accommodate threatened or endangered plant or animal species are present on the Wai'anae Coast YMCA property or the surrounding area. The flora consists of exotic species due to previous disturbance (clearing), quarrying of the land, and recent landscaping (Figure 11). Birds and animals common to urban areas, such as rats, mice, and domesticated and feral cats, were sighted or are presumed to exist on the site.

Potential Impacts and Mitigation Measures

New landscaping, including trees, will be provided as part of the proposed Wai'anae Coast YMCA improvements. Plant materials will be selected to maximize the efficient use of irrigation water while enhancing the urban setting. The use of native plants will be considered where site conditions and aesthetic considerations permit.

The proposed Wai'anae Coast YMCA should not have a negative impact to birds or introduced wildlife in the area. Birds and the introduced wildlife will most likely benefit from landscape improvements.

4.1.10 Sole Source Aquifers/Water Quality

According to the HUD-EPA (Region IX) Sole Source Aquifer Memorandum of Understanding of 1990, the proposed Wai'anae Coast YMCA need not be referred to EPA for evaluation because it involves the construction of public facilities that will be served by an existing publicly owned and operated sewerage system (Section II.B.1).

Potential Impacts and Mitigation Measures

Because the Wai'anae Coast YMCA will be served by an existing publicly owned and operated sewerage system, no impacts to aquifers are anticipated and no mitigative measures are proposed.

4.1.11 Farmland Protection

No portion of the Wai'anae Coast YMCA property is presently being farmed, and will not require the conversion of farmland to non-agricultural uses. According to the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system, the developable portion of the Wai'anae Coast YMCA site is located within "Existing Urban Development" and does not include lands classified as "Prime," "Unique," or "Other Important" agricultural land (Figure 12). In addition, the State Land Study Bureau Detailed Land Classification system has classified the developable portion of the Wai'anae Coast YMCA site as "Quarry" or "E", where "A" representing the highest level of productivity and "E" representing the lowest (Figure 13).

Potential Impacts and Mitigation Measures

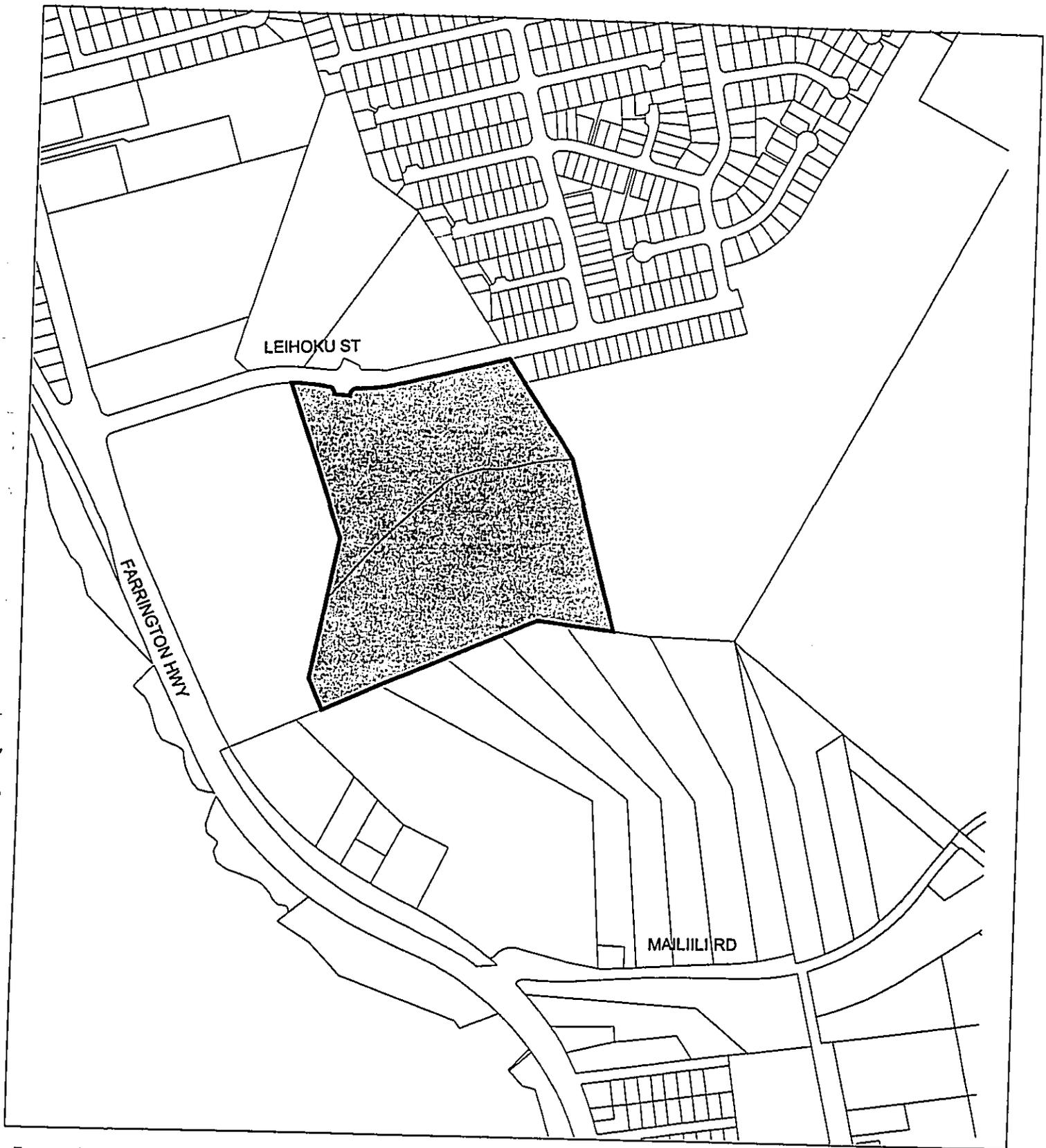
Since the site of the Wai'anae Coast YMCA is not considered farmland, the proposed improvements will have no impact on farmland and no mitigative measures are proposed.

4.1.12 Flood Insurance

The Wai'anae Coast YMCA property is not within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM). As identified by the FIRM (Figure 7)(City and County of Honolulu 150001, Panels 185 and 195, November 20, 2000) the Wai'anae Coast YMCA property is located outside of the 100-year floodplain boundary and outside of the floodway boundary. It is within "Zone D." The Zone D designation indicates areas where flood hazards are undetermined.

Potential Impacts and Mitigation Measures

Because the Wai'anae Coast YMCA property is not within a Special Flood Hazard Area identified on a current FIRM, flood insurance protection is not required.

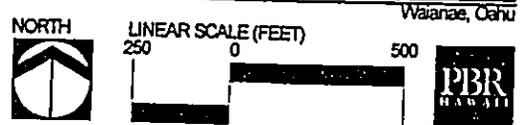


Legend

-  Waianae Coast YMCA
-  Outside Critical Habitat
-  Inside Critical Habitat

Source: U.S. Fish and Wildlife Service

Figure 10
Proposed Critical Habitats
Waianae Coast YMCA



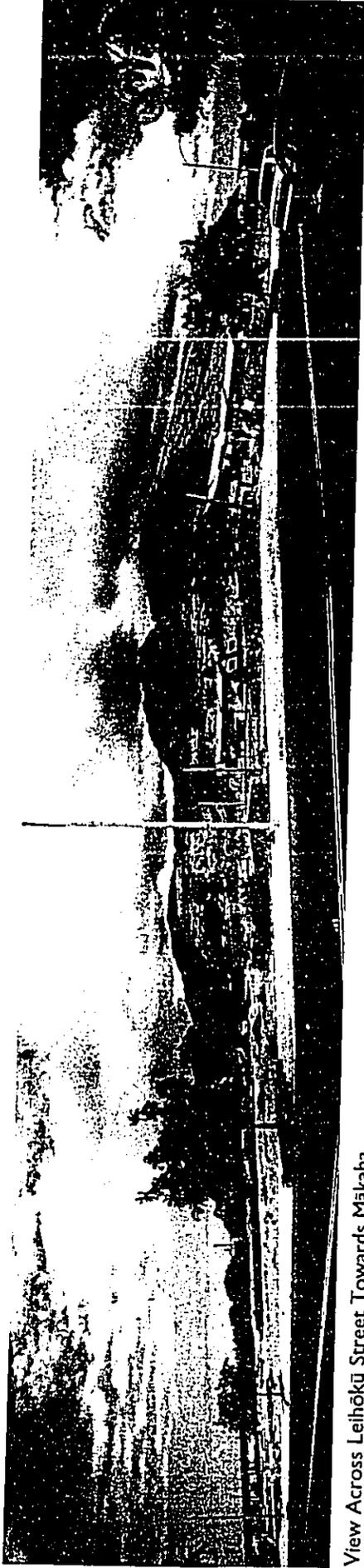


View of Existing Wai'anae Coast YMCA Facility

Figure 11A
Site Photos

WAI'ANAЕ COAST YMCA





View Across Leihoku Street Towards Makaha



View from Northwestern Corner of Site Towards Pu'u Māi'i'i'i

Figure 11B
Site Photos

WAI'ANAE COAST YMCA





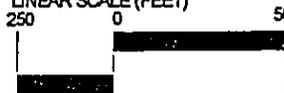
Legend

-  Waianae Coast YMCA
-  ALISH

Figure 12
 Agricultural Lands of Importance to the
 State of Hawaii (ALISH)
Waianae Coast YMCA

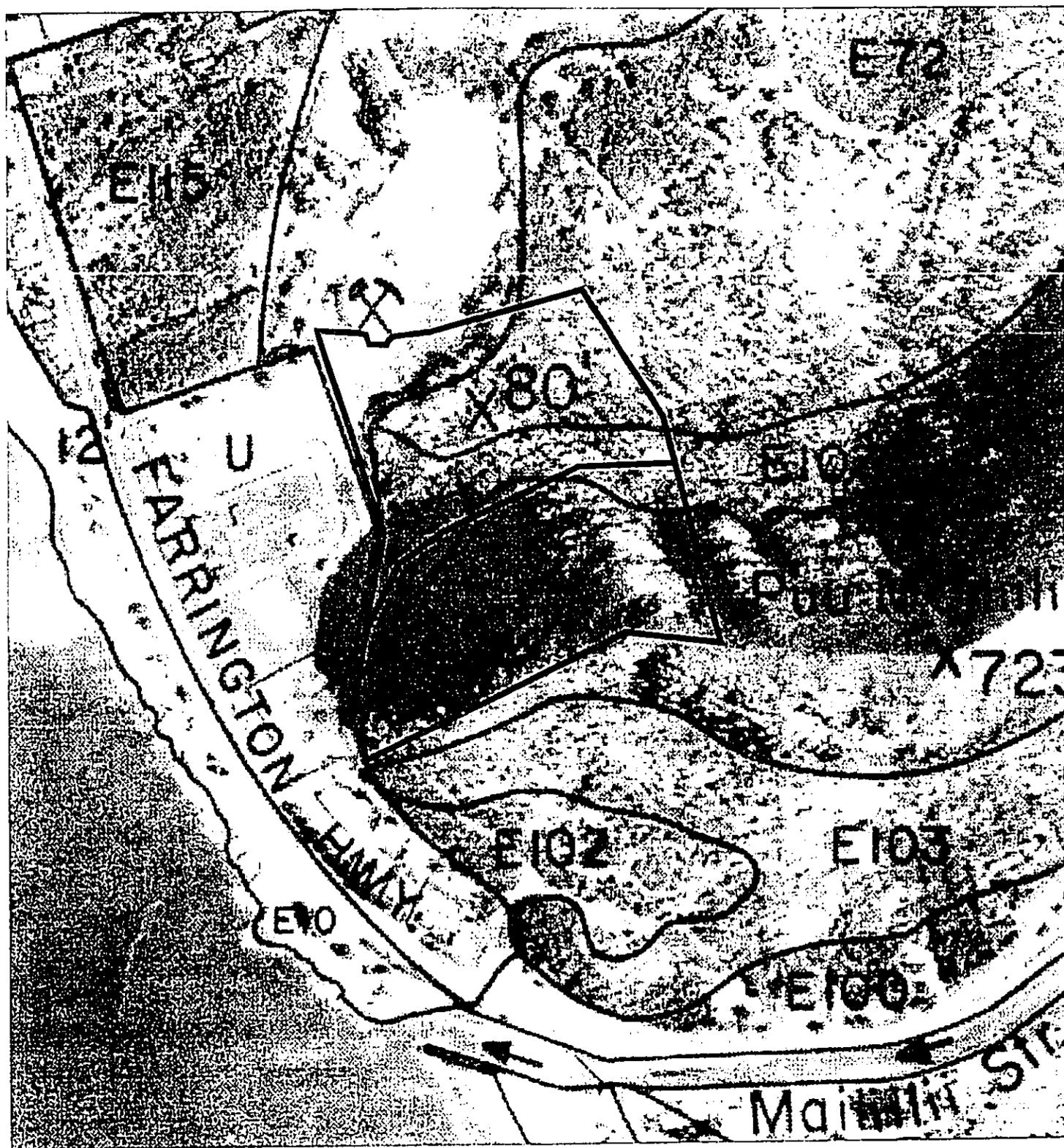
Waianae, Oahu

NORTH 

LINEAR SCALE (FEET)
 250 0 500 



Source: State of Hawaii Department of Agriculture



Legend

-  Waianae Coast YMCA
 -  Agriculture Productivity Rating Boundry
- Land is rated A - E by the Land Study Bureau,
A being the highest level of productivity and
E being the lowest.

Source: Land Study Bureau

Figure 13
Detailed Land Classification

Waianae Coast YMCA

Waianae, Oahu

NORTH LINEAR SCALE (FEET)

 250 0 500



4.1.13 Environmental Justice

According to the EPA website, "Environmental Justice" is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including a racial, ethnic, or a socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies. The Wai'anae Coast YMCA property is located in a predominantly minority and low-income neighborhood, however the Wai'anae Coast YMCA site and the surrounding neighborhood do not suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at large. This is because the vicinity of the project site does not bear a disproportionate share of heavy industry, incinerators, power generating plants, oil refineries, cement plants, large parking facilities (1,000 or more cars), heavy traveled highway (6 or more lanes), chemical tank-car terminals, active quarries, dumps/sanitary landfills or mining, railroad crossings, hazardous cargo transportation routes, or oil or gas wells.

Potential Impacts and Mitigation Measures

The proposed Wai'anae Coast YMCA will strengthen the YMCA's ability to carry out its mission, which is to put "Christian principles into practice through programs that build healthy spirit, mind, and body for all." The long-term result will enhance the social fabric and well-being of the community and contribute to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well-being.

In addition, the proposed YMCA will reinforce Wai'anae as a "Country Town". It is also expected that the Wai'anae Coast YMCA will provide a vital social center for Wai'anae.

As such the notion of environmental justice has been evaluated and there will be no activity performed with HUD funds that will in any way create discrimination or isolation of minority or low class income individuals based on the siting or purpose of the Wai'anae Coast YMCA.

4.1.14 Unique Natural Features and Areas

The Wai'anae Coast YMCA site is in a urban area and is on the toe of the slopes of Pu'u Mā'ili'ili. No other unique natural feature or public or private scenic areas are located nearby.

Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA site is in a urban area and does not obstruct views of Pu'u Mā'ili'ili, unique natural features or public or private scenic areas, natural resources will not be adversely affected or affect the project and no mitigative measures are warranted or proposed.

4.1.15 Site Suitability, Access, and Compatibility with Surrounding Development

While the Wai'anae Coast YMCA site had formerly been used as a quarry and a vehicle storage area, the site has not been used as a dump, sanitary landfill, or a mine waste disposal area.

There is paved access to the site via Leihökü Street.

There is no indication of:

- Distressed vegetation
- Waste materials/containers
- Soil staining, pools of liquid
- Loose/empty drums
- Oil/chemical spills
- Abandoned machinery, cars, refrigerators, etc.
- Transformers, fill/vent pipes, pipelines, drainage structures

The proposed Wai'anae Coast YMCA improvements are compatible with the surrounding area in terms of:

- Land use—(except for the portion of the property in the Conservation District which will be left in open space), the surrounding land uses are urban
- Height, bulk, mass—the proposed building is one-story, with a sloped-roof, residential in appearance
- Building type (low-rise)
- Building density

The Wai'anae Coast YMCA will not be unduly influenced by:

- Building deterioration
- Postponed maintenance
- Obsolete public facilities
- Transition of land uses
- Incompatible land uses
- Inadequate off-street parking

There are no air pollution generators nearby that would adversely affect the site, such as

- Heavy industry
- Incinerators
- Power generating plants
- Oil refineries
- Cement plants
- Large parking facilities (1,000 or more cars)

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

- Heavy traveled highway (6 or more lanes - Farrington Highway is four lanes wide)

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA improvements are consistent with the existing uses on the site and the surrounding area. The improvements will contribute to the well-planned growth of Wai'anae Town by creating a community and social center.

4.1.16 Soil Stability, Erosion, and Drainage

The developable portion of the Wai'anae Coast YMCA site is flat with a range in elevation from approximately 64 feet mean sea level to 40± feet mean sea level. There is no evidence of slope erosion or unstable slope conditions on the developable portion of the site. However, part of the property is located on the slopes of Pu'u Mā'ili'ili and there is always a possibility that landslides can occur in the future. Further there is no evidence of ground subsidence, high water table, or other unusual conditions on the site.

There is no visual evidence of soil problems (foundation cracking or settling, basement flooding, etc.) in the neighborhood of the site. It is unknown if soil borings have been made for the project site or the area. However, when Clayton Environmental Consultants prepared the Phase I environmental site assessment for the property, it determined that soil materials of unknown composition and origin were used to bring the former quarry site to its current grade. As a result, Clayton recommended and subsequently conducted a Phase II subsurface investigation. During the Phase II investigation, Clayton collected a total of 12 soil samples, of which three were taken from approximately three feet below ground surface. (According to the laboratory analytical results, the constituents from the soil samples that were analyzed for were reported at concentrations below the State of Hawai'i Department of Health Tier 1 soil action levels or below the laboratory detection limits). As a matter of prudent design and construction practice, a soils report (structural) will be prepared. During the soils study, the need for structural borings or a dynamic soils analysis/geological study will be determined.

There is no indication of cross-lot runoff, swales, or drainage flows on the property. Further there are no active rills or gullies on the site.

Wastewater from the Wai'anae Coast YMCA will flow into the City and County of Honolulu sewer system (12-inch line in Leihōkū Street fronting the property), therefore a report of the soil conditions suitable for on-site septic systems has not been prepared or submitted.

Potential Impacts and Mitigative Measures

During the construction phases of the project, there is a potential for the generation of dust and for water-borne soil erosion. Construction activities will follow strict erosion control measures specified by applicable Federal, State, and City regulations. Prior to issuance of a grading permit by the City and County of Honolulu, an erosion control plan and best management practices required will be submitted describing the implementation of appropriate erosion control measures. These generally

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

include use of cut-off ditches, temporary ground cover, and use of detention areas (the location of a permanent retention area on-site has already been identified). Also, in their public review comments, the Department of Planning and Permitting wrote that the project may require a drainage report. In addition, a watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. After construction, establishment of permanent landscaping along the roadway will serve as long-term erosion control for unpaved areas.

4.1.17 Nuisances and Hazards

The Wai'anae Coast YMCA will not be affected by the following natural hazards:

- Faults, fracture
- Cliffs, bluffs, crevices
- Slope-failures from rains
- Unprotected water bodies
- Fire hazard materials
- Wind/sand storm concerns
- Poisonous plants, insects, animals
- Hazardous terrain features

Although no fallen rocks from Pu'u Mā'ili'ili were observed during a site visit, there is a potential for rocks to occasionally break loose from the slopes of Pu'u Mā'ili'ili. An open-top concrete drainage channel runs across the entire length of the property in an east-west direction along a graded crest located approximately 60 feet up the Pu'u Mā'ili'ili ridge hillside. This open channel measures approximately 5 feet deep by 3 feet wide and discharges down to a concrete junction box with a manhole cover, located approximately 20 feet up the Pu'u Mā'ili'ili ridge hillside. This drainage channel is fenced. Below this drainage channel at approximately 30 feet above the developable portion of the site, there is graded bench. Below that, at 10 feet above the developable portion of the site, there is another graded bench. The design of the project will include the possibility of concurrently using/up-grading/expanding the existing fenced open-top, 5-foot deep by 3-foot wide, concrete drainage channel as a boulder catchment.

The Wai'anae Coast YMCA will not be affected by the following built hazards and nuisances:

- Hazardous streets
- Dangerous intersections
- Through traffic
- Inadequate separation of pedestrian/vehicle traffic
- Inadequate screened drainage catchments
- Hazards in vacant lots
- Chemical tank-car terminals
- Other hazardous chemical storage
- Children's play areas located next to freeway or other high traffic ways
- Inadequate street lighting
- Quarries or other excavations

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

- Dumps/sanitary landfills or mining
- Railroad crossing
- High-pressure gas or liquid petroleum transmission lines on site
- Overhead transmission lines
- Hazardous cargo transportation routes
- Oil or gas wells
- Industrial operations

Although the developable portion of the property was once part of a quarry, the quarrying operations have since discontinued.

The Wai'anae Coast YMCA will not be affected by the following nuisances:

- Gas, smoke, fumes
- Vibration
- Glare from parking area
- Vacant/boarded-up buildings
- Unsightly land uses
- Front-lawn parking
- Abandoned vehicles
- Vermin infestation
- Industrial uses

However, the Wai'anae Coast YMCA will occasionally be subjected to odors from the adjoining Wai'anae Sewage Treatment Plant during non-predominant wind conditions. The developable portion of the Wai'anae Coast YMCA is located within a greater area zoned industrial (I-2) which includes the Wai'anae Sewage Treatment Plant.

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA improvements will not be affected by or affect natural hazards, other than the possibility of falling rocks from Pu'u Mā'ili'ili. While the existing drainage channel and fence, and two lower graded benches are expected to slow or capture most rocks that may break free from Pu'u Mā'ili'ili, other measures will be designed and constructed to mitigate the potential impact of falling rocks on the proposed project. One possible measure is concurrently using/up-grading/expanding the existing fenced open-top, 5-foot deep by 3-foot wide, concrete drainage channel as a boulder catchment. For more information on natural hazards specific to Hawai'i see Section 4.2.4. The proposed improvements also will not be affected by built hazards and nuisances such as roadway traffic, inadequate drainage, and vibrations, as these problems either do not exist on the site or site plan has been designed to minimize such problems.

4.1.18 Water Supply, Sanitary Sewers, and Solid Waste Disposal

The Wai'anae Coast YMCA site will be served by adequate and acceptable:

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

- Municipal water supply
- Municipal sanitary sewers and waste water disposal
- Private trash collection and solid waste disposal

Potential Impacts and Mitigative Measures

After the proposed project is completed and in operation, the Wai'anae Coast YMCA will continue to use the municipal water supply, sanitary sewers and solid waste disposal systems, and no adverse impacts are expected, therefore, no unique mitigative measures are warranted. During the public review period, the Board of Water Supply wrote that "The existing water system is presently adequate to accommodate the proposed YMCA. For more information on infrastructure systems see section 4.2.11.

4.1.19 Schools, Parks, Recreation, and Social Services

Area schools include: Leihökū Elementary School, Wai'anae Elementary School, Kamaile Elementary School, Wai'anae Intermediate School and Wai'anae High School. The existing Wai'anae Coast YMCA site includes a large lawn (Figure 11). Other parks and recreational facilities in the area include: Lualualei Beach Park, Wai'anae Pililā'au Field, Wai'anae District Park, Pōka'i Bay Beach Park, Pōka'i Bay Boat Harbor, Wai'anae Regional Recreation Center and Kaupuni Neighborhood Park. Social services in Wai'anae include: Wai'anae Library, Wai'anae Satellite City Hall, Wai'anae Civic Service Center, Wai'anae Community Center, Child and Family Services (at Wai'anae Mall Shopping Center), PACT-Parents and Children Together (at Wai'anae Mall Shopping Center), and Wai'anae Post Office.

Potential Impacts and Mitigative Measures

The proposed project will not generate potential school-aged children that will require services from the local school system, area public parks and recreation facilities, and area social services as the individual members of the Wai'anae Coast YMCA will come from residents of the Wai'anae Coast. The Wai'anae Coast YMCA will offer the following programs that are complementary to the public school system:

- A+ After School Programs at public elementary schools
- Before school and after school programs on site
- Holiday/Summer Fun
- Youth Sports
- Swimming lessons

Social services will also be available on the Wai'anae Coast YMCA site, including the following programs:

- Substance abuse prevention programs for teens
- Teen action programs
- Leadership development programs

In their public review comments, the Department of Parks and Recreation wrote that it had no comments.

4.1.20 Emergency Health Care, Fire, and Police Services

Emergency health care providers are located within a reasonable proximity to the Wai'anae Coast YMCA. The closest facilities with 24-hour emergency services are: Wai'anae Coast Comprehensive Health Center and the St. Francis West Medical Center. The approximate response time from the St. Francis West Medical Center to the Wai'anae Coast YMCA is approximately 20 minutes by ambulance service. Less than 5 minutes by car is the Wai'anae Coast Comprehensive Health Center.

Police services are located within a reasonable proximity to the Wai'anae Coast YMCA. The City and County of Honolulu Police Department maintains a Wai'anae Substation (at the intersection of Farrington Highway and Wai'anae Valley Road) that is open 24 hours a day. The approximate response time from the Wai'anae Substation to the Wai'anae Coast YMCA site is less than three minutes.

Municipal fire fighting protection is provided by the Wai'anae Fire Station located near the intersection of Farrington Highway and Kau'iokalani Street. The approximate response time from Wai'anae Fire Station to the Wai'anae Coast YMCA is four to five minutes. There are three existing fire hydrants located in the sidewalk of Leihōkū Street fronting the property.

Potential Impacts and Mitigative Measures

There may be an unavoidable and occasional need for emergency health care services. However, the Wai'anae Coast YMCA is not expected to have a long-term adverse impact on emergency medical services.

There may be an occasional and unavoidable demand for police protection services associated with the Wai'anae Coast YMCA. In their public review comments, the Police Department wrote: *"During its construction, this project may have a negative impact on calls for police services in the area because of dust, noise, and traffic complaints. However, when it is completed, there should be negligible impact."*

There may be an occasional and unavoidable demand for fire protection services associated with the Wai'anae Coast YMCA. In their public review comments, the Fire Department requires that the following be complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards. (The YMCA of Honolulu will comply with this requirement. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Fire Department.)
2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. (The three existing fire hydrants fronting the project site along Leihōkū Street will

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

be within 150 feet of the face of the proposed building. The proposed building will be within 80 feet of Leihōkū Street, and within 100 feet of two of the three fire hydrants fronting the property).

3. Submit civil drawings to the HFD for review and approval. (The YMCA of Honolulu will comply with this requirement.)

4.1.21 Commercial/Retail and Transportation

Commercial/retail shopping services are located in the vicinity of the Wai'anae Coast YMCA at Wai'anae Mall across Leihōkū Street. Businesses at the Wai'anae Mall include: banks, a credit union, restaurants, a hardware store, a hair salon, an auto service center, clothing stores, a drug store, real estate companies, physicians, and a laundromat.

The Wai'anae Coast YMCA is accessible to employment, shopping, and services by both public transportation and private vehicles. Fixed route bus service is provided to Wai'anae by the City Department of Transportation Services, which currently contracts with O'ahu Transit Services (OTS) for operation of TheBus. Leihōkū Street is serviced by three bus routes, #401, #402, and #403. Nearby, at the Wai'anae Mall, is the Wai'anae Transit Center, where the "Country Express" #40 "Honolulu" stops/departs. In addition to routes #40 and #401, routes #93 and #93A can be caught along Farrington Highway.

The approaches to the Wai'anae Coast YMCA are convenient, safe, and attractive.

Potential Impacts and Mitigative Measures

The proposed improvements to the Wai'anae Coast YMCA are expected to have a positive impact on nearby commercial and other services.

Although the proposed facility may increase the number of people traveling to the vicinity of the Wai'anae Coast YMCA by bus, this potential increase in bus ridership is not expected to be significant since it will be "contra-flow" to the general ridership characteristics (eastbound, towards Honolulu in the morning; westbound, towards Wai'anae, in the evening).

4.1.22 Air Quality

In general, air quality in Hawai'i is excellent due to the predominant northeast trade winds. Some localized conditions, such as heavy traffic at intersections, can negatively impact air quality. Air quality in the vicinity of the Wai'anae Coast YMCA is most likely affected by emissions from motor vehicle traffic on nearby roadways.

According to the Environmental Protection Agency (EPA) there are no "non-attainment" sites in the State of Hawai'i. A non-attainment area is defined as a locality where air pollution levels persistently exceed National Ambient Air Quality Standards.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

Because there are no "non-attainment" sites in Hawai'i, the entire state is considered by the EPA to be in attainment for all criteria pollutants. Thus the Wai'anae Coast YMCA is located within an "attainment area." To ensure that existing air quality continues, both Federal and State standards have been established to identify ambient air quality conditions and potential changes as they may occur in the future.

Potential Impacts and Mitigative Measures

Long-term air quality impacts are not expected due to the proposed improvements at the Wai'anae Coast YMCA. Because air quality in Wai'anae is primarily impacted from vehicle emissions, and because the proposed facility is not expected to substantially increase traffic in the area, it may be concluded that the proposed improvements will not substantially alter air quality in the vicinity.

Short-term air quality impacts due to the proposed improvements may result from construction activities. During construction, air quality in the area may be impacted by exhaust generated from construction equipment and fugitive dust. All construction activities will implement best management practices to reduce any negative air quality impacts and comply with the provisions of Hawai'i Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust. A combination of measures such as watering exposed soils, minimizing the amount of disturbed area, and rapid establishment of plant materials will be implemented as appropriate. Exhaust emissions from construction equipment are not likely to exceed established air quality standards.

4.2 ADDITIONAL ENVIRONMENTAL CONSIDERATIONS

The following additional environmental considerations are provided in addition to 24 CFR 58 in fulfillment of the State of Hawai'i Environmental Impact Statement Law (Chapter 343, HRS).

4.2.1 Climate

The Wai'anae District is generally characterized as semiarid and hot. Mean annual rainfall along the coast averages 20 inches per year, 30 inches in the lower valleys, and about 80 to 100 inches per year at the higher elevations of the Wai'anae Mountain Range. Much of the rainfall occurs during a few severe storms, such as "Kona" storms that approach O'ahu from the south or the west, usually between the months of December and March.

Daily temperatures range between 72° and 80°F and can reach the low to mid-90s during the summer months. The prevailing wind blows out of the northeast and east-northeast at an average of 10-13 mph.

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA is not expected to have a significant effect on climatic conditions and no mitigative measures are planned. Project landscaping may help to decrease any localized temperature increases resulting from the increase in paved areas or area under roof.

4.2.2 Topography

The site of the Wai'anae Coast YMCA is flat (from approximately 64 feet mean sea level (MSL) at the mauka (and eastern) end to approximately 40 feet MSL at the makai (and western) end of the site).

Potential Impacts and Mitigative Measures

The site already has been extensively modified by land alteration related to quarrying activities. The proposed improvements will require minimal grading. All grading operations will be conducted in full compliance with dust, erosion control and other requirements of the City and County of Honolulu Grading Ordinance. All construction activities will comply with the provisions of Chapter 11-60.1, Hawai'i Administrative Rules, on fugitive dust. A grading permit is required to modify the topography.

4.2.3 Soils

There have been three soil suitability studies prepared for Hawai'i whose principal focus has been on describing the physical attributes of land and the relative productivity of different land types for agricultural production. These are (1) the Land Study Bureau Detailed Land Classification, (2) the U.S. Department of Agriculture Soil Conservation Service Soil Survey, and (3) the Agricultural Lands of Importance to the State of Hawai'i (ALISH).

4.2.3.1 Land Study Bureau Detailed Land Classification

The Land Study Bureau Detailed Land Classification (1965 through 1972) series was produced by the Land Study Bureau (LSB) of the University of Hawai'i for each island. The LSB classification system groups land into homogeneous units called Land Types, describes their condition and environment, delineates the areas on aerial photo base maps, rates the lands on their overall quality (productivity) in relation to other lands, and appraises their performance under selected alternative agricultural crops. This series of reports were produced with the intention of developing a land inventory and productivity evaluation based on statewide "standards" of crop yields and levels of management.

The developable portion of the Wai'anae Coast YMCA site was previously used for quarrying. The developable portion of the parcel has therefore, not been classified under the Land Study Bureau system since its uses foreclosed an agricultural crop production potential. The remaining portion

of the site is classified "E", where "A" indicates the most productive soils and "E" the least productive (Figure 13).

4.2.3.2 Soil Conservation Service Soil Survey

The Soil Conservation Service Soil Survey (1972) series for each island was prepared by the U.S. Department of Agriculture Soil Conservation Service (SCS) and the University of Hawai'i Agricultural Experiment Station. These reports are somewhat similar to those of the Land Study Bureau, except that they are patterned after a soil classification procedure adapted for nationwide, uniform application. Soil types are ranked according to their suitability for most kinds of crops. Also provided are listings of crops commonly grown on the soil types and their expected productivity under present management.

The USDA Soil Survey classifies the developable portion of the Wai'anae Coast YMCA site as "Quarry" indicating its previous use. The remaining portion of the site is classified as "Mamala stony clay loam," with 0 to 12 percent slopes. Stones, mostly coral rock fragments, are common in the surface layer and in the profile. Permeability is moderate, runoff is very slow to medium and the erosion hazard is slight to moderate. As the property rises along the slopes of Mā'ili'ili, the soils are classified as "Lualualei extremely stony clay," with 3 to 35 percent slopes. This soil occurs on the talus slopes on O'ahu and Kaua'i. According to the USDA Soil Survey, it is impractical to cultivate this soil unless the stones are removed. Runoff is medium to rapid, and the erosion hazard is moderate to severe.

4.2.3.3 Agricultural Lands of Importance to the State of Hawai'i

The Agricultural Lands of Importance to the State of Hawai'i (ALISH) (1977) system includes the entire state. The ALISH system consists of the mapped identification of three broad classes of agricultural land based, in part, on the criteria established by the Soil Conservation Service; Prime, Unique, and Other Important Agricultural Land.

The Wai'anae Coast YMCA site is classified as "Existing Urban Development" by the ALISH system most likely due to its use of the past century for urban uses. No portion of the site is classified as "Prime," "Unique," or "Other Important" agricultural land. (Figure 12).

Potential Impacts and Mitigative Measures

During the construction phases of the project, there is a potential for the generation of dust and for water-borne soil erosion. Construction activities will follow strict erosion control measures specified by applicable Federal, State and City regulations. Prior to issuance of a grading permit by the City and County of Honolulu, an erosion control plan and best management practices required for the NPDES permit will be submitted describing the implementation of appropriate erosion control measures. These generally include use of cut-off ditches, temporary ground cover, and use of detention areas. In addition, a watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. After construction, establishment of permanent landscaping along the roadway will serve as long-term erosion control for unpaved areas.

4.2.4 Natural Hazards

Natural hazards affecting the Hawaiian Islands include hurricanes, volcanic eruptions, earthquakes, and flooding. Volcanic hazards in the area are considered minimal due to the extinct status of former volcanoes that comprise O'ahu.

Most earthquake activity in Hawai'i is related to volcanic rather than tectonic activity. Thousands of small earthquakes occur in Hawai'i each year, and moderate and disastrous earthquakes have rocked the islands in the past. Seismic hazards in the project area are no greater than other locations on O'ahu.

Hurricanes have directly impacted Hawai'i twice in the past two decades. Both events were centered on Kaua'i although Wai'anae experienced the most damage on O'ahu. Hurricane 'Iwa struck in 1982 and Hurricane 'Iniki in 1992. While these events are relatively rare in Hawai'i, they do occur, and call for advanced planning and state and county policy considerations. The Wai'anae area, as the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes.

As identified by the Federal Insurance Rate Map (FIRM) (Figure 7), the Wai'anae Coast YMCA site is located outside of the 100-year floodplain boundary and outside of the floodway boundary. The site is located within "Zone D." The Zone D designation indicates areas where flood hazards are undetermined.

Potential Impacts and Mitigation Measures

The proposed Wai'anae Coast YMCA will not exacerbate any natural hazard conditions. The improvements will be constructed in compliance with all City requirements, although these requirements do not preclude potential damage from earthquakes or other natural hazards. Landscaping, particularly trees, may be subject to damage from hurricanes and possibly from earthquakes.

4.2.5 Archaeological and Historic Resources

The developable portion of the property had been significantly altered during past quarrying activities. The State Historic Preservation Division (SHPD) was consulted regarding the possible presence of historic sites on the developable portion of the property. As a result of its Chapter 6E-42 Historic Preservation Review, SHPD's review (Appendix C) stated that it believes there are no historic properties present, because previous grubbing/grading has altered the land, and development on the property will be limited to the flat level portions of the property that have previously been extensively disturbed.

Potential Impacts and Mitigation Measures

SHPD's review (Appendix C) stated: "Thus, we believe that 'no historic properties will be affected' by this undertaking." Because no significant archaeological resources are expected to be found on

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

or in the area of the Wai'anae Coast YMCA, no potential impacts are anticipated. Despite the unlikeliness of finding archaeological resources, all construction plans will include the following language as normally recommended by the State Historic Preservation Division:

Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work shall cease immediately in the immediate vicinity of the find and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division (at 692-8015) and the Oahu Burial Council and they will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.

4.2.6 Cultural Impacts

While the project is limited to the developable portion of the property, the property itself occupies a portion of Pu'u Mā'ili'ili. The following residents and/or cultural practitioners were asked if they were aware of any cultural practices occurring on the developable portion of the property: William Aila, Laura Arrighi, Frenchy DeSoto, Henry Hopfe, Momi Kamahele, and Landis Ornellas. None of those consulted were aware of any cultural practices occurring on the developable portion of the property, although William Aila stated that the upper slopes of Pu'u Mā'ili'ili contain a couple of cultural sites. Another of those contacted suggested that a presentation of the project be made to the Wai'anae Neighborhood Board, which is expected to occur before the Final Environmental Assessment is submitted.

Potential Impacts and Mitigation Measures

Based on the above consultations, no cultural impacts are anticipated.

4.2.7 Economic Impacts

The YMCA of Honolulu (parent organization of the Wai'anae Coast YMCA) is a not-for-profit organization. Its major sources of funding are: 1) membership and program fees; 2) government contracts for services such as the A+ After School Program and counseling for at-risk youth; and 3) donations from individuals, corporations, and foundations. The YMCA of Honolulu's annual budget is \$18 million.

The YMCA of Honolulu has 160 full-time employees, 800 part-time employees, and 2,600 volunteers. More than 300 community volunteers serve on the YMCA of Honolulu's corporate and branch boards.

Currently there are 3 part-time employees at the Wai'anae Coast YMCA.

Potential Impacts and Mitigation Measures

The proposed Wai'anae Coast YMCA improvements are estimated to cost \$5.6 million.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

The proposed improvements will generate short-term construction employment and associated other jobs in the economy generated by sales to construction companies or the expenditure of wages by workers.

It is estimated the proposed Wai'anae Coast YMCA will provide long-term employment for up to a total of 20 staff members.

In the larger context, the proposed Wai'anae Coast YMCA will allow the YMCA to provide increased programs and services to residents of the Wai'anae Coast. The goal of these programs and services is to positively enhance the social fabric and well-being of the community, ultimately contributing to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well-being.

4.2.8 Social Impacts

Wai'anae is a multi-ethnic, rural community located on the southwest coast of O'ahu. Development is relatively low density and there are still many small farms and agricultural activities. Wai'anae is home to a diverse population, including Hawaiian, Portuguese, Filipino, Japanese, Samoan, and Caucasian nationalities and cultural traditions.

Although Wai'anae is the most developed of O'ahu's rural districts, residents still characterize the area as a "country" community that is geographically and socially far removed from the Honolulu Central Business District and Waikiki. Rapid population growth over the past 40 years (from 3,000 in 1950 to more than 40,000 in 1998), however, has placed significant pressure on the community's "small town values" and social services. There is growing concern that continued urban and suburban development will put more stress on Wai'anae's schools, parks, and social service facilities, which are already overcrowded.

The Wai'anae community faces a great number of social challenges. According to the 2000 census, unemployment was 8.2 percent, more than double the unemployment for the state (3.8%). The median household income for the area is modest at \$46,717 as compared to \$51,914 for the City & County of Honolulu. However prosperity in the community is not well dispersed. Nearly 25 percent of families receive public assistance and 17.2 percent of families fall below the poverty-level.

The Wai'anae public school complex includes Kamaile, Leihokū, Mā'ili, Mākaha, and Wai'anae Elementary Schools, Wai'anae Intermediate, and Wai'anae High School. Over 72 percent of the students in Wai'anae received free or reduced school lunches in 2001. Following high school, the majority of Wai'anae students will enter the work force rather than continue on to higher education. Just 7.5 percent of the community has a bachelor's degree or higher, as compared to 27.9 percent for all of the City & County of Honolulu.

According to the mission statement of the YMCA of Honolulu: "The YMCA of Honolulu is a fellowship dedicated to putting Christian principles into practice through programs that build healthy spirit, mind, and body for all." The YMCA of Honolulu's theme is "We build strong kids, strong

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

families, and strong communities." In addition the YMCA of Honolulu is committed to promoting values. Specifically they focus on four core values—caring, honesty, respect, and responsibility.

The YMCA of Honolulu conducts programs in the following seven areas of emphasis:

- 1) Developing positive social values and leadership.
- 2) Strengthening families.
- 3) Developing healthy lifestyles.
- 4) Developing a sense of community.
- 5) Improving opportunities for youth at risk.
- 6) Promoting international and intercultural understanding.
- 7) Promoting appreciation and concern for the environment.

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA facility will strengthen the Wai'anae Coast YMCA's ability to carry out the mission of the YMCA of Honolulu. The long-term result will enhance the social fabric and well being of the community and contribute to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well being.

In addition, it is expected that the Wai'anae Coast YMCA will provide a vital social center for Wai'anae.

4.2.9 Visual Impacts

The property, which includes a portion of the northern slopes of Pu'u Mā'ili'ili, is open, and highly visible from Leihōkū Street and a few residential properties, which are immediately mauka. Graded "benches" on the lower slopes of Pu'u Mā'ili'ili are reminders of the use of the site for quarrying. A large portion of the developable portion of the property is grassed, and contains a paved parking lot, a portable building and other landscaping. There is a single row of residences immediately mauka of the property (on the same side of Leihōkū Street), and only the closest residence has views of the site. However, the view of the developable portion of the property from this residence is somewhat screened by the benched edge of the former quarry. The other residences which have views towards the site are located across Leihōkū Street and are higher in elevation than most of the properties across Leihōkū Street. The residences appear to be sited on the rim of the former quarry, with the rest of the property across Leihōkū Street on the former quarry floor. The property is not visible from the south since Pu'u Mā'ili'ili acts as a visual buffer. The site is buffered from view from Farrington Highway with the existing facilities of the Wai'anae Sewer Treatment Plant, and because Farrington Highway is lower than the site. Views of the Pu'u Mā'ili'ili ridgeline are unobstructed.

Potential Impacts and Mitigation Measures

The proposed project will include a new building (replacing the existing portable building), a playfield, a playcourt, parking and a pool. The building will be one-story with a pitched roof. The

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

building will be setback from the sidewalk by at least 70 feet and will not exceed the height of the top of the second "bench" on the slopes of Pu'u Mā'ili'ili (refer to Figure 3B), therefore views of Pu'u Mā'ili'ili will not be obstructed. It appears that only the residence on the same side of Leihōkū Street closest to the property will be visually impacted by the proposed YMCA facility. The building will be approximately 250 feet from the existing residence property line. But the building, and the proposed parking lot will be screened in part by the mauka edge of the quarry which delineates the mauka edge of the developable portion of the property.

4.2.10 Traffic and Circulation

The Wai'anae Coast YMCA site can be accessed from Leihōkū Street.

Leihōkū Street fronting the Wai'anae Coast YMCA site is a two-way, two-lane collector road with a posted speed limit of 25 miles per hour that runs mauka-makai (providing a connection between the mauka portions of Lualualei Homestead Road to Farrington Highway).

Potential Impacts and Mitigation Measures

The proposed project will have two access points, one near or at the existing entry point and another approximately 35 feet from the mauka boundary. The proposed project is expected to increase the total number of people on site at any given time by 30. However, due to the observed low traffic volumes on Leihōkū Street, the impact on traffic is expected to be minimal.

4.2.11 Infrastructure

4.2.11.1 Water System

The Board of Water Supply owns and maintains the water system (12-inch water line in Leihōkū Street) that services the Wai'anae region. The existing facilities of the Wai'anae Coast YMCA are served from this system. There is a 12-inch water line into the property at the roadway stub. There are three existing fire hydrants in the sidewalk fronting the property along Leihōkū Street.

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA facility is estimated to accommodate up to 1,500 members and up to 20 staff. However not all members will use the Wai'anae Coast YMCA facilities each day and not all staff will be full-time. Based on a full-time equivalent amount of members and staff of 340 members and staff at the site per day, the members and staff will generate a demand of approximately 10,200 gallons of water per day.

All water system improvements will be designed in accordance with the Water System Standards and Approved Materials List and Standard Details for Water System Construction of the Board of Water Supply. During the public review period, the Board of Water Supply wrote that "*the existing water system is presently adequate to accommodate the proposed YMCA.*" However, the availability of water will be confirmed when the Building Permit is approved.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

When water is made available, the Wai'anae Coast YMCA will be required to pay the Board of Water Supply Water System Facilities Charges for resource development, transmission, and daily storage. Further, the proposed improvements are subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The three existing fire hydrants fronting the project site along Leihökü Street will be within 150 feet of the face of the proposed building. (The proposed building will be within 80 feet of Leihökü Street, and within 100 feet of two of the three fire hydrants fronting the property). On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Fire Department.

4.2.11.2 Wastewater Facilities

The existing wastewater system in the area is owned and maintained by the City and County of Honolulu. A 12-inch sewer line currently exists in Leihökü Street fronting the property. There is a 10-inch sewer lateral at the roadway stub.

Potential Impacts and Mitigative Measures

Wastewater generated from the proposed Wai'anae Coast YMCA improvements will be collected for treatment and disposal by the City and County of Honolulu sewer system.

The proposed facilities are estimated to accommodate 1,500 members and up to 20 staff. However not all members will use the Wai'anae Coast YMCA facilities each day and not all staff will be full-time. Based on a full-time equivalent population of 340 members and staff at the site per day, the members and staff will generate approximately 10,200 gallons of wastewater per day.

The proposed wastewater system improvements will be designed and constructed in accordance with Department of Environmental Services Design Standards and will require its review and final approval. It is assumed that the existing off-site wastewater collection, treatment and disposal system is presently adequate to accommodate the additional demand.

All wastewater plans will conform to the applicable provisions of the State Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

The Wai'anae Wastewater Treatment Plant (WWTP) has an odor control program. In 2001, the Wai'anae WWTP received the highest award of excellence, the Platinum Award, given by the Association of Metropolitan Sewerage Agencies (AMSA). The Wai'anae facility was one of only 12 treatment plants in the country to earn AMSA's Platinum Award for five consecutive years of perfect compliance with requirements of its Federal pollution permit.

4.2.11.3 Drainage

The Wai'anae Coast YMCA site is outside of any flood boundaries (see section 4.1.2), is not a shoreline property, and lies entirely outside of the coastal flood zone attributable to either high wave action or tsunami.

There is an existing 60-inch drainline in Leihōkū Street with catch basins. A 48-inch drainline stubs into the property.

Potential Impacts and Mitigative Measures

The proposed improvements are not expected to significantly alter the current overall drainage patterns of the site. Any increase in storm runoff quantity due to an increase in impervious areas created because of the project will be retained on-site in an above-ground basin to be located at the makai end of the property closest to Leihōkū Street. Project engineering and design will pay special attention to post-construction best management practices.

Due to the location of the site, the proposed Wai'anae Coast YMCA facilities are not expected to either affect or be affected by natural flood hazards. The improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution. During the construction phases, any possible impact to water quality will be minimized and mitigated by the implementation of appropriate erosion control requirements.

4.2.11.4 Electrical and Communication Facilities

Primary electrical, telephone, and cable television service for the Wai'anae area is provided by Hawaiian Electric Company (HECO), GTE Hawaiian Tel, and Oceanic Cable.

Potential Impacts and Mitigative Measures

Present electrical, telephone, and cable television capacities are adequate to support the proposed improvements.

4.2.11.5 Solid Waste Disposal

On O'ahu, residential and commercial wastes are hauled to landfills, the incinerator, or transfer stations. A waste-to-energy combustor, H-POWER (Honolulu Program of Waste Energy Recovery) located at the Campbell Industrial Park incinerates about 1,800 tons of combustible waste per day. The electricity generated is bought by Hawaiian Electric Company. Currently, the H-POWER facility receives all residential and commercial packer truck wastes on the island.

The Waimānalo Gulch Landfill, which opened in 1989, is the City's primary solid waste disposal facility and is located mauka of Farrington Highway near Kahe Point. The site accepts residential, commercial and nonhazardous industrial solid wastes, demolition debris and ash and residue from

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

the H-POWER waste-to-energy facility. Wastewater treatment sludge, septic tank wastes and cesspool pumpings are accepted, provided such disposal is in accordance with the landfill's operating guidelines. The site also handles special wastes such as spent lime, contaminated foods and asbestos.

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA improvements do not involve the disposal of hazardous materials nor the siting of sanitary landfills or closing of open dumps.

The proposed improvements will comply with the State Department of Health and the City and County of Honolulu Department of Facility Maintenance requirements to ensure that all aspects of the project conform to the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawai'i Revised Statutes, and the County's approved integrated solid waste management plans in accordance with a schedule and time frame satisfactory to the Department of Health.

Any vegetation removed from the property during the construction will be chipped and then hauled to a green waste disposal site for composting. Green waste will be disposed of in compliance with all state and county laws and ordinances.

Solid waste generated during the operation of the project will be collected by a private collection service and disposed of by the City and County of Honolulu, Department of Environmental Services, Refuse Division.

5.0 DESCRIPTION OF ALTERNATIVES

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), *the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts.* As such, the proposed Wai'anae Coast YMCA has been evaluated in terms of the following.

5.1 NO ACTION ALTERNATIVE

The no action alternative will not accomplish the objective of improving and expanding YMCA services to the Wai'anae community.

5.2 ALTERNATIVES

The YMCA of Honolulu obtained the land at the site of the Wai'anae Coast YMCA in anticipation of building a new facility to provide services to Wai'anae residents. As such, alternative locations for the expansion of services and programs were not considered at this time, as the decision to locate the Wai'anae Coast YMCA at its current location has already been made, and alternative locations for the Wai'anae Coast YMCA have already been considered and rejected.

The other possible alternative is to try and attract more Wai'anae residents to the Leeward YMCA, however, it will be impossible to eliminate commuting time between points along the Wai'anae Coast to the Leeward YMCA facility in Waipahu.

5.3 PREFERRED ALTERNATIVE

Improving and expanding YMCA services by building a new YMCA facility at the site is the preferred and most suitable alternative because the YMCA of Honolulu already owns the property.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

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6.0 DETERMINATION, FINDINGS, AND REASONS SUPPORTING THE DETERMINATION

To determine whether the proposed action may have a significant impact on the environment, expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the studies performed and research evaluated, it is anticipated that the Approving Authority (City and County of Honolulu Department Community Services) will issue a finding of no significant impact (FONSI) as summarized in this section.

6.1 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 impacts 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:

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

The site of the Wai'anae Coast YMCA has already been extensively modified by improvements related to an old quarry operation. No areas defined as "wetlands" were found to be located within the Wai'anae Coast YMCA site and no endangered plant or animal species are known to exist on the property. The proposed improvements will also be designed in compliance with all federal, state, and county laws regarding drainage and non-point source pollution.

Based on the previous use of the site (quarrying) and concurrence from the State Historic Preservation Division (Appendix C), no significant archaeological resources are expected to be found in the area proposed for development. If, however, archaeological resources are discovered, work will cease and the State Historic Preservation Division will be contacted to assess the significance of the find and to recommend appropriate mitigation measures. In addition, consultations with area residents and/or cultural practitioners indicated that no cultural impacts are anticipated if the project is limited to the developable portion of the property.

Therefore, based on the above, there will be no irrevocable commitment to loss or destruction of any natural or cultural resources.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

(2) Curtails the range of beneficial uses of the environment;

Since the site of the Wai'anae Coast YMCA has already been extensively modified by improvements related to quarrying, the actual "natural environment" that may have been associated with the project site has already been curtailed by many years of urban activity. Further, the site is in the State Urban district and is zoned "Industrial" (I-2) by the City and County of Honolulu. Neighboring uses include a City and County of Honolulu Sewage Treatment Plant and residential uses. Thus the proposed use as a YMCA is consistent with designated State and County land use designations and will not curtail the range of beneficial uses of the environment. Further, the use of the site as a YMCA will enhance the current social and recreational uses in the area and thus could be determined to be the best use of the property.

(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 improvements are consistent with the Environmental Policies established in Chapter 344, HRS and the National Environmental Policy Act.

(4) Substantially affects the economic or social welfare of the community or state;

The proposed Wai'anae Coast YMCA facility will significantly contribute to the economic and social welfare of Wai'anae residents by providing a range of social services along with health and wellness facilities. As such, it is expected that the Wai'anae Coast YMCA will have a positive effect on the community.

(5) Substantially affects public health;

Impacts to public health may be temporarily affected by air, noise, and water quality impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive social, economic, and health and wellness benefits associated with the Wai'anae Coast YMCA.

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

The proposed facilities of the Wai'anae Coast YMCA are not expected to involve negative secondary impacts. Planned and established land use patterns within Wai'anae will not be negatively or significantly altered and unplanned population changes are not expected as a result of the project. Positive secondary effects are expected in the form of increased positive social impacts within Wai'anae and throughout the service area of the Wai'anae Coast YMCA.

(7) Involves a substantial degradation of environmental quality;

The proposed facilities of the Wai'anae Coast YMCA will not involve a substantial degradation of environmental quality on-site or in the surrounding area. As previously stated, the site of the Wai'anae Coast YMCA has already been extensively modified by improvements related to quarrying and auto salvaging. As such, the actual "natural environment" that may have been associated with the project site has already been curtailed by previous uses and by many years of urban activity. The improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution. There are no anticipated impacts that would degrade environmental quality. New landscaping provided as part of the improvements will enhance the surrounding environment by providing new plant materials.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

The proposed Wai'anae Coast YMCA facilities will not have a cumulative negative effect on the environment. The use of the site for a YMCA is consistent with the urban uses designated for the State Land Use Urban District, and is also consistent with the City and County of Honolulu General Plan, and the Wai'anae Sustainable Communities Plan. As such, the proposed Wai'anae Coast YMCA is well thought-out and is not expected to have undesirable cumulative effects. The commitment of fiscal resources to construct proposed improvement, however, will foreclose other less intensive uses of the property.

(9) Substantially affects a rare, threatened or endangered species or its habitat;

No threatened or endangered plant or animal species are known to exist on the subject property. In addition, no wetlands, streams, estuaries or other habitats that could accommodate threatened or endangered plant or animal species are present on the subject property or the surrounding area. The flora consists of landscaped lawn and exotic weedy species (refer to Figure 11). Birds and animals common to urban areas, such as rats, mice, and domesticated and feral cats and dogs, were sighted or are presumed to exist on the site.

(10) Detrimentially affects air or water quality or ambient noise levels;

Long-term air quality impacts of the Wai'anae Coast YMCA are considered to be those associated with everyday use of the project. The most significant long-term emission sources will be motor vehicles, with the most significant tailpipe emission being Carbon Monoxide (CO). As in the rest of Hawai'i, trade winds can be expected to mitigate the majority of emission impacts. Short term potential impacts on air quality (fugitive dust and construction equipment exhaust emissions) may result due to construction activity, however, these impacts will be limited by appropriate construction practices.

The proposed improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution, therefore the affect on water

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

quality due to the improvements is expected to be negligible. During construction phases, any possible impact to water quality will be minimized and mitigated by the implementation of appropriate erosion control requirements.

Short term noise impacts will be generated by construction of the proposed improvements, however these will be mitigated by adherence to the State Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control" and will be monitored to ensure compliance. Proper mitigating measures (such as limiting construction to daylight hours) also will be employed to minimize construction noise impacts.

Long-term noise impacts may be generated by automobiles entering the site and human activity. These are unavoidable impacts but are not considered to be significant due the surrounding land uses (a sewage treatment plant, mostly vacant areas and some residential uses) and the greater urban uses in the surrounding Wai'anae Town.

- (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, freshwater, or coastal waters.**

The Wai'anae Coast YMCA is not located in or near an environmentally sensitive area and therefore is not expected to affect or be affected by flood plains, tsunami zones, beaches, erosion-prone areas, geologically hazardous land, estuaries, or freshwater or coastal waters.

- (12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

The proposed Wai'anae Coast YMCA facilities are designed to be low-rise, and therefore will not significantly alter established view plains identified in county or state plans or studies nor impact views of Pu'u Mā'ili'ili.

- (13) Requires substantial energy consumption.**

The proposed Wai'anae Coast YMCA facilities will not require substantial energy consumption relative to other similar projects.

6.2 DETERMINATION

On the basis of the above criteria, the discussion of impacts and mitigative measures contained in this document, and the comments received in the review of the draft environmental assessment, the Approving Authority (City and County of Honolulu Department of Community Services) of this environmental assessment has determined that the proposed Wai'anae Coast YMCA improvements will not have a significant effect on the environment. Pursuant to Chapter 343, Hawaii Revised Statutes, the Approving Authority has issued a Finding of No Significant Impact (FONSI).

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

7.0 REFERENCES

Baker, H.L. et al. *Detailed Land Classification, Island of Hawai'i*. L.S. Land Study Bureau, University of Hawai'i, 1965.

Clayton Environmental Consultants (1999) Phase I Environmental Assessment of Vacant Property Located on Leihökü Street (Portion of TMK: [1]8-6-1: Parcels 4 and 61) Wai'anae, O'ahu, Hawai'i for YMCA of Honolulu, Honolulu, O'ahu, Hawai'i.

Clayton Environmental Consultants (1999) Phase II Subsurface Investigation of Vacant Property Located on Leihökü Street (Portion of TMK: [1]8-6-1: Parcels 4 and 61) Wai'anae, O'ahu, Hawai'i for YMCA of Honolulu, Honolulu, O'ahu, Hawai'i.

Hawai'i State Department of Agriculture. *Agricultural Lands of Importance to the State of Hawai'i*. Honolulu, Hawai'i, 1977.

Honolulu City and County Department of General Planning. *General Plan: Objectives and Policies*. Honolulu, Hawai'i, 1992.

Honolulu City and County Planning Department. *Wai'anae Sustainable Communities Plan*. Honolulu, Hawai'i, 2000.

Calvin Kim & Associates, Inc. (2000) Final Environmental Assessment Pokai Bay Beach Park Master Plan, Wai'anae, O'ahu, Hawai'i.

INK Architects, Inc. (2002) Final Environmental Assessment Puu O Hulu Community Park Master Plan, Maili, Wai'anae, O'ahu.

McAllister, J. Gilbert. "Archaeology of O'ahu." *Bishop Museum Bulletin 104*. Bishop Museum Press, Honolulu. 1933.

Phil Balducci & Associates (2001) YMCA of Honolulu: Community Needs Assessment — Waipahu/Wai'anae.

United States Department of Agriculture Soil Conservation Service. *Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i*, 1972.

8.0 COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT & RESPONSES

The draft environmental assessment was sent to the following agencies, organizations, and individuals. Where indicated the agency, organization, or individual submitted comments.

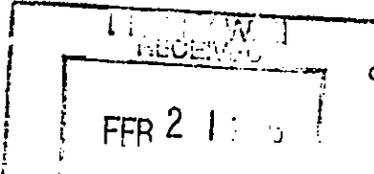
AGENCY	DEA Mail Date	Date of Comments
STATE		
Department of Business Economic Development and Tourism - Planning Office	1/13/03	
Department of Land and Natural Resources—Historic Preservation Division	1/13/03	
Waianae Public Library	1/13/03	
Office of Environmental Quality Control	1/10/03	2/21/03
Office of Hawaiian Affairs	1/13/03	2/19/03
CITY AND COUNTY OF HONOLULU		
Board of Water Supply	1/13/03	2/19/03
City Councilmember Mike Gabbard	1/13/03	
Department of Community Services	1/13/03	
Fire Department	1/13/03	2/19/03
Department of Parks and Recreation	1/13/03	2/19/03
Department of Planning and Permitting	1/13/03	2/21/03
Police Department	1/13/03	2/19/03
Waianae Coast Neighborhood Board	1/13/03	
FEDERAL		
Senator Daniel K. Inouye	1/13/03	
Housing and Urban Development	1/13/03	
US Fish and Wildlife Service	1/13/03	
COMMUNITY/PRIVATE		
Art Frank	2/5/03	
Georgette Jordan	1/22/03	
Cynthia Rezentes	1/22/03	

The following pages contain comment letters received and responses.

Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

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LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANA STREET
SUITE 702
HONOLULU, HAWAII 96813
Telephone (808) 586-4185
Facsimile (808) 586-4188
Email: oeqc@health.state.hi.us

February 20, 2003

Mr. Michael T. Amii, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawai'i 96813

Dear Mr. Amii:

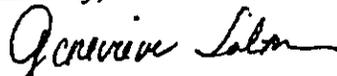
Subject: Draft Environmental Assessment for the Wai'anae YMCA

Thank you for the opportunity to review the subject document. We have the following comments.

1. Please consult with the DLNR Land Division concerning the use of conservation designated lands.
2. Please provide an estimate of the number of people who will use this facility.
3. Please describe in detail the methodology that you used to conclude, "the Wai'anae Coast YMCA site and the surrounding neighborhood do not suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at large."

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,


Genevieve Salmonson
Director

c: PBR, YMCA



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AMES LEONARD, AICP
MANAGING DIRECTOR
FIELD OFFICE

VANCE H. HIGGINS
SENIOR ASSOCIATE

GARY W. LEWIS, AICP
ASSOCIATE

February 21, 2003

Ms. Genevieve Salmonson, Director
State of Hawai'i
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Attn: Jeyan Thirugnanam

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Salmonson:

Thank you for your letter regarding the Waianae YMCA Draft Environmental Assessment (EA) dated February 20, 2003. We have reviewed your letter and offer the following responses:

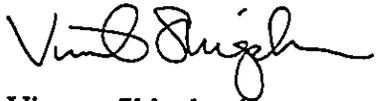
1. The proposed project will not involve the use of the portion of the property within the State Conservation District (the portion of the site on the steep slopes of Puu Mailiili). Figure 3A of the Final EA will show that the proposed project will be located entirely within the Urban District and completely out of the Conservation District.
2. It is estimated that approximately a total of 340 members and staff will be on site per day, however, not all at the same time. This information will be provided in section 4.2.11.1 of the Final EA.
3. According to the EPA website, "Environmental Justice" is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including a racial, ethnic, or a socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies. Since the vicinity of the project site does not bear a disproportionate share of heavy industry, incinerators, power generating plants, oil refineries, cement plants, large parking facilities (1,000 or more cars), heavy traveled highway (6 or more lanes), chemical tank-car terminals, active quarries, dumps/sanitary landfills or mining, railroad crossings, hazardous cargo transportation routes, or oil or gas wells, we believe the statement is accurate. The above information will be added to Section 4.1.13 of the Final EA.

Ms. Genevieve Salmonson, Director
February 21, 2003
Page 2

Thanks again for your comments. We appreciate your participation in the review of the draft EA.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
Paul Kobata/Dept. of Community Services

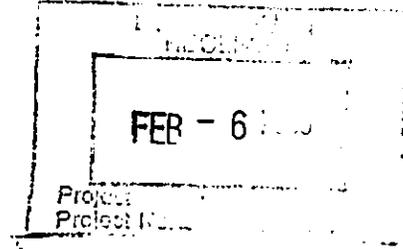
O:\Job21\2149.05\Comment Letters Responses\OEQC.wpd

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813



HRD#02-890

January 27, 2003

Mr. Vincent Shigekuni
PBR Hawaii
1001 Bishop Street - Suite 600
Honolulu, HI 96813

SUBJECT: WAI'ANAE COAST YMCA - DEA

Dear Mr. Shigekuni:

That you for the opportunity to review the above referenced Draft Environmental Assessment for the construction of a YMCA facility in Wai'anae.

The Office of Hawaiian Affairs (OHA) requests that you amend the language under the 4.2.5 Archaeological and Historic Resources to reflect that if any historic remains are found the State Historic Preservation Division and the Oahu Island Burial Council shall be contacted.

If you have any questions, please contact Jerry B. Norris at 594-1847 or email him at jnorris@oha.org.

Sincerely,

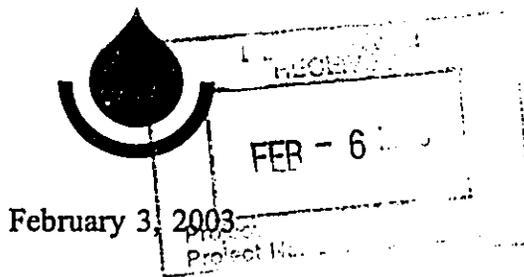
A handwritten signature in black ink, appearing to read "Ernest Kimoto".

Ernest Kimoto
Acting Director
Hawaiian Rights Division

cc: Ms. Genevieve Salmonson, OEQC
Mr. Paul Kobata, CBED Office of Special Projects

BOARD OF WATER SUPPLY

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



JEREMY HARRIS, Mayor

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DAROLYN H. LENDIO

LARRY J. LEOPARDI, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer

DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

February 3, 2003

Mr. Vincent Shigekuni
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Your Letter of January 13, 2003 on the Draft Environmental Assessment for the Waianae Coast YMCA, TMK: 8-6-1: 4 and 61

Thank you for the opportunity to comment on the Environmental Assessment for the proposed project.

The existing water system is presently adequate to accommodate the proposed YMCA.

The availability of water will be confirmed when the building permit is approved.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention Requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

for CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Office of Environmental Quality Control



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VINCENT SHIGEKUNI
SENIOR ASSOCIATE

GLENN TSUGAWA, AICP
ASSOCIATE

February 19, 2003

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

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL
ASSESSMENT

Dear Mr. Jamile:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 3, 2003.

Thank you for confirming the existing water system is presently adequate to accommodate the proposed YMCA.

We acknowledge: 1) the availability of water will be confirmed when the building permit is approved; 2) when water is made available, the applicant will be required to pay the Board of Water Supply's Water System Facilities Charges; 3) the proposed improvements are subject to Board of Water Supply Cross-Connection Control and Backflow Prevention Requirements before the issuance of the building permit. Your comments will be incorporated into the Final EA.

We appreciate your participation in the review of the Draft EA.

Sincerely,

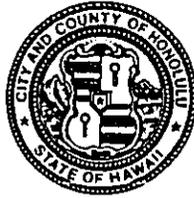
PBR HAWAII

Vincent Shigekuni
Principal

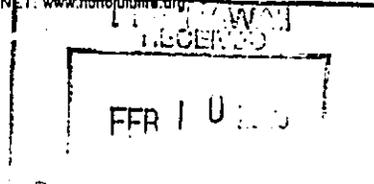
cc: Glenn Tsugawa/YMCA of Honolulu
Paul Kobata/Dept. of Community Services
Genevieve Salmonson/OEQC

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425 • HONOLULU, HAWAII 96819-1869
TELEPHONE: (808) 831-7761 • FAX: (808) 831-7750 • INTERNET: www.honolulu.gov



JEREMY HARRIS
MAYOR



ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
DEPUTY FIRE CHIEF

February 4, 2003

Mr. Vincent Shigekuni, Senior Associate
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment
Waianae Coast YMCA

We received your letter dated January 13, 2003, requesting our comments on the above-mentioned project.

The Honolulu Fire Department (HFD) requires that the following be complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000-pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.

Mr. Vincent Shigekuni, Senior Associate
Page 2
February 4, 2003

3. Submit civil drawings to the HFD for review and approval.

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

Sincerely,



ATTILIO K. LEONARDI
Fire Chief

AKL/SK:bh

cc: Office of Environmental Quality Control
Paul Kobata, Department of Community Services, CBED Office of Special Projects



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

February 19, 2003

Mr. Attilio K. Leonardi, Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Attn: Battalion Chief Lloyd Rogers

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Leonardi:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 4, 2003. We have reviewed your letter and will include the information you provided fire prevention requirements in the Final EA.

We appreciate your participation in the review of the Draft EA.

Sincerely,

PBR HAWAII

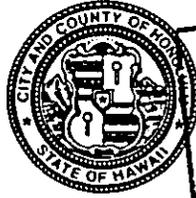
Vincent Shigekuni
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
Paul Kobata/Dept. of Community Services
Genevieve Salmonson/OEQC

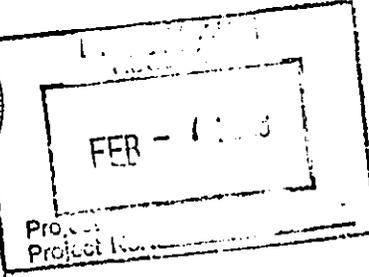
DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
TELEPHONE: (808) 692-5561 • FAX: (808) 692-5131 • INTERNET: www.cc.honolulu.hi.us

JEREMY HARRIS
MAYOR



February 5, 2003



WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. "SKIPPA" DIAZ
DEPUTY DIRECTOR

Mr. Vincent Shigekuni
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment
Waianae Coast YMCA

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Waianae Coast YMCA.

The Department of Parks and Recreation has no comment at this time but wishes to remain a consulted party.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

W.D. Balfour
WILLIAM D. BALFOUR, JR.
Director

WDB:mk (J. Reid)
(20377)

cc: Office of Environmental Quality Control
Mr. Don Griffin, Department of Design and Construction



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EXECUTIVE VICE-PRESIDENT

AMES T. BOVANNI, AICP

MANAGING DIRECTOR

FIELD OFFICE

INVESTMENT SERVICES UNIT

SERVICE ASSOCIATES

SEAN M. WILSON, AICP

February 19, 2003

Mr. William D. Balfour, Jr.,
Director
Department of Parks and Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Attn: Mr. John Reid

**SUBJECT: WAIANAEO COAST YMCA DRAFT ENVIRONMENTAL
ASSESSMENT**

Dear Mr. Balfour:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 5, 2003. We note that the Department of Parks and Recreation has no comment.

We appreciate your participation in the review of the Draft EA.

Sincerely,

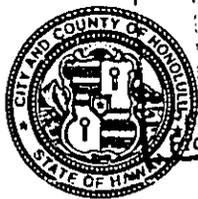
PBR HAWAII

Vincent Shigekum
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
Paul Kobata/Dept. of Community Services
Genevieve Salmonson/OEQC

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 • INTERNET: www.cc.honolulu.hi.us



FEB 24 2003

JEREMY HARRIS
MAYOR

ERIC G. CRISPIN, AIA
Acting DIRECTOR
BARBARA KIMSTANTON
DEPUTY DIRECTOR

2003/ELOG-149 (MH)

February 21, 2003

Mr. Vincent Shigekuni, Senior Associate
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Wai`anae Coast YMCA Draft Environmental Assessment

In response to your request for comments of January 13, 2003, we have reviewed the subject DEA and have the following comments to offer:

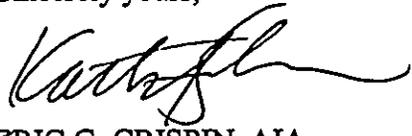
1. Please confirm the Tax Map Key(s) of the proposed site. According to our records, Tax Map Key 8-6-001: 004 is 37.084 acres and Tax Map Key 8-6-001: 061 is 23.96 acres. Since page 1 indicates that the project area is approximately 7 developable acres out of the 23.96-acre property, is Tax Map Key 8-6-001: 004 a part of the site?
2. The developable portion of the property (7 acres within the State Urban District with I-2 zoning) is within the Rural Community Boundary of the Wai`anae Sustainable Communities Plan.
3. The Final Environmental Assessment (FEA) should expand on the impact of using a substantial portion of Wai`anae's remaining I-2 land for other than industrial purposes and the availability of suitable industrially zoned lands to meet future Wai`anae community demands for local industrial services. The Wai`anae SCP calls for encouraging the establishment of light industrial businesses that provides jobs for local people. Locating a meeting facility on the proposed site removes the site from future industrial uses.
4. Section 3.3 LAND USE ORDINANCE (LUO) of the FEA should disclose LUO requirements for a meeting facility proposing to locate in I-2 zoned lands and how the project meets those requirements.

Mr. Vincent Shigekuni, Senior Associate
PBR Hawaii
February 21, 2003
Page 2

5. Section 4.1.16 of the FEA should include a statement that the project may require a drainage report at a later date.
6. Section 4.1.17 Nuisances and Hazards of the FEA should discuss the possibility of concurrently using/upgrading/expanding the existing fenced open-top 5 feet deep by 3 feet wide concrete drainage channel as a boulder catchment to protect lives and property below Pu'u Ma'ili'ili.
7. Section 4.1.17 of the FEA should also discuss what methods are being employed to mitigate odors from the nearby Wai'anae Wastewater Treatment Plant.
8. Section 4.1.20 Emergency Health Care, Fire, and Police Services of the FEA should correctly state, "The approximate response time from the Wai'anae Substation to the Wai'anae Coast YMCA site is less than three minutes.
9. In Figure 3A, the north arrow should be reversed.

Should you have any questions, please contact Matt Higashida of our staff at 527-6056.

Sincerely yours,


fr ERIC G. CRISPIN, AIA
Acting Director of Planning and Permitting

EGC:js

cc: Department of Design and Construction
Office of Environmental Quality Control
Department of Community Services,
CBED Office of Special Projects

p:/Planning/DivFunction/Ea-eis/2003/Wai'anae Coast YMCA DEA



LAND PLANNING
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HILLO OFFICE

VINCENT SHIGEKUNI
SENIOR ASSOCIATE

GRANT MURAKAMI, AICP
ASSOCIATE

February 27, 2003

Mr. Eric G. Crispin, AIA
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawai'i 96813

SUBJECT: WAI'ANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Crispin:

Thank you for your letter dated February 21, 2003 (your reference no. 2003/ELOG-149 [MH]) regarding the Wai'anae Coast YMCA Draft Environmental Assessment (EA). We offer the following responses to your department's comments:

1. The tax map key for the site is 8-6-001: 061 and will be noted as such in the Final EA.
2. We appreciate the information provided by the Department on the Rural Community Boundary and will include it in Section 3.2.2 of the Final EA.
3. We appreciate your concerns regarding the use of I-2 zoned lands in Wai'anae for a meeting facility, however, it should be noted that the City and County of Honolulu is also planning to use I-2 zoned lands across Leihokū Street for the Wai'anae Community Transit Center & Park and Ride Facility (TMK: 8-6-001:029). However, despite the fact that the City will remove 7.691 acres of I-2 zoned lands for the Transit Center, we believe that the Transit Center, as well as the proposed Wai'anae Coast YMCA, are projects that are good for the community and complementary to each other. We also believe that the fact that these properties were available for these community-building uses reflects that the Wai'anae market cannot presently sustain a strong demand for industrial use, otherwise these properties (land under the Wai'anae Community Transit Center & Park and Ride Facility, and the Wai'anae Coast YMCA) would be in industrial use.
4. There is an existing meeting facility (Wai'anae Coast YMCA) in place, which was permitted under Sec. 21-5.450 of the Land Use Ordinance. This will be noted in Section 3.3 of the Final EA.
5. Section 4.1.16 of the Final EA will include a statement that the project may require a drainage report at a later date.

Mr. Eric G. Crispin, AIA
SUBJECT: WAI'ANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT
February 27, 2003
Page 2

6. Section 4.1.17 of the Final EA will discuss the possibility of concurrently using/upgrading/expanding the existing fenced open-top, 5-foot deep by 3-foot wide, concrete drainage channel as a boulder catchment.
7. We understand that the Wai'anae Wastewater Treatment Plant (WWTP) has an odor control program <www.rmtowill.com/cm-waianae-wwtp.htm>. In addition, in 2001, the Wai'anae WWTP received the highest award of excellence, the Platinum Award, given by the Association of Metropolitan Sewerage Agencies (AMSA). The Wai'anae facility was one of only 12 treatment plants in the country to earn AMSA's Platinum Award for five consecutive years of perfect compliance with requirements of its Federal pollution permit.

Per Section 21-5.450 of the Land Use Ordinance, the YMCA of Honolulu has already filed with the Department of Planning and Permitting and recorded with the Bureau of Conveyances, a declaration stating that the YMCA of Honolulu recognizes that abutting and neighboring properties, can, by right, include potentially annoying or even noxious industrial uses at any time, including after the commencement of the Wai'anae Coast YMCA use. The Declaration also contains provisions which preclude the YMCA of Honolulu and its representatives from filing nuisance complaints against any industrial use operating in compliance with applicable laws. This will be included in Section 4.1.17 of the Final EA.

8. Section 4.1.20 of the Final EA will be revised to state: "The approximate response time from the Wai'anae Substation to the Wai'anae Coast YMCA site is less than 3 minutes."
9. In the Final EA the north arrow shown on Figure 3A will be corrected.

We appreciate your participation in the review of the draft EA.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Principal

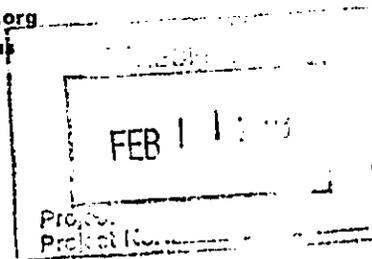
cc: Glenn Tsugawa/YMCA of Honolulu
Paul Kobata/Dept. of Community Services
Genevieve Salmonson/OEQC

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111

<http://www.honoluluupd.org>
www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



LEE D. DONOHUE
CHIEF
GLEN R. KAJIYAMA
PAUL D. PUTZULU
DEPUTY CHIEFS

OUR REFERENCE DK-DK

February 7, 2003

Mr. Vincent Shigekuni
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

This is in response to your letter of January 13, 2003, requesting comments on the Draft Environmental Assessment for the Waianae Coast YMCA.

During its construction, this project may have a negative impact on calls for police services in the area because of dust, noise, and traffic complaints. However, when it is completed, there should be negligible impact.

If you have any questions, please call Acting Major Gregory Lefcourt of District 8 (Kapolei) at 692-4253.

LEE D. DONOHUE
Chief of Police

By 
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

cc: OEQC
Mr. Paul Kobata, Department
of Community Services

Serving and Protecting with Aloha



LAND PLANNING
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EXECUTIVE VICE-PRESIDENT

AMES LEONARD, AICP
MANAGING DIRECTOR
HONOOLULU OFFICE

VINCENT SHIGEKUNI

February 19, 2003

Chief Lee D. Donohue
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

**SUBJECT: WAIANAEO COAST YMCA DRAFT ENVIRONMENTAL
ASSESSMENT**

Dear Chief Donohue:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 7, 2003 (your reference no. DK-DK). The Final EA will note that *"during its construction, this project may have a negative impact on calls for police services in the area because of dust, noise and traffic complaints. However, when it is completed, there should be negligible impact."*

We appreciate your participation in the review of the Draft EA.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
Paul Kobata/Dept. of Community Services
Genevieve Salmonson/OEQC

Appendix A

HUD Statutory Checklist



HUD STATUTORY CHECKLIST

Name of Project/Activity Waianae Coast YMCA

Project No. _____

Description of Project/Activities: The proposed improvements to the Waianae Coast YMCA involve the construction of a new facility to improve and expand services to Waianae residents. The current plans are to: construct a 22,000 square foot building, which will include a lobby, administrative offices, classroom, meeting rooms, computer lab, fitness center, group exercise studio, restrooms; install an outdoor swimming pool; construct additional parking; install a play court and playfield; and landscape the entire developable area.

B EVALUATE EACH STATUTE, EXECUTIVE ORDER AND HUD REGULATION/NOTICE ON PAGES 2 & 3 FOR THEIR APPLICABILITY TO THE PROPOSED ACTION(S). CHECK AND COMPLETE THE APPROPRIATE STATEMENT AS NECESSARY. ENTER DETERMINATION IN COLUMN 2 OR 3 BELOW; COMPLETE BLOCK "C" OR "D"; COMPLETE BLOCK "E" AFTER COMPLIANCE IS ACHIEVED WITH EACH AUTHORITY LISTED IN COLUMN (1).

(1) Statutes, Executive Orders and HUD Regulations/Notices	(2) Not Applicable As Certified on Pages 2 & 3	(3) Compliance Required. Make Reference to and Attach Source Documentation and Analysis to Show Compliance with Applicable Authorities per 58.5.
Historic Properties	X	The project is not subject to compliance with Section 106 of the National Preservation Act of 1966, because no historic properties would be affected.
Floodplain Management	X	The project site is located outside of the 100-year floodplain hazard area identified by the FIRM map (panel number 15001, Panels 185 and 195, November 20, 2000).
Wetlands Protection	X	The project is not located within or adjacent to a wetland identified by or delineated on USDI Fish & Wildlife Service Waianae, Hawaii USGS Quadrangle Map.
Coastal Zones	X	Based on a review using a general consistency certification that was approved by the State Department of Business, Economic Development and Tourism, the proposed action is consistent with the Hawaii Coastal Zone Management Program.
Endangered Species	X	Due to the developed nature and urban setting of the site, the project will not affect Federally-listed or proposed threatened and endangered species, or designated or proposed critical habitat.
Farmlands Protection	X	According to the Agricultural Lands of Importance to the State of Hawaii (ALISH) system, the site is located within "Existing Urban Development" and does not include lands classified as being "Prime", "Unique" or "Other Important" agricultural land. According to the State Land Study Bureau Detailed Land Classification system, the subject property is designated mostly "E" and "Quarry."
Air Quality	X	Per the EPA website, the State of Hawaii has no "non-attainment" sites. Thus the project is located within an "attainment area."
Water Quality	X	According to the HUD-EPA (Region IX) Sole Source Aquifer Memorandum of Understanding of 1990, the project need not be referred to EPA for evaluation because the project involves the construction of public facilities which will be served by an existing publicly owned and operated sewerage system (Section II.B.1.).
Noise	X	The project/activity is not subject to current noise levels that exceed 65 LDN as determined by State of Hawaii Department of Transportation Airports Division Honolulu International Airport Master Plan Update and Noise Compatibility Program 1992 Noise Exposure Map Showing Non-Compatible 1985 Land Use & Noise Sensitive Public Buildings.
Thermal/Explosives	X	Based on site inspection, the project will expose neither people nor buildings to explosive or flammable fuels or chemical containers.
Airport Clear Zones	X	The project site is not located in or near a Clear Zone at a civil or military airfield or in or near an Accident Potential Zone at a military airfield. The site is located approximately 17 miles from the Honolulu International Airport (HIA) and 16 miles from Hickam Air Force Base. While Wheeler Airport is approximately 9 miles away, it is separated from the project site

		by the Waianae mountain range.
Solid Waste Disposal	X	Project/Activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.
Toxic Chemicals and Radioactive Wastes	X	The project site is not affected by toxic chemicals or radioactive material based on site inspection and information check of the EPA Superfund National Priorities, CERCLA and State Department of Health lists.
Coastal Barrier Resources Wild and Scenic Rivers		Federal legislation and implementing regulations concerning these resources do not apply to the State of Hawaii, Guam, MMI, TTPJ or American Samoa, as amended.
<p>Project/activity is exempt from an environmental review in accordance with 24 CFR Part 58.34(a)(1-12). Applicable subsection is 58.34(a)__. List applicable subsection for each activity in Block A.</p> <p>None of the Statutes, Executive Orders or HUD regulations or Notices are applicable to the proposed project/activity, therefore, it is converted to an exempt status in accordance with 24 CFR Part 58.34(12)(B).</p> <p>Exempt activities or categorically excluded activities converted to exempt status do not require the recipient to: publish a public notice; submit a Request for Release of Funds and certification to HUD and no further approval from HUD will be needed by the recipient for drawdown of Title I funds__ to carry out exempt activities. (24 CFR Part 58.34(b))</p> <p>Project/activity is categorically excluded but requires compliance with one or more of the authorities listed in Block B.</p> <p>Categorically excluded projects/activities that require compliance with one or more of the authorities requires the recipient to document its compliance with each authority. A copy of the assessment __ is/ __ is not attached. The recipient is required to: 1) publish a public notice of Intent to Request for Release of Funds; 2) Submit Request for Release of Funds and certification to HUD before drawdown of funds to implement the proposed project/activity. See 24 CFR Part 58.35(b) and 58.70.</p>		
E	HO-SC86 1/3	<u>Vincent R. Shigekuni, Principal</u> (Name and Title) <u>Vincent R. Shigekuni</u> 2/27/03 (Signature and Date)

HISTORIC PROPERTIES: The National Historic Preservation Act of 1966 (P.L. 89-666) (16 U.S.C. 470); Preservation of Historic and Archaeological Data Act of 1974 (P.L. 93-291) (16 U.S.C. 469); Executive Order 11593. Implementing Regulations: Protection and Enhancement of the Cultural Environment, 36 CFR Part 800 or 801 F.R. 1/30/79.

- The site for the proposed action is not listed nor eligible for listing on the National Register of Historic places based on: consultation with the SHOP; information checks with the Federal Register; local authorities and interest groups; field observation.
- Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance is being sought from the State Historic Preservation Division.

FLOODPLAIN MANAGEMENT: Flood Disaster Protection Act of 1973 (P.L. 93-234) and implementing regulations; National Flood Insurance Program (44 CFR Parts 59-79); Executive Order 11988; Water Resources Council Guidelines on Implementing E.O. 11988; Section 404 of the Clean Water Act of 1977.

- The project/activity is located outside of the 100 year floodplain hazard area identified by the FIRM or FIA Flood Hazard Boundary map panel number ~~15003C0185~~ and ~~15003C0195~~ not subject to compliance with E.O. 11988.
- The proposed action is located within the 100 year floodplain and compliance with E.O. 11990 is required. Documentation for compliance with the E.O. was completed on _____ (date) and is attached.
- Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Its issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.
- Flood insurance required. Policy issued to:

WETLANDS PROTECTION: Executive Order 11990; Water Resources Council Guidelines for Implementing E.O. 11988.

- The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: Field observation; consultation with the U.S. Corps of Engineers; Other (Review of USDI FWS Waiianae, Hawaii USGS Quadrangle Map).
- The proposed action is located within a wetland or will impact on one nearby. Documentation for compliance with the E.O. was completed on _____ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Its issuance is contingent upon a consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.
- Flood insurance required. Policy issued to:

COASTAL ZONE MANAGEMENT: Coastal Zone Management Act of 1972 (P.L. 92-583) (16 U.S.C. 1451, et seq.); Executive Order 11990; 15 CFR Part 930.

- Not applicable to _____ (TT only)
- The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.
- The proposed action will have an impact on the coastal area which required a permit from the _____ agency/department. The permit was issued on _____ (date) and a copy is attached.

ENDANGERED SPECIES: The Endangered Species Act of 1973 (16 U.S.C. 1531-1543) Section 7; 50 CFR Part 402.

- The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: consultation with the U.S. Fish and Wildlife Service (FWS); consultation with local authority _____ (Dept./Agency); Field Observation.
- Formal Consultation required with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on _____ (date) documentation attached.

FARMLANDS PROTECTION: Farmland Protection Policy Act of 1981 7 U.S.C. 4201, et seq.; 7 CFR Part 658 (Subtitle I of the Agriculture and Food Act of 1981).

- The proposed action will not adversely impact prime or unique farmland nor farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: Review of local land use plans; consultation with the District Conservationist, SCS, USDA; Field Observation.
- The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on _____ (date). Documentation attached.

AIR QUALITY: Clean Air Act (P.L. 90-148) (42 U.S.C. 7401-7642) as amended; applicable EPA implementing regulations; Volume 1 Guide for Rapid Assessment of Air Quality at Housing Sites by R.H. Thuillier, May 1978 and HUD format AP #1, Rapid Evaluation Procedure for Carbon Monoxide Concentrations.

- Project/activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill; and is not adjacent to a traffic thoroughfare that generates CO concentration in excess of the 8 hour standard of 10 mg/m³ at project site.
- Project/activity is located within a non-attainment area and/or is exposed to air pollutants that threatens the federal air quality standard for _____ (pollutant). Analysis and recommendations for clearance is attached.

WATER QUALITY: Federal Water Pollution Control Act (P.L. 95-500) as amended (33 U.S.C. 1251-1376), the Safe Drinking Water Act of 1974 (P.L. 93-523) as amended (43 U.S.C. 300f-300g-10); particularly section 1424(e) (42 U.S.C. 300h-303(e)).

- Project/activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(e) of the Safe Drinking Water Act of 1974, as amended.

___ Project/activity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GHURA. Their recommendation for clearance is attached. (Activities on Guam only.)

NOISE: Noise Control Act 42 U.S.C. 4903; 24 CFR Part 51 Subpart B: Noise Abatement and Control; HUD Noise Assessment Guidelines March 1984.

Project/activity is not subject to current or projected noise levels that exceed 65 LDN as determined by: ___ A site inspection; ___ An evaluation using HUD Noise Assessment Guidelines; or other acoustical data (State of Hawaii Department of Transportation Airports Division Honolulu International Airport Master Plan Update and Noise Compatibility Program 1992 Noise Exposure Map Showing Non-Compatible 1985 Land Use & Noise Sensitive Public Buildings).

___ Project/activity requires mitigative action to comply with 24 CFR Part 518 Noise Abatement and Control. Report prepared by _____, consultant, outlines mitigative measures for compliance with HUD standards. Copy attached.

THERMAL/EXPLOSIVE HAZARDS: 24 CFR Part 51 Subpart C - Environmental Criteria and Standards, Siting HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature.

Project/activity is not subject to hazards from explosive or flammable fuels or other hazardous chemicals based on site inspection and information on file.

___ Project/activity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: ___ Included in attached study; ___ Mitigative measures will be incorporated into project design.

CLEAR ZONES AT AIRPORTS: 24 CFR Part 51 Subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear zones and Accident Potential Zones at Military Airfields.

Project/activity is not located in or near a Clear Zone at a civil or military airfield nor in or near an Accident Potential Zone at a military airfield.

___ Project/activity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.305(b). _____ Documentation attached.

SOLID WASTE DISPOSAL: Resources Conservation and Recovery Act (42 U.S.C. 6901-6987); 40 CFR Part 250.43-1.

Project/activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.

___ Project/activity is subject to provisions of EPA Guidelines; ___ Documentation of evaluation and coordination with EPA attached.

TOXIC CHEMICALS & RADIOACTIVE WASTES: HUD Notice 79-33, September 10, 1979 Policy Guidance to Address the Problems Posed by Toxic Chemicals and Radioactive Materials Chemicals and Radioactive Materials.

Project/activity is not affected by toxic chemicals or radioactive material based on: ___ site inspection; Information check with local Health Department; other source (EPA Superfund National Priorities, CERCLA).

___ Project/activity's site was suspected of containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted. ___ Evaluation of hazard was made in accordance with Notice 79-33 and found acceptable. Documentation attached: ___ Yes
___ No.

Grantees are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis.
See memo.

Certification of Environmental Review Requirements

State of Hawaii

Review each of the rules or standards listed below and check and/or complete the statement that applies. The completion of the form and signature at the bottom will provide evidence that the proposed action is consistent with Hawaii's environmental regulations and standards.

1. Chapter 343, HRS, Environmental Impact Statements
2. Act 282, Private Waste Water Treatment Plants, Session Laws of Hawaii, 1985
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
 - a. Chapter 42, Vehicular Noise Control for Oahu
 - b. Chapter 43, Community Noise Control for Oahu
 - c. Chapter 54, Water Quality Standards
 - d. Chapter 55, Water Pollution Control
 - e. Chapter 59, Ambient Air Quality Standards
 - f. Chapter 60, Air Pollution Control
 - g. Chapter 200, Environmental Impact Statement Rules

It has been determined that the proposed action requires compliance with one or more of the above regulations which include Chapter 200, Environmental Impact Statement Rules. Appropriate permits for clearance on the above regulations were obtained on _____ (date).

The proposed action is consistent with the regulations listed above and no permits are required.

Certified by: Vincent Shigekuni/Principal
Name/Title

February 27, 2003
Date

SCREENING CRITERIA FOR CDBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP DESCRIPTION OF PROPOSED ACTION:

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- If none of the policies apply to the proposed action; it is consistent with Hawaii's Coastal Zone Management Program.
- If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

<u>DETERMINATION</u>		<u>CZM POLICIES</u>
<u>Consistent</u>	<u>Ind. Review*</u>	
<u> x </u>	<u> </u>	1. <u>SMA PERMIT</u> The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: <u> </u> attached, in ERR file. Proposed action is not subject to an individual consistency review. (References 1, 2)
<u> x </u>	<u> </u>	2. <u>LAND USE DISTRICTS</u> Proposed action is located in a developed, altered and urban district. It is not a State Ag, Rural or Conservation Land Use District. (References 1, 3)
<u> x </u>	<u> </u>	3. <u>THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u> Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)
<u> x </u>	<u> </u>	4. <u>STREAMS</u> Proposed action will not alter the flow or use of streams.
<u> x </u>	<u> </u>	5. <u>HISTORIC/ARCHAEOLOGIC RESOURCES</u> The site(s) do/does not contain historic or archaeological resources as determined by the State Preservation Officer. (References 8, 9)
<u> x </u>	<u> </u>	6. <u>WETLANDS</u> The proposed action does not impact or affect a wetland. (References 4,7)

REFERENCES

- | | |
|--|--|
| 1. County Planning Department | 6. The Nature Conservancy of Hawaii |
| 2. Section 205A-22, Chapter 205A, HRS | 7. U.S. Corps of Engineers |
| 3. State Land Use Commission | 8. State Historic Preservation Officer |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service | |

DETERMINATION

Based on the above review, it is determined that:

 x The proposed action meets the criteria of the general consistency certification and is consistent with the HCZMP.

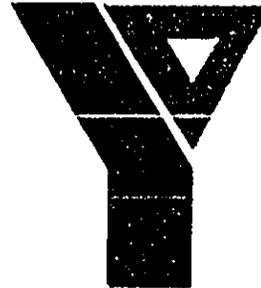
 The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED&T for their review and concurrence.

Prepared by: Vincent R. Shigekuni
Name

Principal
Title

February 27, 2003
Date

* Individual Consistency Review Required by DPED&T



Appendix B

*Screening Criteria for CDBG Assisted Project to Confirm its
Consistency with HCZMP Description of Proposed Action*

**SCREENING CRITERIA FOR CDBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH
HCZMP DESCRIPTION OF PROPOSED ACTION:**

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 930.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- If none of the policies apply to the proposed action; it is consistent with Hawaii's Coastal Zone Management Program.
- If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

<u>DETERMINATION</u>		<u>CZM POLICIES</u>
<u>Consistent</u>	<u>Ind. Review*</u>	
<u> x </u>	<u> </u>	1. <u>SMA PERMIT</u> The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: <u> </u> attached, in ERR file. Proposed action is not subject to an individual consistency review. (References 1, 2)
<u> x </u>	<u> </u>	2. <u>LAND USE DISTRICTS</u> Proposed action is located in a developed, altered and urban district. It is not a State Ag, Rural or Conservation Land Use District. (References 1, 3)
<u> x </u>	<u> </u>	3. <u>THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</u> Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)
<u> x </u>	<u> </u>	4. <u>STREAMS</u> Proposed action will not alter the flow or use of streams.
<u> x </u>	<u> </u>	5. <u>HISTORIC/ARCHAEOLOGIC RESOURCES</u> The site(s) do/does not contain historic or archaeological resources as determined by the State Preservation Officer. (References 8, 9)
<u> x </u>	<u> </u>	6. <u>WETLANDS</u> The proposed action does not impact or affect a wetland. (References 4,7)

REFERENCES

- | | |
|--|--|
| 1. County Planning Department | 6. The Nature Conservancy of Hawaii |
| 2. Section 205A-22, Chapter 205A, HRS | 7. U.S. Corps of Engineers |
| 3. State Land Use Commission | 8. State Historic Preservation Officer |
| 4. State Dept. of Land & Natural Resources | 9. National Register of Historic Places (Federal Register) |
| 5. U.S. Fish and Wildlife Service | |

DETERMINATION

Based on the above review, it is determined that:

 x The proposed action meets the criteria of the general consistency certification and is consistent with the HCZMP.

 The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED&T for their review and concurrence.

Prepared by: Vincent R. Shigekuni
Name

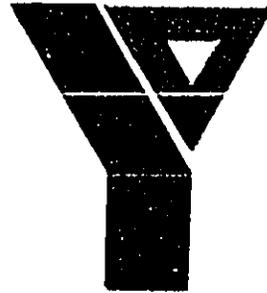
Principal
Title

February 27, 2003
Date

* Individual Consistency Review Required by DPED&T

Appendix C

Letter from State Historic Preservation Division



BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

GILBERT S. COLONA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

DEC - 4 2002

DEPUTIES
ERIC T. HIRANO
LANEL NISHIOKA

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

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 31233
Doc #: 0211EJ21

Applicant/Agency: Vincent Shigekuni
Address: PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

SUBJECT: Chapter 6E-42 Historic Preservation Review – Waianae Coast YMCA, 86-071
Leihoku Street, Wai'anae, O'ahu

Ahupua'a: Lualualei,
District, Island: Wai'anae, O'ahu
TMK: (1) 8-6-001:004 and 061

1. We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other: The development on the property will be limited to the flat level portions of the property that have previously been extensively disturbed

2. This project has already gone through the historic preservation review process, and mitigation has been completed .

Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Elaine Jourdane Date: 11/29/02

Title: Elaine Jourdane, Assistant Archaeologist O'ahu Phone (808) 692-8027

Appendix D

Phase I Environmental Assessment (ASTM)



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
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Honolulu Regional Office

Pali Palms Plaza
970 N. Kalanianaʻolaha Avenue
Suite C-316
Kalihi, Oahu, HI 96714
(808) 531-6708
Fax (808) 537-4084

Clayton
ENVIRONMENTAL
CONSULTANTS

COPY

Clayton
ENVIRONMENTAL
CONSULTANTS

CONTENTS

Phase I Environmental Assessment
of
Vacant Property Located on
Leihoku Street
(Portion of TMK: (1)8-6-1: Parcels 4 and 61)
Waianae, Oahu, Hawaii
for
YMCA of Honolulu
Honolulu, Oahu, Hawaii
Clayton Project No. 85-99110.00
March 30, 1999

Section	Page
Executive Summary	iv
1.0 INTRODUCTION	1
1.1 PURPOSE	1
1.2 METHODOLOGY AND EXCEPTIONS	1
1.3 LIMITING CONDITIONS OF ASSESSMENT	2
2.0 SUBJECT PROPERTY DESCRIPTION	2
2.1 LOCATION	2
2.2 CURRENT USES OF SUBJECT PROPERTIES	2
2.3 CURRENT USES OF ADJOINING PROPERTIES	3
2.4 PHYSICAL SETTING	3
2.4.1 Physiographic Area	3
2.4.2 Soils/Geology	3
2.4.3 Groundwater	4
3.0 HISTORICAL REVIEW	5
3.1 AERIAL PHOTOGRAPHS	5
3.2 FIRE INSURANCE MAPS	7
3.3 PRIOR OWNERSHIP	7
4.0 STANDARD ENVIRONMENTAL RECORD SOURCES: FEDERAL, STATE, AND LOCAL	8
5.0 SITE RECONNAISSANCE AND INTERVIEWS	11
5.1 GENERAL OBSERVATIONS	11
5.2 HAZARDOUS MATERIAL AND WASTE	11
5.3 SOLID WASTE DISPOSAL	11
5.4 STORAGE TANKS	11
5.4.1 Underground Storage Tanks (USTs)	11
5.4.2 Aboveground Storage Tanks (ASTs)	12
5.5 DISCHARGE SOURCES	12
5.6 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)	12
5.7 WELLS	13

CONTENTS
(continued)

Section	Page
6.0 <u>NON-ASTM ISSUE: ASBESTOS-CONTAINING MATERIALS</u>	13
7.0 <u>FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS</u>	14
 Photographs	
 Figures	
1. Site Location Map	
2. Site Plan	
 Appendices	
A LIST OF REFERENCES/SOURCES	
B REGULATORY DATABASE REPORT	

Executive Summary

YMCA of Honolulu (YMCA) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a Phase I environmental assessment of a vacant property located on Leihoku Street (Portion of Tax Map Key [TMK]: [1]8-6-1: Parcel 4 and 61), in the town of Waianae, on the leeward coast of Oahu, Hawaii.

This environmental assessment was performed in accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard Practice E1527-97, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The objective of the assessment was to provide an independent, professional opinion regarding recognized environmental conditions (as defined by ASTM), if any, associated with the site.

The property, approximately 24 acres in land area (including approximately 9.58 acres of which was a former limestone quarry) is located along Leihoku Street in the town of Waianae on the leeward (west) coast of Oahu, Hawaii. At the time of Clayton's site visit, the subject property appeared graded and vacant. The adjacent and surrounding properties were occupied by residential properties, commercial businesses and the Waianae Sewage Treatment Plant.

Clayton's assessment revealed the following evidence of potential recognized environmental conditions in connection with the subject property:

- Aerial photographs reviewed by Clayton from the years 1985, 1988, and 1992 showed hundreds of automobiles throughout the quarry areas and the site appeared to be an auto salvage yard. In addition, tax records show the subject property was owned by a cement company in 1960. This is a potential environmental concern because cement operations produce wastes such as kiln dust and kiln bricks, which can have a high pH and high chromium content. These wastes are known to have sometimes been buried in quarries.

Furthermore, soil materials of unknown composition and origin have been used to bring the quarry to its current grade. In addition, numerous small soil piles of unknown origin were observed on the northwest-central portion of the property during the site inspection.

Therefore, Clayton recommends that a Phase II subsurface investigation be conducted at the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbon constituents, to assess whether auto salvage and quarry backfilling operations may have impacted soil and/or groundwater at the site.

- Also, two heavy equipment "CAT" batteries were observed abandoned, approximately 15 feet in from the road side, just west of the centerline of the subject property. These batteries should be properly disposed of at a service station or similar facility.

Clayton's assessment revealed no other evidence of recognized environmental conditions in connection with the subject property.

1.0 INTRODUCTION

YMCA of Honolulu (YMCA) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a Phase I environmental site assessment of a vacant property located on Leihoku Street (Portion of TMK (1)2-6-19: 21), Waianae, Oahu, Hawaii, hereafter referred to as the *subject site*.

1.1 PURPOSE

The objective of the environmental assessment was to provide an independent, professional opinion regarding recognized environmental conditions, if any, associated with the subject property. According to American Society of Testing and Materials (ASTM) Standard Practice E1527-97, Section 1.1.1, the term *recognized environmental conditions* means "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

1.2 METHODOLOGY AND EXCEPTIONS

This assessment was performed in accordance with Clayton's October 15, 1998, proposal number 98-HI-50663, and the terms and conditions set forth therein, and with the scope and limitations of ASTM E-1527-97, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Clayton received authorization from YMCA of Honolulu to perform the Phase I environmental site assessment on March 2, 1999. The work was performed according to ASTM Standards.

The assessment included the following components:

- A walkthrough of the subject property
- A review of pertinent records of the subject and adjoining properties
- Interviews with current owners and occupants as well as local government officials
- Evaluation of information gathered for the development of this report

Although not considered an ASTM component, this assessment included a visual inspection of the subject site to identify suspect asbestos-containing materials (ACM). This assessment did not include sampling or analysis of asbestos, soil, groundwater or other materials.

Mr. Douglas Oringer, Project Engineer with Clayton, and Mr. Tim Swartz, Environmental Specialist with Clayton, conducted the site walkthrough and inspection on March 3, 1999.

1.3 LIMITING CONDITIONS OF ASSESSMENT

Information for the assessment was obtained from sources listed in Appendix A. This information, to the extent it was relied on to form our opinion, is assumed to be correct and complete. Clayton is not responsible for the quality or content of information from these sources.

The information and opinions rendered in this report are exclusively for use by YMCA of Honolulu. Clayton will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment by YMCA and should be considered and implemented only in light of that assignment. The services provided by Clayton in completing this project have been provided in a manner consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 LOCATION

The subject property is located on Leihoku Street, east of the Waianae Sewage Treatment Plant, in the town of Waianae on the leeward coast of Oahu, Hawaii (Figures 1 and 2, Figures Tab). The property is an irregular-shaped parcel consisting of approximately 23.96 acres of land area, including 14.38 acres of conservation land and 9.58 acres of urban land. The southern portion of the subject property encompasses the northern slope of the "Puu Maililili" ridge hillside, which extends east from the Waianae Mountain range to the east.

The northern portion of the property (9.58 acres) is zoned "R-5" residential land. The southern portion of the property (14.38 acres) is zoned "P-1" restricted preservation/conservation land. According to the available flood insurance map (FEMA/FIRM Map No.150001-0100C) the property is located within Flood Zone D, an area for which flood hazards are undetermined.

2.2 CURRENT USE OF SUBJECT PROPERTY

The subject property is currently vacant and divided by zoning classification into two portions: (1) 9.58 acres of urban/residential land to the north, and (2) 14.38 acres of preservation/conservation land to the south. The northern residential/urban portion of the property is graded, relatively flat and without structures. The southern preservation/conservation land includes the northern portion of the "Puu Maililili" ridge hillside. However, concrete storm water drainage channels are located on the west-central and south-central portions of the property.

2.3 CURRENT USES OF ADJOINING PROPERTIES

The adjacent and surrounding properties were either undeveloped land or occupied by residential properties, the Waianae Sewage Treatment Plant (STP), and the Waianae Mall.

Adjoining properties were observed (from the subject property or from public access areas) for signs of potential recognized environmental conditions and their potential to pose an environmental risk to the subject property (Figure 2). The uses and features of adjoining properties are described below.

North: Leihoku Street, vacant unpaved lot with warehouse building used as a thrift shop (former quarry baseyard), and the Waianae Mall.

South: Puu Mailliliil Ridge - mountain-side conservation land, Hawaiian Homelands lots.

East: A residential neighborhood with single-row tract-housing.

West: Waianae Sewage Treatment Plant, Farrington Highway.

Adjoining properties do not appear to present a potential environmental risk to the subject property, based on visual observations and information obtained during the site assessment.

2.4 PHYSICAL SETTING

2.4.1 Physiographic Area

The subject property is located on Leihoku Street, east of the Waianae Sewage Treatment Plant, in the town of Waianae on the leeward side of Oahu, Hawaii. According to the U.S. Geological Survey, Waianae, Hawaii, 7.5 minute topographic quadrangle map, the elevation of the northern portion of the parcel, which has been graded, ranges from approximately 20 to 40 feet above mean sea level (msl) and slopes down gradually to the west toward the coastal shoreline. The elevation of the southern portion of the parcel (which encompasses the northern slope of the "Puu Mailliliil" ridge hillside) rises up sharply to a peak at approximately 723 feet above mean sea level. The property is located approximately 1000 feet east of Luahalei Beach Park shoreline and approximately 1000 feet north of the Mailliliil Stream channel.

2.4.2 Soils/Geology

The U.S. Department of Agriculture Soil Conservation Service has classified the soil underlying the subject property as Mamala stony silty clay loam on 0 to 12 percent slopes (mapping unit MnC). In a representative profile the surface layer is dark reddish-brown stony silty clay loam approximately 8 inches thick. The stones in the surface layer are mostly coral rock fragments. The subsoil is dark reddish-brown silty clay loam approximately 11 inches thick. The soil is underlain by coral limestone and consolidated calcareous sand at depths of 8 to 20 inches. This soil is neutral to mildly alkaline with moderate permeability. Runoff is very slow to medium, and the erosion hazard is slight to moderate.

This soil description depicts native soil conditions in the general area of the subject property. The former quarry area on the subject property, however, was backfilled and graded with a fill material of unknown origin and composition.

2.4.3 Groundwater

Clayton reviewed Aquifer Identification and Classification Technical Report No. 179, published by the Water Resources Center at the University of Hawaii, for information on groundwater conditions below the subject property. The report describes the aquifer below the subject property as part of the Nanakuli aquifer system of the Waianae sector.

The upper aquifer is an unconfined basal aquifer of the sedimentary type, with nonvolcanic lithology. Its status is described as a replaceable water supply of high salinity with a potential for use. The groundwater in this aquifer is not used as drinking water and is not considered ecologically important; however, it is highly vulnerable to contamination.

The lower aquifer is a confined basal aquifer occurring in dike compartments. Its status is described as a replaceable water supply of high salinity with a potential for use. This aquifer is not used as drinking water and is not considered ecologically important. The groundwater in this aquifer has a low vulnerability to contamination.

There are three water wells on record within 1000 feet of the subject property. According to the State of Hawaii Department of Land and Natural Resources Groundwater Index and Summary, Well Nos. 3-2611-03 and 3-2611-04 are located hydrologically upgradient and approximately 150 feet west/northwest of the subject property. Well No. 3-2611-01 is located hydrologically downgradient and approximately 1000 feet south/southwest of the subject property. However, according to the USGS, these wells are inactive research wells.

It is anticipated that the depth to groundwater approximates the depth to mean sea level plus a hydraulic head. This head is anticipated to be just over one foot above mean sea level (a depth of approximately 19 to 39 feet below ground surface). Although the groundwater flow direction was not measured, the regional direction of groundwater flow is anticipated to follow surface topography and flow westerly towards the ocean at the Luahalei Beach Park coastal shoreline.

However, topography is not always a reliable basis for predicting groundwater flow direction. The local gradient under the subject property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend.

3.0 HISTORICAL REVIEW

3.1 AERIAL PHOTOGRAPHS

Clayton reviewed aerial photographs at R.M. Towill Corporation to further assess past land use at and adjacent to the subject property. Aerial photographs from the years 1949 through 1992 were available for review.

Aerial Photography Data Reviewed

Date of Photograph	Flight Number
May 8, 1949	82-3
April 22, 1967	4047-27
July 2, 1970	5418-2
February 29, 1977	1320-9
August 7, 1985	8379-7
February 3, 1988	8528-43
September 26, 1992	8835-75
February 17, 1997	9038-6

1949: The earliest aerial photograph, from 1949, showed the subject property as a quarry with a small warehouse-type building (now a thrift shop) to the north and a steep undeveloped hillside to the south, which were observed during Clayton's site visit. Surrounding areas to the north and east appeared as undeveloped land with shrubbery and low vegetation. Multiple small houses were observed on the west adjacent property, where the Waianae Sewage Treatment Plant is currently located.

1967: The subject property appeared as a quarry with no significant changes observed. A large warehouse-type complex and silo appeared to the north. Other areas to the north and east appeared as undeveloped land with shrubbery and low vegetation. The sewage treatment plant was observed to the west, although it appeared smaller than its current size.

1970: The subject property appeared with two developed quarry pits, several structures and numerous vehicles. The large warehouse-type complex appeared unchanged to the north. The areas to the north and east of the quarry remained undeveloped land with shrubbery and low vegetation. The area to the northwest appeared as a densely developed neighborhood. The sewage treatment plant to the west appeared unchanged.

1977: The quarry on the subject property appeared expanded into a single, larger pit. The large warehouse-type complex appeared unchanged to the north. A new development appeared under construction to the northeast. The Waianae Mall appeared to the northwest. A former asphalt-paved access road from Farrington Highway into the quarry appeared covered by the Waianae Mall. A new unpaved access road appeared to the south between the mall and the sewage treatment plant. The remaining surrounding areas appeared with shrubbery and low vegetation.

1985: The quarry area to the north appeared as an automobile salvage yard covered with several hundred junk vehicles. The large warehouse-type complex appeared unchanged to the north. Several single-family structures appeared in the development to the northeast. The Waianae Mall appeared expanded to the east. Several new structures appeared under construction at the sewage treatment plant on the west adjacent property.

1988: The quarry area appeared slightly expanded to the north and east. The pit area to the north again appeared as an automobile salvage yard, completely covered with hundreds of junk cars. The warehouse complex to the north appeared unchanged. The Waianae Mall appeared under expansion to the south.

1992: Most of the vehicles previously observed in the quarry areas were not shown. The large warehouse-type complex appeared unchanged to the north. The Waianae Mall appeared expanded with an asphalt-paved parking lot to the south, on Farrington Highway. A new housing development appeared under construction in the north, east and northeast surrounding areas. The sewage treatment plant expansion appeared completed on the west adjacent property.

1997: The subject, adjacent and surrounding properties appeared much as they did during Clayton's site visit. The northern portion of the subject site appeared graded and flat, without vegetation. The warehouse-type complex appeared unchanged to the north. A new asphalt-paved access road (Leihoku Street) appeared between the Waianae Mall and the sewage treatment plant. Adjacent and surrounding properties to the east and northeast appeared as dense residential neighborhoods.

The following evidence of recognized environmental conditions at the subject property (and adjoining properties) was indicated on the aerial photographs reviewed:

Aerial photographs reviewed by Clayton from the years 1985, 1988, and 1992 (flight numbers 8379-7, 8528-43, and 8835-75, respectively) showed hundreds of automobiles stored throughout the quarry areas and the site appeared to be an auto salvage junk yard.

3.2 FIRE INSURANCE MAPS

The Sanborn Fire Insurance Maps for the periods from 1914 to 1977 were reviewed at Hamilton Library, located at the University of Hawaii Manoa Campus. The Sanborn map collection did not include the vicinity of the subject property.

3.3 PRIOR OWNERSHIP

Tax records were reviewed at the City and County of Honolulu Real Property Tax Office to assess past ownership and use of the subject property. The subject property is located on Tax Map Key (TMK): [1]8-6-1; parcels 4 and parcel 61. The following table summarizes the information reviewed at the tax offices.

TMK [1]8-6-1: 4	Transaction
1937	Parcel owned by Waianae Lime Co.
December 1939	Parcel deeded to Hawaiian Gas Products Co.
January 1960	Land Court Order: Hawaiian Gas Products changed to Gaspro, Ltd.
January 1960	Parcel deeded to Hawaiian Cement Corporation
October 1960	Parcel deeded to Sakae Takahashi and Hirotochi Yamamoto (J/T)
November 1972	Option for Agreement of Sale (A/S) with JV Development Corp.
February 1973	Sub (A/S) between JV Development Corp. and Waianae Kai
April 1973	Con/Sub A/S between JV Development Corp. (30%) and Shelter Corp. (70%)
December 1978	Cancellation of Agreement of Sale with JV Development Corp.
July 1981	Portion of Parcel (11.881%) deeded to Manoa Finance Co. Inc.
November 1983	Manoa Finance Co. assigned (11.881%) to Charles R. Klenake due to Bankruptcy
December 1985	Portion of parcel (11.881%) deeded to Thrift Guaranty Corporation of Hawaii by Charles R. Klenake
July 1986	Portion of parcel (88.119%) deeded to Waianae Associates by Takahashi et al
February 1988	Parcel deeded to Plymouth K. Kikipi

TMK [1]8-6-1: 4	Transaction
February 1988	Parcel deeded to Okada Trucking Company, Ltd.
July 1989	Parcel deeded to RYM Waianae Venture (118.46 acres)
May 1991	Right-of-way lease from Hawaiian Electric Co. to Gaspro, Inc. canceled
May 1991	Portion of parcel used for Village Pokai Bay Subdivision Phase I
April 1994	Portion of parcel used for Village Pokai Bay Subdivision Phase II; 9.981 acres dropped into new parcel 8601-61
December 1994	Zoning change: 25.936 acres = urban; 25.695 acres = conservation (total area = 51.631 acres)
September 1998	Consolidation of Lots 155 and 156 of Village Pokai Bay Subdivision Phase II and resubdivision of consolidation into lots 1 and 2: Lot 1 = 23.960 acres with 14.380 acres conservation Lot 2 = 37.652 acres with 11.175 acres conservation

TMK [1]8-6-1: 61	Transaction
April 1994	New Parcel from TMK [1]8-6-1:4; total area = (9.981 acres)
December 1994	Designation of easements "A" & "B" per Community Planning Inc.
December 1994	Zoning change: 9.651 acres = urban; 0.33 acres = conservation
August 1997	Zoning change: 9.664 acres = urban; 0.317 acres = conservation
February 1998	Zoning change: 9.580 acres = urban; 0.401 acres = conservation
September 1998	Parcel consolidated with 8601-4 / Lot 1 and expanded to 23.96 acres

No readily apparent evidence of recognized environmental conditions at the subject property was noted in the ownership records reviewed.

4.0 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL, STATE, AND LOCAL

Available government database information prepared by Vista Information Solutions (Vista) was reviewed to evaluate both the subject property and any listed sites within ASTM-recommended

search distances. The Vista report is included in Appendix B. Federal and state databases reviewed included the following information:

Federal and State Environmental Databases

Database	Search Distance (miles)
Federal National Priority List (NPL)	1.0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0.5
Federal Resource Conservation and Recovery Act (RCRA) Corrective Actions (CORRACTS) Transport, Storage, or Disposal Facilities (TSDF) List	1.0
Federal RCRA-Large Quantity Generators (LQG) and RCRA-Small Quantity Generators (SQG) List (GNRTR)	Property and adjoining properties
Federal Emergency Response Notification System (ERNS) List	Property only
State List Hazardous Waste Sites Identified for Investigation or Remediation (NPL and CERCLIS equivalents)	1.0
State Solid Waste Facility/Landfills (SWLF) List	0.5
State Leaking Underground Storage Tanks (LUST) Lists	0.5
State List of Registered Underground Storage Tanks (UST)	Property and adjoining properties

Vista's database review did identify the following facilities within the specified search distances from the subject property.

Facilities Within ASTM-Recommended Search Distances

Facility	Database	Distance from site (miles)
Lenakona Development, Ltd 86-140 Farrington Highway	LUST	0.01
Gas Express #47 86-090 Farrington Highway	LUST	0.05
Waianae Corporation Yard 86-220 Farrington Highway	LUST	0.08
Jaymer Inc. 86-363 Hale Elua Street	CERCLIS/ NFRAP	0.06

The subject property was not identified in the databases reviewed. No environmental cleanup liens appear to be on record against the subject property, based on the review of information available from the Vista report.

The database review identified a total of 3 LUST sites and one CERCLIS/NFRAP site located within the specified search distances from the subject property. A complete listing of these sites is included in Appendix B. These sites have a low potential to impact the subject property because they are either permitted with environmental regulatory agencies, require no further action, or based upon Clayton's review, are too distant and/or topographically downgradient or crossgradient relative to the subject property.

A total of 29 unmappable sites were also listed in the Vista report. Unmapped sites are facility sites that cannot be plotted with confidence, but can be located by ZIP Code or city name. In general, a facility site cannot be geocoded due to inaccurate or missing information in the environmental database record provided by its applicable agency.

Cross-referencing addresses and site names, as well as a visual reconnaissance of surrounding properties, has been completed for the unmapped facility sites in the database report. Based on further investigation, the unmappable sites are located crossgradient or downgradient, and are at a significant distance from the subject site.

The Vista report, including site maps showing the mappable LUST and CERCLIS/NFRAP sites, is included in Appendix B.

5.0 SITE RECONNAISSANCE AND INTERVIEWS

5.1 GENERAL OBSERVATIONS

At the time of the site assessment walkthrough, the areas associated with the subject property appeared to be fairly well maintained. However, numerous small soil piles of unknown origin were observed on the northwest-central portion of the property.

5.2 HAZARDOUS MATERIAL AND WASTE

The subject property was assessed for signs of storage, use, or disposal of hazardous materials. The assessment consisted of noting evidence (e.g., drums, unusual vegetation patterns, staining) indicating that hazardous materials are currently or were previously located on the property.

Potentially hazardous materials are currently not used or stored at the site. However, two heavy equipment "CAT" batteries were observed abandoned, approximately 15 feet in from the roadside, just west of the centerline of the subject property. These batteries should be properly disposed of at a service station or similar facility.

5.3 SOLID WASTE DISPOSAL

Currently, no activities are conducted at the subject property. Therefore, no wastes are generated at the subject site. However, general refuse (i.e. paper, household trash, and multiple PVC water pipe sections) was observed strewn throughout the graded portion of the subject property.

5.4 STORAGE TANKS

5.4.1 Underground Storage Tanks (USTs)

The subject property was inspected for evidence of underground storage tanks (USTs) (e.g., vent piping, dispensing equipment, pavement variations). Evidence of potential presence of USTs was not observed at the subject site during the assessment. In addition, there are no USTs associated with the property which are registered with the State of Hawaii Department of Health.

However, the lack of visible evidence and owner/operator knowledge of USTs at the subject site does not preclude the possibility that USTs could be present. Visible evidence of USTs such as fill ports or vents may have been removed or obscured from view and an UST could have been used at the subject site without the knowledge of the current owner/operator.

5.4.2 Aboveground Storage Tanks (ASTs)

The subject property was inspected for evidence of aboveground storage tanks (ASTs). No readily visible evidence of ASTs was observed in the immediate vicinity of the subject site during the onsite inspection.

5.5 DISCHARGE SOURCES

The subject property was inspected for evidence of discharge sources (e.g. clarifiers, sumps, trenches, floor drains, etc.). Several stormwater drainage pathways were observed on the subject property, including the following:

- (1) A perforated, 3-foot diameter, corrugated-metal drain pipe emerged vertically from the ground, about 25 feet south of an asphalt-paved driveway apron (off of Leihoku Street) in the northwest corner of the site. This open-top drain-pipe appeared to exit the subject property via an underground culvert, which passed under Leihoku Street to the north.
- (2) An unlined drainage swale appeared to cross-cut the west side of the subject property on a north/south line. This swale was aligned with the drain-pipe in the northwest corner of the parcel and a concrete junction box with a manhole cover (which discharges to a 3-foot diameter concrete drain-pipe) in the southwest corner of the subject property.
- (3) An open-top concrete drainage channel runs the entire length of the property in an east/west direction along a graded crest located approximately 60 feet up the Puu Maililiili ridge hillside. This open channel measures approximately 5 feet deep by 3 feet wide and discharges down to a concrete junction box with a manhole cover, located approximately 20 feet up the Puu Maililiili ridge hillside.

5.6 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

The subject property was inspected for the presence of liquid-cooled electrical units (transformers, light ballasts, and capacitors), and major sources of hydraulic fluid (elevators and lifts). Such units are notable because they may be potential PCB sources. PCB units may subject the owner/operator to various regulatory requirements under the Toxic Substances Control Act (TSCA). The release of PCB fluids or their combustion products (in the event of a spill or fire) are potential environmental liabilities and may require costly remediation.

All unlabeled transformers are considered (Federal Regulation 40 CFR 761.40) to be PCB-contaminated (i.e., containing between 50 and 500 ppm PCB). Federal Regulations (40 CFR

761. Subpart G) require any release of material containing greater than 50 ppm PCB and occurring after May 4, 1987, be cleaned up by the owner following the United States Environmental Protection Agency's (USEPA) PCB spill cleanup policy.

Transformers, capacitors, or other potential PCB sources were not observed at the subject property.

5.7 WELLS

According to the State of Hawaii Department of Land and Natural Resources Groundwater Index and Summary, there are 3 water wells on record within 1000 feet of the subject property. Two of the wells, 3-2611-03 and 3-2611-04, are located hydrologically upgradient and approximately 150 feet west/northwest of the subject property. The third well, 3-2611-01, is located hydrologically downgradient and approximately 1000 feet south/southwest of the subject property. However, according to United States Geological Survey (USGS) personnel, all of these are all inactive research wells. However, according to the USGS, these wells are inactive research wells.

6.0 NON-ASTM ISSUES: ASBESTOS-CONTAINING MATERIALS

During the assessment, the subject property was inspected for the presence of suspect asbestos-containing materials (ACM) such as ceiling tiles and roofing materials, and presumed asbestos-containing materials (PACM) as defined by OSHA (29 CFR 1910.1101); which includes thermal system insulation and surfacing material, and asphalt and vinyl flooring material.

The subject property was vacant at the time of the site inspection. No buildings or structures were observed anywhere on the subject property; therefore, no suspect ACM/PACM were observed during Clayton's site visit.

7.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

Clayton has performed a Phase I environmental site assessment in conformance with the scope and limitations of ASTM Practice E-1527, of a vacant property (former limestone quarry) on Leihoku Road, east of the Waianae Sewage Treatment Plant, in the town of Waianae on the leeward (west) coast of Oahu, Hawaii, the subject property.

Clayton's assessment revealed the following evidence of potential recognized environmental conditions in connection with the subject property:

- Aerial photographs reviewed by Clayton from the years 1985, 1988, and 1992 showed hundreds of automobiles throughout the quarry areas and the site appeared to be an auto salvage yard. In addition, tax records show the subject property was owned by a cement company in 1960. This is a potential environmental concern because cement operations produce wastes such as kiln dust and kiln bricks, which can have a high pH and high chromium content. These wastes are known to have sometimes been buried in quarries.

Furthermore, soil materials of unknown composition and origin have been used to bring the quarry to its current grade. In addition, numerous small soil piles of unknown origin were observed on the northwest-central portion of the property during the site inspection.

Therefore, Clayton recommends that a Phase II subsurface investigation be conducted at the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbon constituents, to assess whether auto salvage and quarry backfilling operations may have impacted soil and/or groundwater at the site.

- Also, two heavy equipment "CAT" batteries were observed abandoned, approximately 15 feet in from the road side, just west of the centerline of the subject property. These batteries should be properly disposed of at a service station or similar facility.

Clayton's assessment revealed no other evidence of recognized environmental conditions in connection with the subject property.

Clayton
ENGINEERS
CONSULTANTS

This report prepared by: Douglas A. Oringer
Douglas A. Oringer
Project Engineer
Honolulu Regional Office

This report reviewed by: Daniel P. Ford
Daniel P. Ford, R.G.
Director
Honolulu Regional Office

March 30, 1999
85-99110.00

Clayton
CONSULTANT

PHOTOGRAPHS

Clayton Project No. 85-99110.00	Description	Overview of subject property from SE corner hillside, looking W/NW	Photo Date March 3, 1999
	Site Name	Former quarry property, Leihoku Street, Waianae, Oahu, Hawaii	
	Client	YMCA of Honolulu	
Clayton Project No. 85-99110.00	Description	View of eastern property line and adjacent neighborhood, looking E/NE	Photo Date March 3, 1999
	Site Name	Former quarry property, Leihoku Street, Waianae, Oahu, Hawaii	
	Client	YMCA of Honolulu	

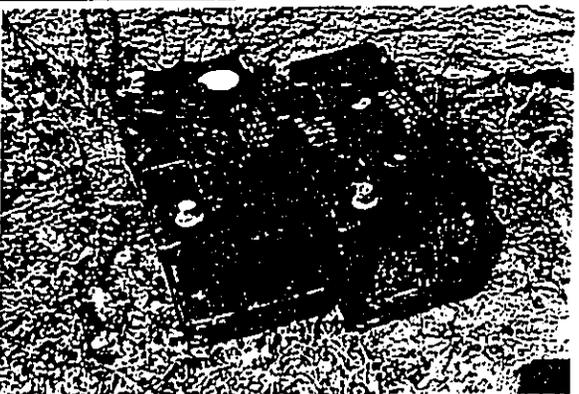




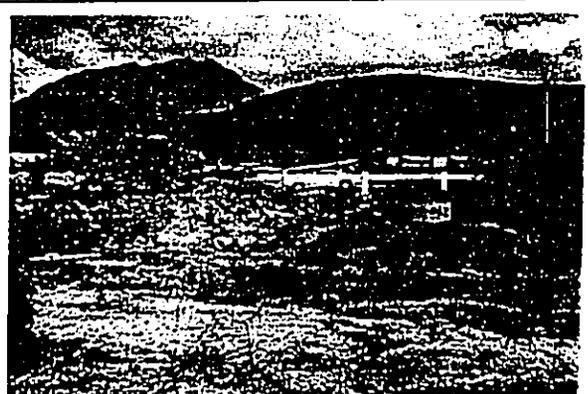
Clayton Project No. 85-99110.00	Description	View east of soil piles on subject property, adjacent to Leihoku Street	Photo Date March 3, 1999
	Site Name	Former quarry property, Leihoku Street, Waianae, Oahu, Hawaii	
	Client	YMCA of Honolulu	



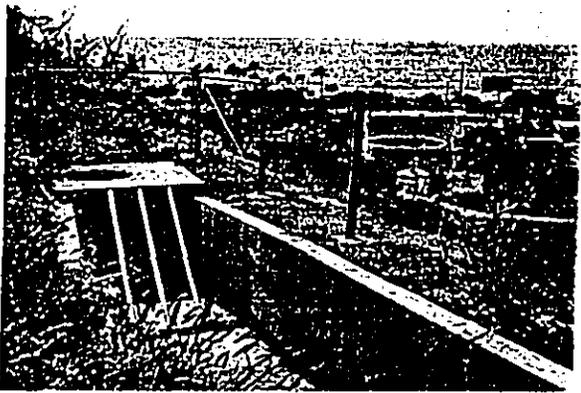
Clayton Project No. 85-99110.00	Description	View of swale in western portion of subject property, looking N/NW	Photo Date March 3, 1999
	Site Name	Former quarry property, Leihoku Street, Waianae, Oahu, Hawaii	
	Client	YMCA of Honolulu	



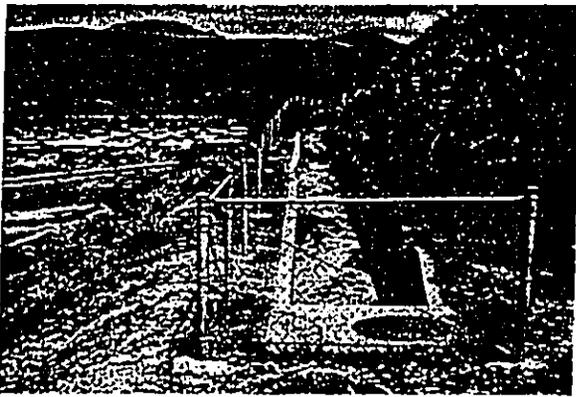
Clayton Project No. 85-99110.00	Description	Abandoned "CAT" batteries adjacent to center roadside of property	Photo Date March 3, 1999
	Site Name	Former quarry property, Leihoku Street, Waianae, Oahu, Hawaii	
	Client	YMCA of Honolulu	



Clayton Project No. 85-99110.00	Description	View north of corrugated metal storm drain in NW corner of property	Photo Date March 3, 1999
	Site Name	Former quarry property, Leihoku Street, Waianae, Oahu, Hawaii	
	Client	YMCA of Honolulu	



Clayton Project No. 85-99110.00	Description	View of drainage channel and sewage treatment plant, looking WSW	
	Site Name	Former quarry property, Leihoku Street, Waiānae, Oahu, Hawaii	Photo Date March 3, 1999
	Client	YMCA of Honolulu	



Clayton Project No. 85-99110.00	Description	View of drainage channel and Puu Maliliili ridge hillside, looking E/NE	
	Site Name	Former quarry property, Leihoku Street, Waiānae, Oahu, Hawaii	Photo Date March 3, 1999
	Client	YMCA of Honolulu	

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FIGURES

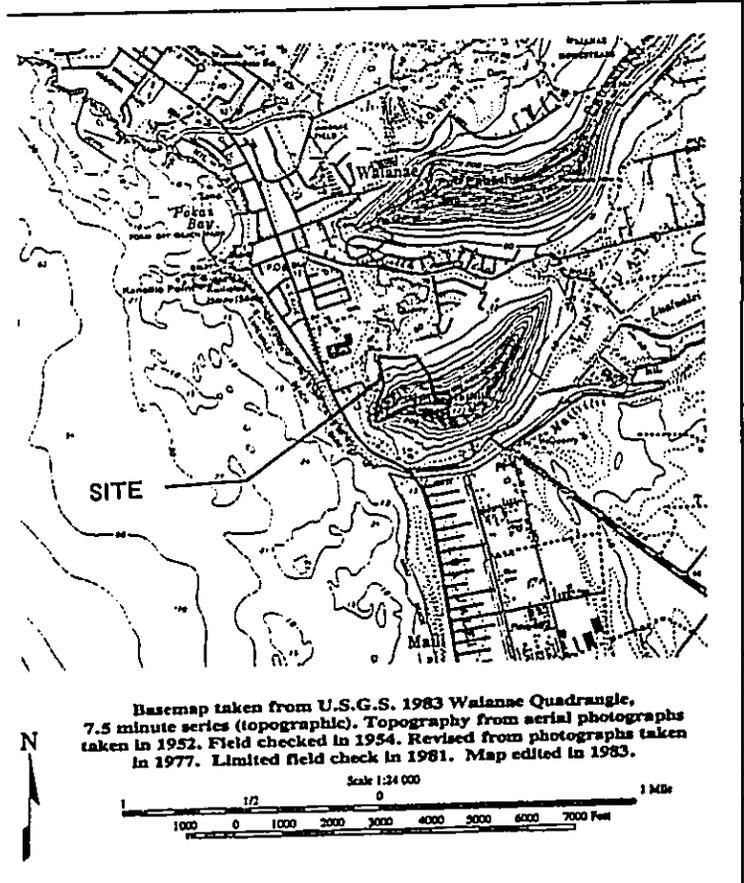


Figure 1		Vacant property (former Limestone Quarry) on Leihoku Road, Waiānae, Oahu, Hawaii	
Site Location		Clayton Project No. 85-99110.00	YMCA of Honolulu

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To evaluate the regulatory status and develop a historical database, documents were researched or personnel interviewed from the following sources:

- American Society For Testing and Materials. 1997. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation: E 1527-97. Annual Book of ASTM Standards. Philadelphia: ASTM.
- City and County of Honolulu Real Property Assessment Division, Honolulu, Oahu, Hawaii.
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (firm), Map No. 150001-0100C, dated September 28, 1990.
- Mink, J.F. and L.S. Lau. 1990. Aquifer Identification and Classification for the island of Oahu: Groundwater Protection Strategy for Hawaii. Technical Report No. 179. Honolulu: Water Resources Research Center, University of Hawaii.
- R.M. Towill Corporation, Honolulu, Oahu, Hawaii.
- Sato, S.H. et al. 1973. Soil Survey of Island of Oahu, State of Hawaii. U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the University of Hawaii Agricultural Experiment Station. Washington: GPO.
- State of Hawaii, Department of Health, Hazard Evaluation and Emergency Response, Honolulu, Oahu, Hawaii.
- State of Hawaii, Department of Health, Underground Storage Tank Section, Honolulu, Oahu, Hawaii.
- State of Hawaii, Department of Land and Natural Resources, Groundwater Index and Summary, dated February 5, 1991.
- U.S. Department of the Interior Geological Survey (USGS). 1982. 7.5 Minute Topographic Map, Waianae, Oahu, Hawaii Quadrangle.
- U.S. Environmental Protection Agency. 1990. Rules for Controlling PCBs under the Toxic Substances Control Act. Code of Federal Regulations, Title 40, Part 761. Washington: GPO, December 14.
- VISTA Information Solutions, Inc. (VISTA), San Diego, California.

APPENDIX A
LIST OF REFERENCES/SOURCES

Clayton
CONSULTANTS

APPENDIX B
REGULATORY DATABASE REPORT

SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: Not Provided YMCA of Honolulu Lanika Street Wahiawa, HI 96792 Latitude/Longitude: (21.437954, 156.164140)	

Site Distribution Summary			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records						
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS	RCRA Corrective Actions	0	0	0	0
B) Databases searched to 1/2 mile:						
US EPA	CERCLIS / NFRAP	Sites currently or formerly under review by US EPA	0	0	1	-
US EPA	YSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG CO	LUST	Leaking Underground Storage Tanks	0	2	1	-
STATE/REG/CO	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
USGS/STAT	WATER WELLS	Federal and State Drinking Water Sources	2	1	1	-
C) Databases searched to 1/4 mile:						
US EPA	RCRA Viol	RCRA violations/enforcement actions	0	0	-	-
US EPA	YRIS	Toxic Release Inventory database	0	0	-	-
STATE	UST/AST	Registered underground or aboveground storage tanks	0	2	-	-
D) Databases searched to 1/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	QNRTR	RCRA registered small or large generators of hazardous waste	0	-	-	-
STATE	SPILLS	State spills list	0	-	-	-



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Report ID: 891100000 Date of Report: March 1, 1999
Version 2.8.1 Page 81

This report meets the ASTM standard E-1527 for standard federal and state government database research in a Phase I environmental site assessment. A (-) indicates a distance not searched because it exceeds these ASTM search parameters.

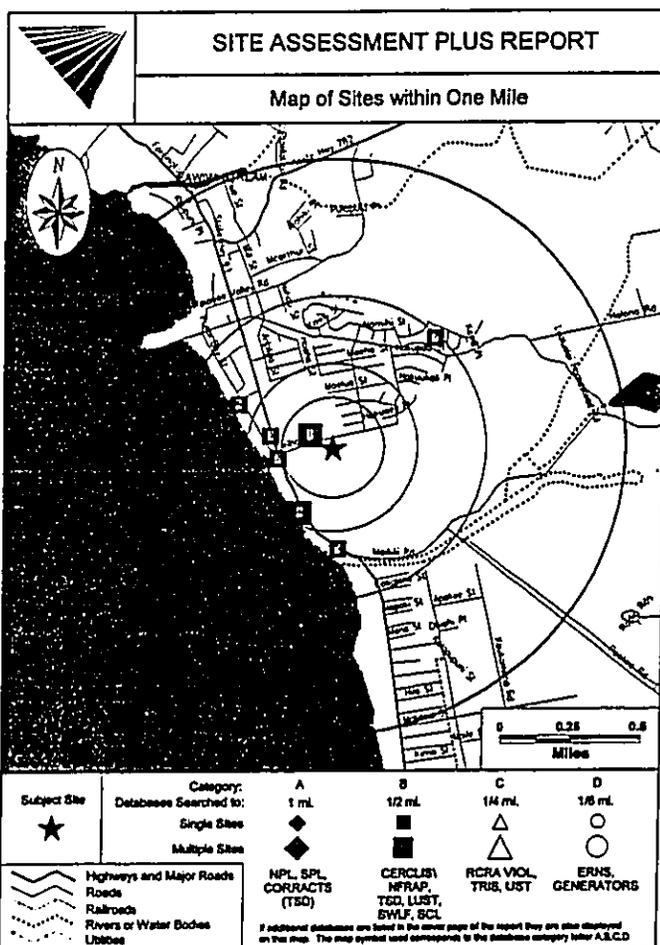
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NOTES

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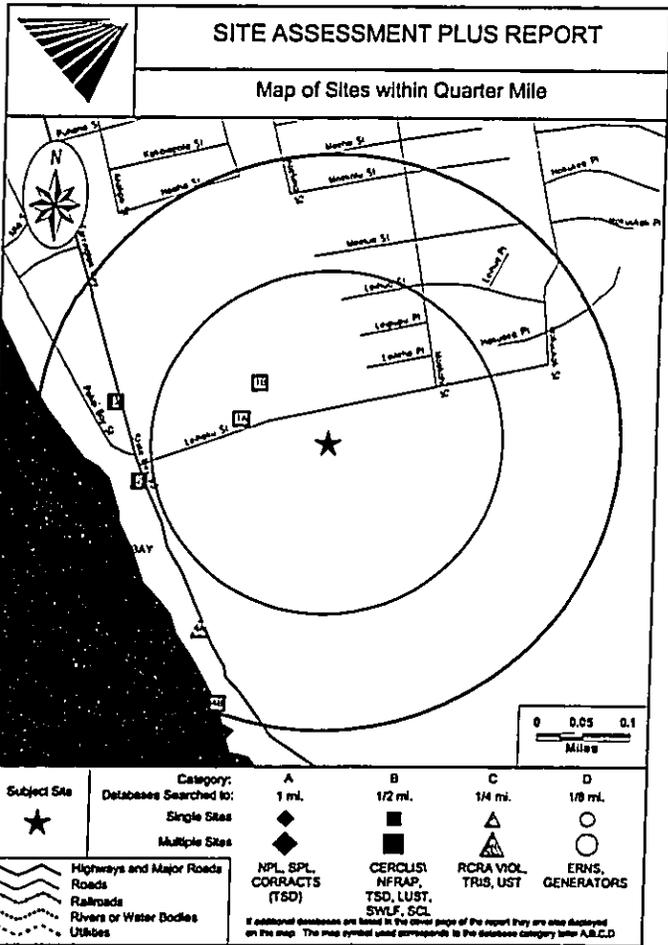


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 Version 2.6.1 Page 87

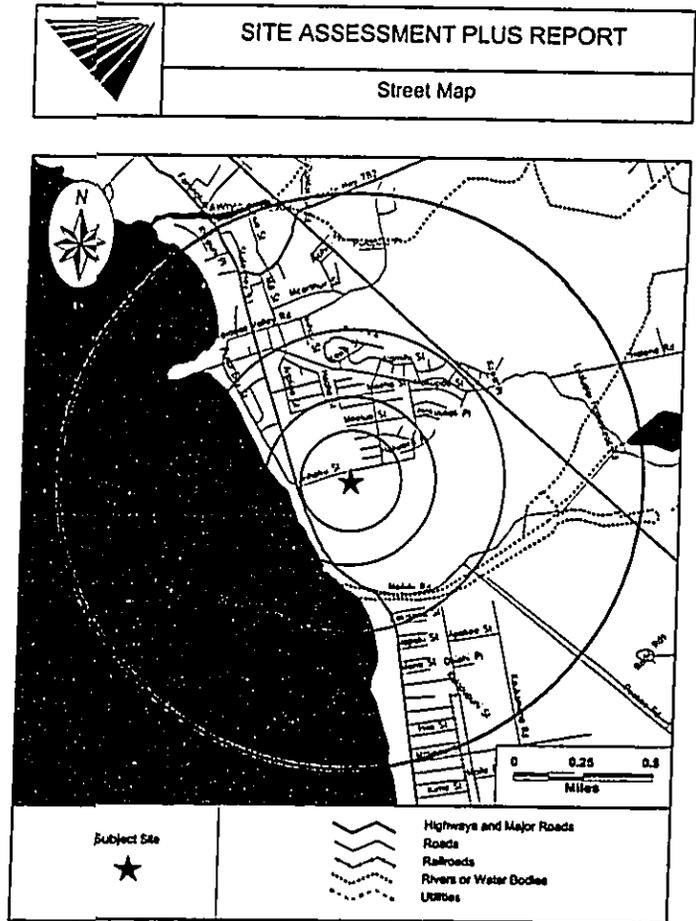


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 Page #5

SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	A B C D												
		NPL	CORRACTS	CERCLIS/FRAP	TSO	UST	SWLF	WATER WELLS	RCRA VOL	TRIS	UST/AST	ERNS	GHRT/	SPILLS
1A	USGS WATER WELL ID #212618158110601 , HI	05/24/01					X							
1B	USGS WATER WELL ID #212620158110701 , HI	05/24/01					X							

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A B C D												
		NPL	CORRACTS	CERCLIS/FRAP	TSO	UST	SWLF	WATER WELLS	RCRA VOL	TRIS	UST/AST	ERNS	GHRT/	SPILLS
2	LENAKONA DEVELOPMENT, LTD 85-140 FARRINGTON HWY WAIANAЕ, HI 06792	02/02/01				X					X			
3	GAS EXPRESS #47 WAIANAЕ, HI 06792	03/17/01				X								
4A	WAIANAЕ SEWAQE TREATMENT PLANT 85-100 FARRINGTON HWY WAIANAЕ, HI 06792	04/14/01								X				
4B	USGS WATER WELL ID #212602158110901 , HI	05/24/01					X							

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A B C D												
		NPL	CORRACTS	CERCLIS/FRAP	TSO	UST	SWLF	WATER WELLS	RCRA VOL	TRIS	UST/AST	ERNS	GHRT/	SPILLS
5	WAIANAЕ CORPORATION YARD 85-220 FARRINGTON HWY WAIANAЕ, HI 06792	03/24/01				X					*			
6	USGS WATER WELL ID #212625158112201 , HI	05/24/01					X							

X = search criteria; * = tag-along (beyond search criteria).
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 Report ID: 981100000 Date of Report: March 1, 1999
 Version 2.0.1 Page 26

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A B C D												
		NPL	CORRACTS	CERCLIS/FRAP	TSO	UST	SWLF	WATER WELLS	RCRA VOL	TRIS	UST/AST	ERNS	GHRT/	SPILLS
7	JAYMER INC 86 363 MALE ELUA ST WAIANAЕ, HI 06792	01/24/01	X											

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A B C D											
		NPL	CORRACTS	CERCLIS/FRAP	TSO	UST	SWLF	WATER WELLS	RCRA VOL	TRIS	UST/AST	ERNS	GHRT/
No Records Found													

X = search criteria; * = tag-along (beyond search criteria).
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 Report ID: 981100000 Date of Report: March 1, 1999
 Version 2.0.1 Page 27

UNMAPPED SITES	VISTA ID	A		B		C		D				
		NPL	CORRACTS CERCUENFRAP	TSO	LUST	SWLF	WATERWELLS	RICHA VOL	TRIS	UST/AST	ERNS	CHRTTR	SPILLS
LEEWARD PETROLEUM 87-168 FARRINGTON HWY WAIANA, HI 96792	314441								X			
TEXACO FOOD MART 87-720 FARRINGTON HWY WAIANA, HI 96792	400300				X							
7-11 MAKAHA 85-010 FARRINGTON HWY WAIANA, HI 96792	400300				X				X			
QAS EXPRESS #47 85-090 FARRINGTON HWY WAIANA, HI 96792	400304								X			
WAIANA ARMY RECREATION CENTER ADDRESS UNKNOWN WAIANA, HI 96792	403003								X			
KAENA PT. SATELLITE TRACKING ST. BLDG 10 WAIANA, HI 96792	403042				X				X			
KAENA PT. SATELLITE TRACKING ST. BLDG 10 WAIANA, HI 96792	403041								X			
MOUNTAIN VIEW DAIRY, INC. 85-580 B WAIANA VALLEY RD WAIANA, HI 96792	313000								X			
PATRICK IBARA 85-775 B WAIANA VALLEY RD WAIANA, HI 96792	313000								X			
KAENA PT BAY TRACKING STA 33MI NW OF HONOLULU ON RTE 930 WAIANA, HI 96792	713004				X							
WAIANA LDFL WAIANA VALLEY RD WAIANA, HI 96792	437033				X							
TOLEDO TWIN PINE DAIRY INC 85-580 C WAIANA VALLEY RD WAIANA, HI 96792	400305								X			
STANDBY-GENERATOR BUILDING BLDG 61, TANK 1, 2, 3, 4 / BLDG 430, WAIANA, HI 96792	340072				X				X			
A T T KEAWAULA CABLE STATION AIR FORCE TRACKING STATION RD WAIANA, HI 96792	313004								X			
LUALUALEI BRANCH TANK 442-T1, 442-S1 WAIANA, HI 96792	400300								X			

UNMAPPED SITES	VISTA ID	A		B		C		D				
		NPL	CORRACTS CERCUENFRAP	TSO	LUST	SWLF	WATERWELLS	RICHA VOL	TRIS	UST/AST	ERNS	CHRTTR	SPILLS
NAVAL MAGAZINE LUALUALEI BLDG 483 TANK 483-T1, 483-T2 WAIANA, HI 96792	403001									X		
WEST LOCH BRANCH WAIANA, HI 96792	407000				X							
WEST LOCH BRANCH TANK 13 WAIANA, HI 96792	340034				X				X			
LUALUALEI BRANCH TANK 482 WAIANA, HI 96792	340034								X			
KAENA POINT SATELLITE TRACKING ADDRESS UNKNOWN WAIANA, HI 96792	403004								X			
NAVCOMS EASTPAC - LUALUALEI BLDG 430 TANK 5 WAIANA, HI 96792	403000								X			
LUALUALEI BRANCH TANK 34, 77 WAIANA, HI 96792	340075								X			
WEST LOCH BRANCH TANK Q339-T1, Q339-T2, Q339-S1 WAIANA, HI 96792	340076								X			
KAENA POINT NATURAL RESERVE WAIANA, HI 96792	340073				X							
KAENA POINT NATURAL RESERVE KAENA POINT MILITARY RESERVATION WAIANA, HI 96792	403003								X			
WEST LOCH BRANCH TANK 33A, 33B WAIANA, HI 96792	340034								X			
LOT 129 KAUKAHANA ROAD WAIANA, HI 96792	101040				X							
TOLEDO DAIRY RUNOFF 85-443A WAIANA RD. WAIANA, HI 96792	101040				X							X
LUALUALEI BRANCH TANK 3 WAIANA, HI 96792	340070								X			



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Report ID: 891100000 Date of Report: March 1, 1999 Page 48
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Report ID: 891100000 Date of Report: March 1, 1999 Page 49
Version 2.6.1

SITE ASSESSMENT PLUS REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address:	USGS WATER WELL ID #212618158110801	VISTA ID#:	8959658	Map ID 1A
	HI	Distance/Direction:	0.03 MI / W	
		Plotted as:	Point	
USGS Wells - Federal Drinking Water Sources / BRCF 5384		EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE			
Well ID:	212618158110801			
Use:	UNASSD			
Depth:	40.00			
Latitude:	21.426333333333			
Longitude:	-156.18333333333			
Quadrangle Name:	07 WAIANAE			
Surface Elevation:	35.00			
Date Well Drilled:	07/07/1962			
County FIPS:	1503			

VISTA Address:	USGS WATER WELL ID #212620158110701	VISTA ID#:	8959660	Map ID 1B
	HI	Distance/Direction:	0.04 MI / NW	
		Plotted as:	Point	
USGS Wells - Federal Drinking Water Sources / BRCF 5384		EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE			
Well ID:	212620158110701			
Use:	UNASSD			
Depth:	40.00			
Latitude:	21.426666666667			
Longitude:	-156.18517777778			
Quadrangle Name:	07 WAIANAE			
Surface Elevation:	35.00			
Date Well Drilled:	06/07/1962			
County FIPS:	1503			

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address:	LENAKONA DEVELOPMENT, LTD 86-140 FARRINGTON HWY WAIANAE, HI 96792	VISTA ID#:	4050030	Map ID 2
		Distance/Direction:	0.14 MI / W	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / BRCF 5235		Agency ID:	9-202565	
Agency Address:	SAME AS ABOVE			
Underground Tanks:	3			
Aboveground Tanks:	NOT REPORTED			
Tanks Removed:	NOT REPORTED			

*VISTA address includes enhanced city and ZIP.
For more information call VISTA Information Solutions, Inc. at 1-800-767-0433.
Report ID: 991100000 Date of Report: March 1, 1999
Version 2.8.1 Page 210

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Tank ID:	KJU	Tank Status:	OUT OF SERVICE
Tank Contents:	GASOLINE	Leak Monitoring:	NOT AVAILABLE
Tank Age:	66	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	1000 (GALLONS)	Tank Material:	NOT AVAILABLE
Tank ID:	KJU	Tank Status:	OUT OF SERVICE
Tank Contents:	OTHER	Leak Monitoring:	NOT AVAILABLE
Tank Age:	66	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	1000 (GALLONS)	Tank Material:	NOT AVAILABLE
Tank ID:	KJU	Tank Status:	OUT OF SERVICE
Tank Contents:	GASOLINE	Leak Monitoring:	NOT AVAILABLE
Tank Age:	66	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	NOT REPORTED (NOT AVAILABLE)	Tank Material:	NOT AVAILABLE
STATE LUST - State Leaking Underground Storage Tank / BRCF 5238		EPA/Agency ID:	N/A
Agency Address:	LENAKONA DEVELOPMENT, LTD WAIANAE, HI 96792		
Facility ID:	9-202565		
Leak ID#:	830127		
Leak Date:	7/18/93		
Remediation Status:	COMPLETED		
Description / Comment:	FACILITY ADDRESS: 86-140 FARRINGTON HWY		

VISTA Address:	GAS EXPRESS #47 WAIANAE, HI 96792	VISTA ID#:	6635122	Map ID 3
		Distance/Direction:	0.17 MI / W	
		Plotted as:	Point	
STATE LUST - State Leaking Underground Storage Tank / BRCF 5238		EPA/Agency ID:	N/A	
Agency Address:	SAME AS ABOVE			
Facility ID:	9-202565			
Leak ID#:	830082			
Leak Date:	8/18/96			
Remediation Status:	LUST CLEANUP INITIATED			
Description / Comment:	FACILITY ADDRESS: 86-140 FARRINGTON HWY			

VISTA Address:	WAIANAE SEWAGE TREATMENT PLANT 86-100 FARRINGTON HWY WAIANAE, HI 96792	VISTA ID#:	3438430	Map ID 4A
		Distance/Direction:	0.18 MI / SW	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / BRCF 5235		Agency ID:	9-201877	
Agency Address:	SAME AS ABOVE			
Underground Tanks:	3			
Aboveground Tanks:	NOT REPORTED			
Tanks Removed:	NOT REPORTED			
Tank ID:	IU	Tank Status:	ACTIVE SERVICE	
Tank Contents:	DIESEL	Leak Monitoring:	NOT AVAILABLE	
Tank Age:	11	Tank Piping:	NOT AVAILABLE	
Tank Size (Units):	6000 (GALLONS)	Tank Material:	NOT AVAILABLE	
Tank ID:	JU	Tank Status:	ACTIVE SERVICE	
Tank Contents:	DIESEL	Leak Monitoring:	NOT AVAILABLE	
Tank Age:	66	Tank Piping:	NOT AVAILABLE	
Tank Size (Units):	2500 (GALLONS)	Tank Material:	NOT AVAILABLE	

*VISTA address includes enhanced city and ZIP.
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Report ID: 991100000 Date of Report: March 1, 1999
Version 2.8.1 Page 211

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

VISTA Address:	USGS WATER WELL ID #212602158110901 HI	VISTA ID#:	8959652
		Distance/Direction:	0.24 MI / SW
		Plotted as:	Point
		EPA/Agency ID:	N/A
USGS Wells - Federal Drinking Water Sources / SRC# 8384			
Agency Address:	2400 ALI DRIVE		
Well ID:	212602158110901		
Use:	UNKNOWN		
Depth:	35.00		
Latitude:	21.4326888888888		
Longitude:	-158.183833333333		
Quadrangle Name:	03 WAIANAE		
Surface Elevation:	10.00		
Date Well Drilled:	06/06/1943		
County FIPS:	15003		

Map ID
4B

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address:	WAIANAE CORPORATION YARD 88-220 FARRINGTON HWY WAIANAE, HI 96792	VISTA ID#:	3438440
		Distance/Direction:	0.32 MI / S
		Plotted as:	Point
		EPA/Agency ID:	N/A
STATE LUST - State Leaking Underground Storage Tank / SRC# 8238			
Agency Address:	WAIANAE CORPORATION YARD WAIANAE, HI 96792		
Facility ID:	830043		
Leak ID#:	181584		
Leak Date:	LUST CLEANUP INITIATED		
Remediation Status:	LUST CLEANUP INITIATED		
Description / Comment:	FACILITY ADDRESS: 88-220 FARRINGTON HWY		

Map ID
5

VISTA Address:	USGS WATER WELL ID #212625158112201 HI	VISTA ID#:	8959661
		Distance/Direction:	0.32 MI / NW
		Plotted as:	Point
		EPA/Agency ID:	N/A
USGS Wells - Federal Drinking Water Sources / SRC# 8384			
Agency Address:	2400 ALI DRIVE		
Well ID:	212625158112201		
Use:	UNKNOWN		
Depth:	40.00		
Latitude:	21.4427777777777		
Longitude:	-158.189444444444		
Quadrangle Name:	03 WAIANAE		
Surface Elevation:	8.00		
Date Well Drilled:	06/29/1943		
County FIPS:	15003		

Map ID
6

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

VISTA Address:	JAYMER INC 88-363 HALE ELUA ST WAIANAE, HI 96792	VISTA ID#:	215416
		Distance/Direction:	0.49 MI / NE
		Plotted as:	Point
		EPA ID:	HID091707647
NFRAP / SRC# 5278			
Agency Address:	JAYMER INC 88-363 HALE ELUA ST WAIANAE, HI 96792		
EPA Region:	8		
Congressional District:	2		
Federal Facility:	Agency Code (1)		
Facility Ownership:	UNKNOWN		
Site Incident Category:	SITE IS NOT INCLUDED ON THE DOCKET		
Federal Facility Docket:	NOT ON NPL		
NPL Status:	Unknown		
Incident Type:	0		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	2126400		
Longitude:	15810430		
Lat/Long Source:	RESEARCHED BY THE REGION AND MANUALLY ENTERED		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	30082000		
RCRA Indicator:	Unknown		
Unit ID:	ENTIRE SITE		
Unit Name:	ENTIRE SITE		
Type:	DISCOVERY	Lead Agency:	EPA/FUND/STANCED
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE/FUND/STANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	UNKNOWN
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN

Map ID
7

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



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Report ID: 891100000 Date of Report: March 1, 1999
Version 2.8.1 Page 112



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Report ID: 891100000 Date of Report: March 1, 1999
Version 2.8.1 Page 113

UNMAPPED SITES			
VISTA Address:	TEXACO FOOD MART 87-720 FARRINGTON HWY WAIANAE, HI 96792	VISTA ID#:	4009306
STATE LUST - State Leaking Underground Storage Tank / SRC#	8238	EPA/Agency ID:	N/A
Agency Address:	TEXACO FOOD MART WAIANAE, HI 96792		
Facility ID:	8-200822		
Leak ID#:	80034		
Leak Date:	3/7/86		
Remediation Status:	LUST CLEANUP INITIATED		
Description / Comment:	FACILITY ADDRESS: 87-720 FARRINGTON HWY		
VISTA Address:	7-11 MAKAKHA 85-010 FARRINGTON HWY WAIANAE, HI 96792	VISTA ID#:	4009300
STATE LUST - State Leaking Underground Storage Tank / SRC#	8238	EPA/Agency ID:	N/A
Agency Address:	7-11 MAKAKHA WAIANAE, HI 96792		
Facility ID:	8-201208		
Leak ID#:	830132		
Leak Date:	8/15/85		
Remediation Status:	CONFIRMED RELEASE		
Description / Comment:	FACILITY ADDRESS: 85-010 FARRINGTON HWY		
STATE LUST - State Leaking Underground Storage Tank / SRC#	8238	EPA/Agency ID:	N/A
Agency Address:	7-11 MAKAKHA WAIANAE, HI 96792		
Facility ID:	8-201208		
Leak ID#:	870071		
Leak Date:	4/2/87		
Remediation Status:	CONFIRMED RELEASE		
Description / Comment:	FACILITY ADDRESS: 85-010 FARRINGTON HWY		
VISTA Address:	KAENA PT. SATELLITE TRACKING ST. BLDG 10 WAIANAE, HI 96792	VISTA ID#:	6634862
STATE LUST - State Leaking Underground Storage Tank / SRC#	8238	EPA/Agency ID:	N/A
Agency Address:	KAENA PT. SATELLITE TRACKING ST. WAIANAE, HI 96792		
Facility ID:	8-300074		
Leak ID#:	870118		
Leak Date:	8/15/87		
Remediation Status:	CONFIRMED RELEASE		
Description / Comment:	FACILITY ADDRESS: BLDG 10		

UNMAPPED SITES CONT.			
VISTA Address:	KAENA PT SAT TRACKING STA 33MI NW OF HONOLULU ON RTE 930 WAIANAE, HI 96792	VISTA ID#:	223204
NFRAP / SRC#	8279	EPA ID:	HI1570066486
Agency Address:	SAME AS ABOVE		
Site Description:	LOCATION ADDRESS - 33 MI NW OF HONOLULU ON RTE 930 (FARRINGTON-TONGOGOHUA)		
EPA Region:	8		
Congressional District:	2		
Federal Facility:	Agency Code ()		
Facility Ownership:	FEDERALLY OWNED		
Site Incident Category:	Unknown		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	2137000		
Longitude:	15811180		
Lat/Long Source:	GENERATED BY THE GEOGRAPHY DATABASE		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	0		
RCRA Indicator:	Unknown		
UNR ID:	0		
Unit Name:	ENTIRE SITE		
Type:	DISCOVERY	Lead Agency:	FEDERAL FACILITIES
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	FEDERAL FACILITIES
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	APRIL 2, 1983



*VISTA address includes enhanced city and ZIP.
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Report ID: 991100000 Date of Report: March 1, 1999
Version 2.1.1 Page 9/14



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Report ID: 991100000 Date of Report: March 1, 1999
Version 2.1.1 Page 9/15

UNMAPPED SITES CONT.

VISTA Address:	WAIANAE LDFL WAIANAE VALLEY RD WAIANAE, HI 96792	VISTA ID#:	457325
NFRAP / BRC#	5279	EPA ID:	HI0980818581
Agency Address:	SAME AS ABOVE		
EPA Region:	9		
Congressional District:	1		
Federal Facility:	Agency Code ()		
Facility Ownership:	UNKNOWN		
Site Incident Category:	UNKNOWN		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	2127200		
Longitude:	1561180		
Lat/Long Source:	RESEARCHED BY THE REGION AND MANUALLY ENTERED		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	2008000		
RCRA Indicator:	Unknown		
Unit ID:	0		
Unit Name:	ENTIRE SITE		
Type:	DISCOVERY	Lead Agency:	STATE FUNDED FINANCED
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE FUNDED FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	UNKNOWN
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN

VISTA Address:	STANDBY-GENERATOR BUILDING BLDG 81, TANK 1, 2, 3, 4 / BLDG 430, WAIANAE, HI 96792	VISTA ID#:	3440372
STATE LUST - State Leaking Underground Storage Tank / BRC#	5238	EPA/Agency ID:	N/A
Agency Address:	STANDBY-GENERATOR BUILDING WAIANAE, HI 96792		
Facility ID:	9-202862		
Leak ID#:	960023		
Leak Date:	11/28/98		
Remediation Status:	CONFIRMED RELEASE		
Description / Comment:	FACILITY ADDRESS: BLDG 81, TANK 1, 2, 3, 4 / BLDG 430, TANK 1		

UNMAPPED SITES CONT.

VISTA Address:	WEST LOCH BRANCH WAIANAE, HI 96792	VISTA ID#:	5010206
STATE LUST - State Leaking Underground Storage Tank / BRC#	5238	EPA/Agency ID:	N/A
Agency Address:	WEST LOCH BRANCH LUALUALEI, HI 96792		
Facility ID:	9-202358		
Leak ID#:	950077		
Leak Date:	4/19/98		
Remediation Status:	LUST CLEANUP INITIATED		
Description / Comment:	FACILITY ADDRESS: TANK #1		
STATE LUST - State Leaking Underground Storage Tank / BRC#	5238	EPA/Agency ID:	N/A
Agency Address:	WEST LOCH BRANCH LUALUALEI, HI 96792		
Facility ID:	9-202357		
Leak ID#:	950078		
Leak Date:	4/19/98		
Remediation Status:	LUST CLEANUP INITIATED		
Description / Comment:	FACILITY ADDRESS: TANK #2		
STATE LUST - State Leaking Underground Storage Tank / BRC#	5238	EPA/Agency ID:	N/A
Agency Address:	WEST LOCH BRANCH LUALUALEI, HI 96792		
Facility ID:	9-202359		
Leak ID#:	950080		
Leak Date:	4/19/98		
Remediation Status:	LUST CLEANUP INITIATED		
Description / Comment:	FACILITY ADDRESS: TANK #3		

VISTA Address:	WEST LOCH BRANCH TANK 13 WAIANAE, HI 96792	VISTA ID#:	3440368
STATE LUST - State Leaking Underground Storage Tank / BRC#	5238	EPA/Agency ID:	N/A
Agency Address:	WEST LOCH BRANCH LUALUALEI, HI 96792		
Facility ID:	9-202359		
Leak ID#:	950108		
Leak Date:	9/15/98		
Remediation Status:	CONFIRMED RELEASE		
Description / Comment:	FACILITY ADDRESS: TANK #10		

VISTA Address:	KAENA POINT NATURAL RESERVE WAIANAE, HI 96792	VISTA ID#:	3430423
STATE LUST - State Leaking Underground Storage Tank / BRC#	5238	EPA/Agency ID:	N/A
Agency Address:	KAENA POINT NATURAL RESERVE KAENA POINT, HI 96792		
Facility ID:	9-202489		
Leak ID#:	920183		
Leak Date:	2/17/99		
Remediation Status:	CASE TRANSFERRED TO RFA		



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Report ID: 991100000 Date of Report: March 1, 1999
Version 2.6.1 Page #11



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For more information call VISTA Information Solutions, Inc. at 1-800-787-0403.
Report ID: 991100000 Date of Report: March 1, 1999
Version 2.6.1 Page #12

UNMAPPED SITES CONT.			
Description / Comment: FACILITY ADDRESS: NAUAPORT MILITARY RESERVATION			
VISTA Address:	LOT 129 KAIKAMANA ROAD WAIANAE, HI 96792	VISTA ID#:	1410849
NFRAP / SRC#	8279	EPA ID:	HID064468037
Agency Address:	LOT 129 KAIKAMANA ROAD MALEI CAMP, HI 96792 FORMER M&S TRANSMISSION SHOP		
Alias Name:	NOT REPORTED		
Alias Street:	NOT REPORTED		
Alias City:	NOT REPORTED	Alias Latitude:	0
Alias Zip:	NOT REPORTED	Alias Longitude:	0
Alias State:	HI		
Alias Description:	PREVIOUS EPA ID: HI 178177		
EPA Region:	8		
Congressional District:	2		
Federal Facility:	Agency Code (1)		
Facility Ownership:	PRIVATE		
Site Incident Category:	Unknown		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	212700		
Longitude:	1581180		
Lat/Long Source:	GENERATED BY THE GEOGRAPHY DATABASE		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	0		
RCRA Indicator:	Unknown		
Unk ID:	0		
Unk Name:	ENTIRE SITE		
Type:	DISCOVERY	Lead Agency:	EPA FUND FINANCED
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE, FUND FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	APRIL 2, 1981
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE, FUND FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN

UNMAPPED SITES CONT.			
VISTA Address:	TOLEDO DAIRY RUNOFF 85-443A WAIANAE RD. WAIANAE, HI 96792	VISTA ID#:	1410848
NFRAP / SRC#	8279	EPA ID:	HID064466029
Agency Address:	TOLEDO DAIRY 85-443A WAIANAE ROAD MALEI CAMP, HI 96792		
EPA Region:	8		
Congressional District:	2		
Federal Facility:	Agency Code (1)		
Facility Ownership:	PRIVATE		
Site Incident Category:	Unknown		
Federal Facility Docket:	SITE IS NOT INCLUDED ON THE DOCKET		
NPL Status:	NOT ON NPL		
Incident Type:	Unknown		
Proposed NPL Update #:	0		
Final NPL Update #:	0		
Financial Management System ID:	NOT REPORTED		
Latitude:	212700		
Longitude:	1581180		
Lat/Long Source:	GENERATED BY THE GEOGRAPHY DATABASE		
Lat/Long Accuracy:	Unknown		
Dioxin Tier:	Unknown		
USGS Hydro Unit:	0		
RCRA Indicator:	Unknown		
Unk ID:	0		
Unk Name:	ENTIRE SITE		
Type:	DISCOVERY	Lead Agency:	EPA FUND FINANCED
Qualifier:	UNKNOWN	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE, FUND FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	APRIL 2, 1981
Type:	PRELIMINARY ASSESSMENT	Lead Agency:	STATE, FUND FINANCED
Qualifier:	NO FURTHER REMEDIAL ACTION PLANNED	Category:	Unknown
Name:	NOT REPORTED	Actual Start Date:	NOT REPORTED
Plan Status:	Unknown	Actual Completion Date:	UNKNOWN



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Report ID: 991100000 Date of Report: March 1, 1999
Version 2.6.1 Page #19



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For more information call VISTA Information Solutions, Inc. at 1-800-767-0403.
Report ID: 991100000 Date of Report: March 1, 1999
Version 2.6.1 Page #19

SITE ASSESSMENT PLUS REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL SRC#: 8280 VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for NPL was January, 1999.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

CORRACTS SRC#: 5078 VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for HWDM/RCRIS was August, 1998.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS SRC#: 8278 VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for CERCLIS was October, 1998.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

NFRAP SRC#: 8279 VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for CERCLIS-NFRAP was October, 1998.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

RCRA-TSD SRC#: 8078 VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for HWDM/RCRIS was August, 1998.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SHLF SRC#: 4692 VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Permitted Landfills, Transfer Station, Incinerator Facilities Database was April, 1998.

The database is provided by the Department of Health, Solid Hazardous Waste Branch. The agency may be contacted at: 808-566-4243.

The Hawaii Permitted Landfill, Transfer Station, Incinerator Facilities Database does not provide a facility street address, city, or zip code.

LUST SRC#: 5238 VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for Active Leaking Underground Storage Tank List was August, 1998.

The database is provided by the Department of Health, Solid Hazardous Waste Branch. The agency may be contacted at: 808-566-4226.

The Hawaii Leak Report provides additional owner address information which is impossible to provide in this format. For the additional owner address information please contact 1-800-877-3624.

Water Wells SRC#: 8384 VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for USGS WATER WELLS was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.

C) DATABASES SEARCHED TO 1/4 MILE

RCRA-Violat/En SRC#: 8278 VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for HWDM/RCRIS was August, 1998.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcement are enforcement actions taken against RCRA violators.

UST's SRC#: 8235 VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for UST Section Database was August, 1998.

This database is provided by the Department of Health, Solid Hazardous Waste Branch. The agency may be contacted at: 808-566-4226; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

TRIS SRC#: 4948 VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for TRIS was January, 1998.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an Inventory of Toxic Chemicals emissions from certain facilities (Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRCS: 4939 The agency release date for was July, 1998.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. A search of the database records for the period October 1996 through January 1998 revealed information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRCS: 5076 The agency release date for HWDS/RCRIS was August, 1998.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg/month of non-acutely hazardous waste (or 1 kg/month of acutely hazardous waste).

RCRA-SmGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRCS: 5078 The agency release date for HWDS/RCRIS was August, 1998.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg/month of non-acutely hazardous waste.

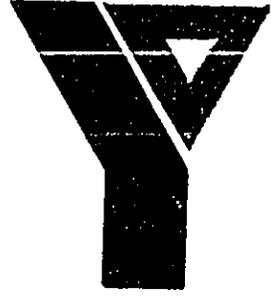
SPILL VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRCS: 4450 The agency release date for Spill List was December, 1997.

This database is provided by the Department of Health, Hazard Evaluation, Emergency Response Program. The agency may be contacted at 406-266-4652.
The Department of Health Spills List provides a short description of the circumstances of each spill. For more information regarding these sites please contact 1-800-877-3874.

End of Report



For more information call VISTA Information Solutions, Inc. at 1-800-787-0401.
Report ID: 891100000 Date of Report: March 1, 1999
Version 2.0.1 Page #22



Appendix E

Phase II Subsurface Investigation

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
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Honolulu Regional Office
 Pali Palm Plaza
 970 N. Kalanooa Avenue
 Suite C-316
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 (808) 331-6708
 Fax (808) 537-4084

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 ENVIRONMENTAL
 CONSULTANTS
 COPY

Phase II Subsurface Investigation
 of
 Vacant Property Located on
 Leihoku Street
 (Portion of TMK: [1]8-6-1; Parcels 4 and 61)
 Waianae, Oahu, Hawaii
 for
 YMCA of Honolulu
 Honolulu, Oahu, Hawaii
 Clayton Project No. 85-99207.00
 June 7, 1999

Clayton
 ENVIRONMENTAL
 CONSULTANTS

CONTENTS

Section	Page
Executive Summary	iii
1.0 INTRODUCTION	1
1.1 BACKGROUND	1
1.2 PURPOSE	1
1.3 SCOPE OF WORK	2
2.0 PROPERTY DESCRIPTION	3
2.1 PRESENT CONDITIONS	3
2.2 REGIONAL GEOLOGY, GROUNDWATER, AND SOIL CONDITIONS	3
2.2.1 Soils/Geology	3
2.2.2 Groundwater	4
3.0 SOIL SAMPLING AND ANALYSES	4
3.1 SOIL SAMPLING PROCEDURES	4
3.1.1 Soil Action Levels	5
3.1.2 Field Analysis	6
3.2 LABORATORY ANALYSES OF SOIL SAMPLES	6
4.0 CONCLUSIONS AND RECOMMENDATIONS	6
5.0 LIMITATIONS	7
Figures	
1. Site Location	
2. Site Plan	
3. Sampling Plan	
Tables	
1. Analytical Results for Soil Samples	
Photographs	
Appendix	
LABORATORY ANALYTICAL REPORTS AND CHAIN-OF-CUSTODY FORMS FOR SOIL SAMPLES	

81-49207-22P

ii

Executive Summary

YMCA of Honolulu (YMCA) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a limited Phase II subsurface investigation of the northwest corner of the vacant property adjoining the east side of the Waianae Sewage Treatment Plant (STP) on Leihoku Street (Portion of Tax Map Key [TMK]: [1]8-6-1: Parcel 4 and 61), Waianae, Oahu, Hawaii. The subject property is approximately 24 acres in land area (including approximately 9.58 acres of which was a former limestone quarry).

The purpose of this project was to (1) investigate and evaluate environmental conditions identified in the Phase I Environmental Site Assessment conducted by Clayton in March of 1999, and (2) provide recommendations for mitigation/abatement of the property, if necessary.

The following are the recognized environmental conditions identified in the Phase I environmental site assessment, the findings of the Phase II environmental site assessment, and Clayton's recommendations:

Aerial photographs reviewed by Clayton from the years 1985, 1988, and 1992 showed hundreds of automobiles throughout the quarry areas and the site appeared to be an auto salvage yard. Based on a review of enlarged aerial photographs of the subject property for 1985 and 1988, the auto salvage operations conducted north of the site extended across the current location of Leihoku Street, overlapping onto the northwest corner of the subject property, where large numbers of vehicles were observed stored.

In addition, numerous small soil piles of unknown origin were observed on the northwest-central portion of the property during the site inspection for the Phase I assessment.

Therefore, Clayton recommended that a limited Phase II subsurface investigation be conducted in the northwest portion of the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbons, to assess whether auto salvage operations may have impacted soil at the site.

Clayton collected a total of twelve soil samples, including seven surface samples, three subsurface samples from approximately 3 feet below ground surface, and two soil samples from selected soil piles, which were analyzed for total lead, cadmium, and chromium. The three subsurface soil samples were analyzed for petroleum hydrocarbon scan.

According to the laboratory analytical results, the constituents analyzed for were reported at concentrations below the State of Hawaii Department of Health (DOH) Tier I soil action levels or below the laboratory detection limits. Additionally, the total lead, cadmium, and chromium results were below the Preliminary Remedial Goals (PRGs) established by the U.S. Environmental Protection Agency (EPA).

Therefore, based on the laboratory analytical results, Clayton recommends no further action at the subject property.

11-09787.R2P

1.0 INTRODUCTION

YMCA of Honolulu (YMCA) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a limited Phase II subsurface investigation of a vacant (former limestone quarry) property located adjacent to the Waianae Sewage Treatment Plant (STP) on Leihoku Street (Portion of TMK [1]8-6-1: Parcels 4 and 61), Waianae, Oahu, Hawaii. Clayton provided these services in accordance with Clayton Proposal No. 99-HI-6141 dated May 11, 1999.

1.1 BACKGROUND

Clayton performed a Phase I Environmental Site Assessment of the subject property on March 3, 1999. The Phase I report entitled "Phase I Environmental Assessment of a Vacant Property located along Leihoku Street in Waianae, Oahu, Hawaii," dated March 30, 1999, identified two areas of recognized environmental concern, as follows:

- Aerial photographs reviewed by Clayton from the years 1985, 1988, and 1992 showed hundreds of automobiles throughout the quarry properties and the site appeared to be an auto salvage yard. Based on a subsequent review of enlarged aerial photographs of the subject property for 1985 and 1988, auto salvage operations conducted north of the site extended across the current location of Leihoku Street, overlapping onto the northwest corner of the subject property, where large numbers of vehicles appeared stored.
- Numerous small soil piles of unknown origin were observed on the northwest-central portion of the subject property during the site inspection for the Phase I environmental site assessment.

1.2 PURPOSE

The purpose of this project was to investigate and assess environmental conditions identified in the northwest corner of the subject property during the Phase I environmental site assessment, including soil sampling and analysis for heavy metals and petroleum hydrocarbon constituents, to assess whether auto salvage operations may have impacted soil at the site.

These conditions include (1) the potential for previous auto salvage operations conducted on the northwest corner of the subject property to impact the subject property, and (2) the potential for numerous small soil piles of unknown origin in the northwest-central portion of the parcel to impact the subject property.

11-09787.R2P

1.3 SCOPE OF WORK

The Scope of Work performed was divided into the following tasks:

Task I: Research

- Reviewed enlarged aerial photographs of the subject property for the years 1985 and 1988 to determine whether auto salvage operations conducted within the quarry areas fell within the current boundaries of the subject property. Copies of the enlarged aerial photographs are presented in the section marked Photographs.
- Assessed the potential for auto salvage operations conducted on the northwest corner of the parcel to impact the subject property.
- Assessed the potential for numerous small soil piles of unknown origin in the northwest central portion of the parcel to impact the subject property.

Task II: Soil Sampling

- Collected twelve soil samples using a backhoe bucket from various locations in the northwest corner of the subject property, down to a maximum depth of approximately three feet below ground surface (bgs).
- Analyzed all twelve soil samples for total lead, cadmium, and chromium using EPA Method 6010A and the three subsurface samples for a petroleum hydrocarbon scan using EPA Method 8015M.
- Compared the laboratory analytical results to State of Hawaii Department of Health (DOH) Tier 1 action levels and U.S. EPA Preliminary Remedial Goals (PRGs) for soil.
- Documented sampling activities using appropriate quality control/quality assurance procedures to substantiate field activities in accordance with DOH guidelines.
- Backfilled each excavation to grade with the excavated soil material and nearby topsoil.

Task III: Report Preparation

Prepared and submitted this written report presenting our findings, results of laboratory analyses, conclusions and recommendations.

2.0 PROPERTY DESCRIPTION

2.1 PRESENT CONDITIONS

The subject property is located on Leihoku Street, east of the Waianae Sewage Treatment Plant, in Waianae, Oahu, Hawaii (Figures 1 and 2, Figures Tab). The property is an irregular-shaped parcel consisting of approximately 23.96 acres of land area that is currently vacant and divided by zoning classification into two portions. The northern portion of the property (9.58 acres) is zoned "R-5" residential land. The southern portion of the property (14.38 acres) is zoned "P-1" restricted preservation/conservation land.

The northern residential/urban portion of the property is graded, relatively flat and without structures. The southern preservation/conservation land includes the northern portion of the "Puu Mailiili" ridge hillside. The hillside is improved with a long open-top concrete storm-water drainage channel, located on an east-west axis, along a 60-foot cutaway elevation.

According to the available flood insurance map (FEMA/FIRM Map No. 150001-0100C) the property is located within Flood Zone D, an area for which flood hazards are undetermined.

The adjacent and surrounding properties included undeveloped land to the south, residential properties to the east, the Waianae Sewage Treatment Plant (STP) to the west, and the Waianae Mall to the north.

2.2 REGIONAL GEOLOGY, GROUNDWATER, AND SOIL CONDITIONS

The subject property is located on Leihoku Street, east of the Waianae Sewage Treatment Plant, in the town of Waianae on the leeward side of Oahu, Hawaii. The property is located approximately 1000 feet east of Luualaei Beach Park shoreline and approximately 1000 feet north of the Mailiili Stream drainage channel.

According to the U.S. Geological Survey, Waianae, Hawaii, 7.5 minute topographic quadrangle map, the elevation of the northern portion of the parcel, which has been graded, ranges from approximately 20 to 40 feet above mean sea level (msl) and slopes down gradually to the west toward the Pacific Ocean shoreline. The elevation of the southern portion of the parcel (which encompasses the northern slope of the "Puu Mailiili" ridge hillside) rises up sharply to a peak at approximately 723 feet above mean sea level.

2.2.1 Soils/Geology

The U.S. Department of Agriculture Soil Conservation Service classifies the soil underlying the subject property as Mamala stony silty clay loam on 0 to 12 percent slopes (mapping unit MnC). In a representative profile, the surface layer is described as dark reddish-brown stony silty clay loam approximately 8 inches thick. The stones in the surface layer are mostly coral rock fragments. The subsoil is dark reddish-brown silty clay loam approximately 11 inches thick. The soil is underlain by coral limestone and consolidated calcareous sand at depths of 8

to 20 inches. This soil is neutral to mildly alkaline with moderate permeability. Runoff is very slow to medium, and the erosion hazard is slight to moderate.

2.2.2 Groundwater

It is anticipated that the depth to groundwater at the subject property approximates the depth to mean sea level plus a hydraulic head. This head is anticipated to be just over one foot above mean sea level (a depth of approximately 19 to 39 feet below ground surface). Although the groundwater flow direction was not measured, the regional direction of groundwater flow is anticipated to follow surface topography and flow westerly towards the Pacific Ocean at the Lualualei Beach Park coastal shoreline.

However, topography is not always a reliable basis for predicting groundwater flow direction. The local gradient under the subject property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend.

Clayton reviewed Aquifer Identification and Classification Technical Report No. 179, published by the Water Resources Center at the University of Hawaii, for information on groundwater conditions below the subject property. The report describes the aquifer below the subject property as part of the Nanakuli aquifer system of the Waianae sector.

The upper aquifer is an unconfined basal aquifer of the sedimentary type, with nonvolcanic lithology. Its status is described as a replaceable water supply of high salinity with a potential for use. The groundwater in this aquifer is not used as drinking water and is not considered ecologically important; however, it is highly vulnerable to contamination.

The lower aquifer is a confined basal aquifer occurring in dike compartments. Its status is described as a replaceable water supply of high salinity with a potential for use. This aquifer is not used as drinking water and is not considered ecologically important. The groundwater in this aquifer has a low vulnerability to contamination.

There are three water wells on record within 1000 feet of the subject property. According to the State of Hawaii Department of Land and Natural Resources Groundwater Index and Summary, Well Nos. 3-2611-03 and 3-2611-04 are located hydrologically upgradient and approximately 150 feet west/northwest of the subject property. Well No. 3-2611-01 is located hydrologically down-gradient and approximately 1000 feet south/southwest of the subject property. However, according to the USGS, these are inactive research wells.

3.0 SOIL SAMPLING AND ANALYSES

3.1 SOIL SAMPLING PROCEDURES

On May 17, 1999, a total of twelve soil samples were collected from various locations in the

northwest corner of the subject property using a backhoe bucket. An operator from Neil Nakai Inc. of Honolulu (N. Nakai) performed excavation operations using a CASE backhoe unit. A total of twelve soil samples were collected including seven surface samples, three subsurface samples from approximately 3 feet below ground surface, and two soil samples from selected soil piles. Photographs of the site are presented in the section marked Photographs. Soil sample locations are shown on Figure 3 (Figures Tab).

The soil samples were placed into pre-cleaned glass jars, sealed with Teflon™ coated plastic caps, labeled with a unique sample identification number and placed in a cooler containing frozen ice-gel packs. The sample cooler was then taken back to Clayton's Honolulu office for overnight storage in a refrigerator for pickup by a laboratory representative on the following day. Following pickup, the sample cooler was transported to an overnight courier service and delivered to Columbia Analytical Services, Inc. (CAS)'s laboratory in Canoga Park, California under standard chain-of-custody procedures.

After collecting the soil samples, the excavation holes were backfilled to grade with the excavated soil material and nearby topsoil.

3.1.1 Soil Action Levels

In December of 1995, the DOH issued their policy on risk-based corrective action (RBCA) and decision making. The RBCA process is used for the assessment and remediation of sites with contaminated soil and groundwater. The criteria developed by the DOH, in the Tier 1 Soil and Groundwater Action Levels, is provided in a lookup table and the appropriate levels for a site are determined by the site location with respect to potential impact on drinking-water resources and annual rainfall.

The RBCA uses the Aquifer Identification and Classification Technical Report No. 179, published by the Water Resources Research Center at the University of Hawaii, to determine drinking water and non-drinking water aquifers on the Island of Oahu. According to this report, the aquifer below the subject property is not a drinking water aquifer. In addition, the RBCA policy manual shows that the median rainfall isohyets for the subject property are less than 60 centimeters per year (cm/yr). Therefore, the soil Action Levels used to evaluate the site were chosen under the criteria for non-drinking water sources in areas with rainfall less than or equal to 200 cm/yr.

In addition, the DOH established general criteria for determining grossly contaminated soil using field measurements and observations. The criteria is as follows:

Gasoline-range compounds:	When organic vapor measurements exceed 500 parts per million (ppm)
Diesel-range compounds:	When organic vapor measurements exceed 50 ppm
Heavy Oils:	When visual or olfactory evidence is present

3.1.2 Field Analysis

A portion of the soil samples were analyzed in the field using the ambient temperature head space analysis with a photoionization detector (PID) device. Prior to use, the RAE System, Inc. MultiRae PID was calibrated in accordance with the manufacturer's instructions, using a 100 ppm isobutylene gas standard.

To analyze soil samples in the field, the soil samples were placed in a plastic Ziplock™ bag, which was then sealed and set aside for approximately 10 minutes to allow for any volatile organic compounds (VOCs) in the sample to volatilize in the bag's headspace. The bag was then slightly opened to allow the PID probe to be inserted into the bag. The concentration readout was then noted and recorded in the field notes. The results showed that the PID device did not detect VOC vapors in any of the soil samples collected from the subject property.

3.2 LABORATORY ANALYSES OF SOIL SAMPLES

The twelve soil samples were analyzed for total lead, cadmium, and chromium using EPA Method 6010A. A total of three selected soil samples were analyzed for petroleum hydrocarbons (hydrocarbon scan) using EPA Method 8015M. Table 1 presents a summary of soil sample results and includes the DOH Tier 1 Action Levels and Preliminary Remedial Goals (PRGs) established by the U.S. Environmental Protection Agency (EPA).

Based on the laboratory analytical results, all constituents analyzed for were reported at concentrations levels which were either below the State of Hawaii Department of Health (DOH) Tier 1 soil action levels or below the laboratory detection limits, which were also below the DOH Tier 1 soil action levels. Additionally, the total lead, cadmium, and chromium results were compared to PRGs. Concentrations of lead, cadmium, and chromium were below the established PRGs. The laboratory analytical results and chain-of-custody forms are included in Appendix B.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Clayton conducted a Phase II Environmental Site Assessment to address recognized environmental conditions in connection with the subject property that were identified in a Phase I Environmental Site Assessment conducted in March of 1999.

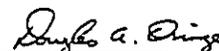
Clayton conducted soil sampling and analysis activities for heavy metals and petroleum hydrocarbon constituents, to assess whether auto salvage operations may have impacted soil at the site. A total of twelve soil samples were collected and analyzed for total lead, cadmium, and chromium. Three soil samples were analyzed for total petroleum hydrocarbons.

Based on the laboratory analytical results for soil samples collected at the subject property, Clayton recommends no further action at the subject property.

5.0 LIMITATIONS

The information and opinions rendered in this report are exclusively for use by YMCA of Honolulu. Clayton Environmental Consultants will not distribute this report without their consent except as may be required by law or court order. The information and opinions expressed in this report are given in response to our limited assignment and should be evaluated and implemented only in light of that assignment. We accept responsibility for the competent performance of our duties in executing the assignment and preparing this report in accordance with the normal standards of our profession but disclaim any responsibility for consequential damages.

This report prepared by:



Douglas A. Oringer
Project Engineer
Honolulu Regional Office

This report reviewed by:

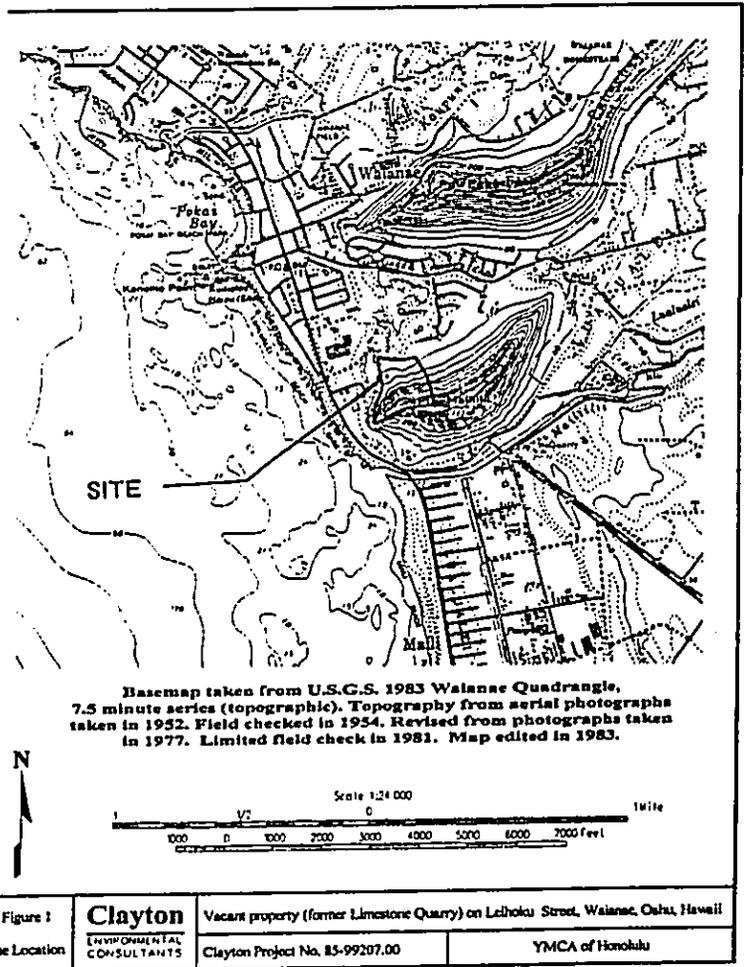


Daniel P. Ford, R.G.
Director
Honolulu Regional Office

June 7, 1999
Project 99-01107-00

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FIGURES



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Table 1
 Analytical Results for Soil Samples
 at the
 Vacant Property Located on Leihoku Street
 (Portion of TMK: 1)8-6-1: Parcels 4 and 61)
 Waiānae, Oahu, Hawaii
 Clayton Project No.: 85-89207.00
 Sampling Date: May 15, 1999

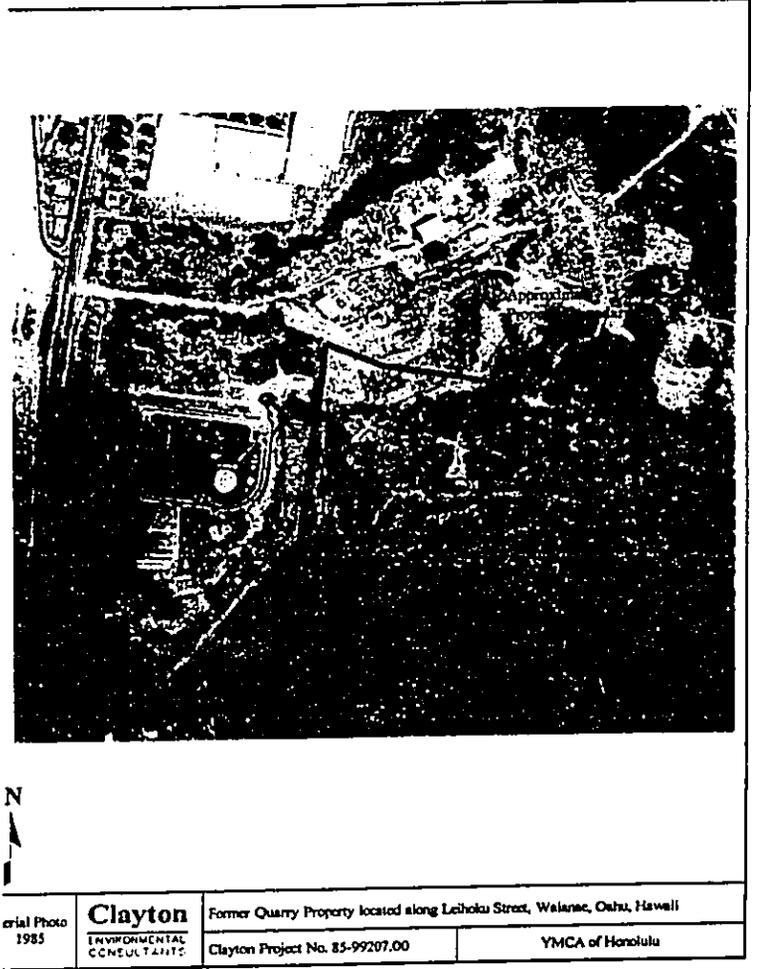
TABLES

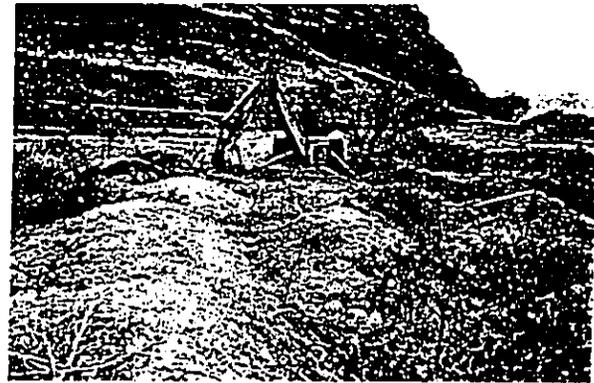
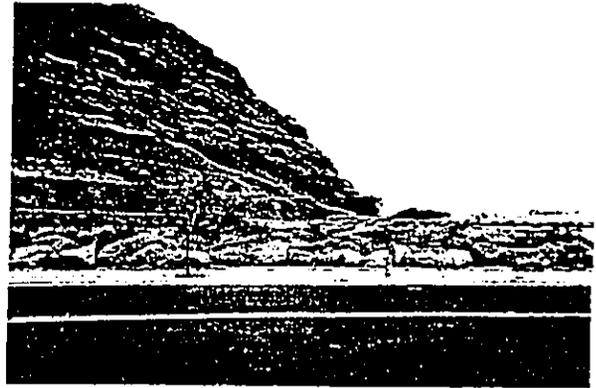
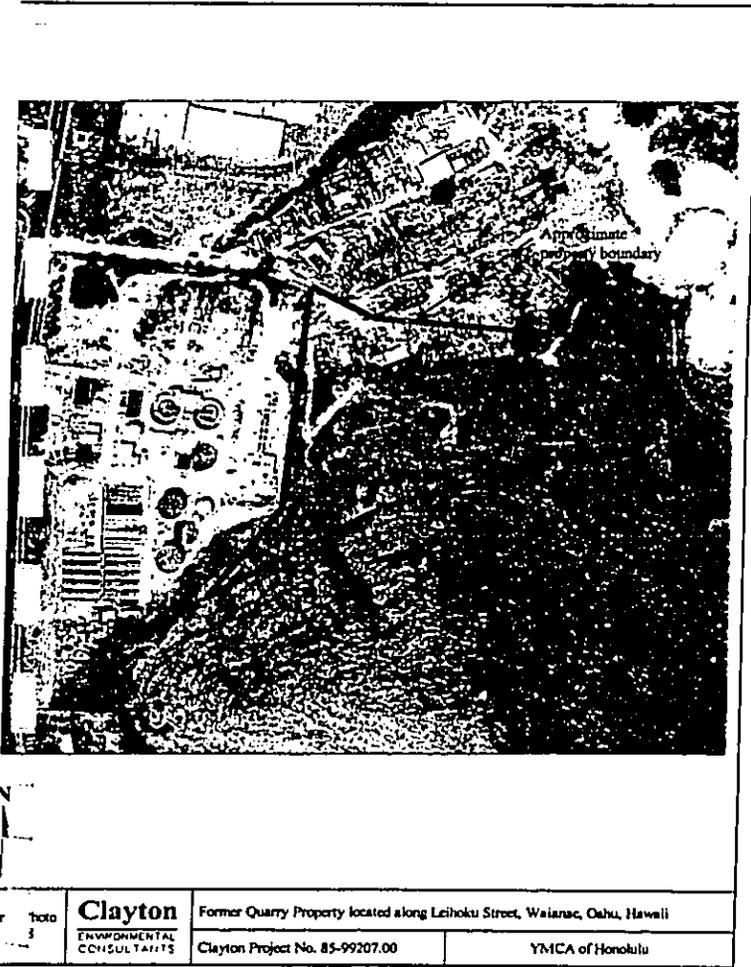
Sample Number	TPH-GRD (mg/kg)	TPH-DRO (mg/kg)	TPH-HRO (mg/kg)	Total Lead (mg/kg)	Total Cadmium (mg/kg)	Total Chromium (mg/kg)
SS#1	..	..	..	15	<1	25
SS#2	..	..	..	9	<1	20
SS#3	..	..	..	7	<1	37
SS#4	..	..	..	11	<1	18
SS#5A	..	..	..	14	<1	21
SS#5B	<10	<10	<10	9	<1	30
SS#6A	..	..	..	15	<1	32
SS#6B	<10	<10	<10	11	<1	41
SS#7A	..	..	..	7	<1	17
SS#7B	<10	<10	<10	8	<1	14
SP#1	..	..	..	7	<1	20
SP#2	..	..	..	8	<1	25
DOH Tier 1 Action Level	2,000	5,000	5,000	400de	38de	NS
PRG	NA	NA	NA	400	37	210

TPH-GRD Total Petroleum Hydrocarbon - Gasoline Range Organics
 TPH-DRO Total Petroleum Hydrocarbon - Diesel Range Organics
 TPH-HRO Total Petroleum Hydrocarbon - Heavy Oil Range Organics
 mg/kg Milligrams per kilogram (equivalent to parts per million)
 < Number following the symbol "<" is the analytical Method Reporting Limit
 .. Not Analyzed
 DOH Hawaii Department of Health
 NS No Standard currently established by the Hawaii DOH
 PRG U.S. EPA Preliminary Remedial Goals
 NA Not Applicable

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PHOTOGRAPHS







Clayton Project No. 85-99207.00	Description	Overview of soil pile area and sample SS#7 location, looking N/NW	
	Site Name	Leihoku Street (former quarry) property, Waiānae, Oahu, Hawaii	
	Client	YMCA of Honolulu	Photo Date May 17, 1999



Clayton Project No. 85-99207.00	Description	View of swale, SS#2 & SS#3 locations in silt basin area, looking S/SW	
	Site Name	Leihoku Street (former quarry) property, Waiānae, Oahu, Hawaii	
	Client	YMCA of Honolulu	Photo Date May 17, 1999



Clayton Project No. 85-99207.00	Description	View of soil pile area and sample SS#6 location, looking E	
	Site Name	Leihoku Street (former quarry) property, Waiānae, Oahu, Hawaii	
	Client	YMCA of Honolulu	Photo Date May 17, 1999



Clayton Project No. 85-99207.00	Description	View of SS#1 & SS#4 locations in silt basin area, looking W/SW	
	Site Name	Leihoku Street (former quarry) property, Waiānae, Oahu, Hawaii	
	Client	YMCA of Honolulu	Photo Date May 17, 1999



Clayton Project No.	Description	View of airt basin & soil pile areas in corner of property, looking NW	Photo Date May 17, 1999
	Site Name	Leihoku Street (former quarry) property, Waianac, Oahu, Hawaii	
35-99207.00	Client	YMCA of Honolulu	



Clayton Project No.	Description	View west along Leihoku Street from soil pile area on subject property	Photo Date May 17, 1999
	Site Name	Leihoku Street (former quarry) property, Waianac, Oahu, Hawaii	
35-99207.00	Client	YMCA of Honolulu	

Clayton
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Consultants



May 25, 1999

Douglas Oringer
Clayton Environmental Consultants
970 N. Kalahoe Ave. #C316
Kailua, HI 96734

Re: Waianae YMCA/Project #85-99

Dear Douglas:

Enclosed are the results of the samples submitted to our laboratory on May 18, 1999. For your reference, these analyses have been assigned our service request number L9902254.

All analyses were performed in accordance with our laboratory's quality assurance program. Results are intended to be considered in their entirety and apply only to the samples analyzed. Columbia Analytical Services is not responsible for use of less than the complete report.

Columbia Analytical Services is certified for environmental analyses by the California Department of Health Services (certificate number: 1296A, expiration: August 31, 2000).

If you have any questions, please call me at (818) 587-5550, extension 310.

Respectfully submitted,

Columbia Analytical Services, Inc.


L. Ross Fenstermaker
Project Chemist
LRF/ah

APPENDIX
LABORATORY ANALYTICAL REPORTS
AND
CHAIN-OF-CUSTODY FORMS
FOR SOIL SAMPLES

Columbia Analytical Services, Inc.
Acronyms

- ISM California DMG LUFF Method
- ILA American Association for Laboratory Accreditation
- ASTM American Society for Testing and Materials
- BOD Biochemical Oxygen Demand
- BTEX Benzene/Toluene/Ethylbenzene/Xylenes
- CAM California Assessment Metals
- ARB California Air Resources Board
- AE Number Chemical Abstract Service Registry Number
- FC Chloroform
- FU Chloroform
- COO Chemical Oxygen Demand
- CRDL Contract Required Detection Limit
- DEC Department of Environmental Conservation
- DEQ Department of Environmental Quality
- LCS Duplicate Laboratory Control Sample
- MS Duplicate Matrix Spike
- OE Department of Ecology
- OH or DHS Department of Health Services
- ELAP Environmental Laboratory Accreditation Program
- EPA U.S. Environmental Protection Agency
- GC Gas Chromatography
- GCMS Gas Chromatography/Mass Spectrometry
- I Ion Chromatography
- IC Initial Calibration Blank sample
- ICP Inductively Coupled Plasma atomic emission spectrometry
- ICV Initial Calibration Verification sample
- J Estimated concentration. The value is less than the MDL, but greater than or equal to the MDL. If the value is equal to the MDL, the result is actually <MDL before rounding.
- LCS Laboratory Control Sample
- LJF Leaking Underground Fuel Tank
- M Modified
- MAS Methylene Dike Active Substances
- CL Maximum Contaminant Level. The highest permissible concentration of a substance allowed in drinking water as established by the U.S. EPA.
- MDL Method Detection Limit
- MPI Method Reporting Number
- MRL Method Reporting Limit
- S Matrix Spike
- ITBE Methyl-tert-Butyl Ether
- A Not Applicable
- AN Not Analyzed
- NC Not Calculated
- NCAI National Council of the Paper Industry for Air and Stream Improvement
- ND None Detected as above the Method Reporting/Detection Limit (MRL/MDL)
- NOSH National Institute for Occupational Safety and Health
- TU Nephelometric Turbidity Units
- W Parts Per Billion
- W Parts Per Million
- QL Practical Quantitation Limit
- QA/QC Quality Assurance/Quality Control
- RCA Recovery Control and Recovery Act
- RFD Relative Percent Difference
- S Selected Ion Monitoring
- V Standard Methods for the Examination of Water and Wastewater, 19th Ed., 1992
- TLCL Solubility Threshold Limit Concentration
- W Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW-846, Third Edition, 1996 and as amended by Updates I, II, III, and III.
- TLCL Toxicity Characteristic Leaching Procedure
- TDS Total Dissolved Solids
- TPH Total Petroleum Hydrocarbons
- TL Total level is the concentration of an analyte that is less than the PQL but greater than or equal to the MDL. If the value is equal to the PQL, the result is actually <PQL before rounding.
- TH Total Recoverable Petroleum Hydrocarbons
- TS Total Suspended Solids
- TLCL Total Threshold Limit Concentration
- VGA Volatile Organic Analyte(s)

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Report

Client: Clayton Environmental Consultants
 Project: Wasanae/YMCA/83-99
 Sample Matrix: Soil
 Service Request: LP902334
 Date Collected: NA
 Date Received: NA

Hydrocarbon Scan / Fuel Characterization

Sample Name: Method Blank
 Lab Code: L990320-MB
 Unit: mg/Kg (ppm)
 Basis: Wet
 Test Notes: XS

Analyte	Prep Method	Analysis Method	MRL	Dilution Factor	Date Extracted	Date Analyzed	Result	Notes
4 - C12 GRO	EPA 3550M	8015M	10	1	5/20/99	5/23/99	ND	
13 - C21 DRO	EPA 3550M	8015M	10	1	5/20/99	5/23/99	ND	
23 - C31 HRO	EPA 3550M	8015M	10	1	5/20/99	5/23/99	ND	
Total Petroleum Hydrocarbons	EPA 3550M	8015M	10	1	5/20/99	5/23/99	ND	
uel Characterization	EPA 3550M	8015M					NA	

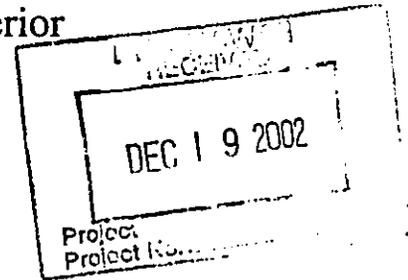
IRO Gasoline Range Organics
 IRO Diesel Range Organics
 IRO Heavy Oil Range Organics
 IS Quantified with diesel fuel.

Approved By: _____ Date: 5/21/99



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Box 50088
Honolulu, Hawaii 96850



In Reply Refer To:
1-2-2003-TA-044

Vincent Shigekuni
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813

DEC 18 2002

Dear Mr. Shigekuni:

This responds to your November 22, 2002, letter in which you request the U. S. Fish and Wildlife Service review and comment on the proposed expansion of the Waianae Coast YMCA project in Waianae, Island of Oahu. The proposed project site is located at the flat portion of the property closest to Leihoku Street. It consists of less than 9.58 acres of land. The existing portable building, lawn, and parking will be replaced with a new, one-story building which will include a lobby, offices, meeting facilities, restrooms, and a fitness center. Other improvements include an outdoor swimming pool, a sport court, an outdoor playfield, redesigned parking area, and new landscaping.

We reviewed the information provided by you and pertinent information in our files, including maps prepared by the Hawaii Natural Heritage Program. To the best of our knowledge, no Federally listed endangered, threatened, or proposed threatened or endangered species, or proposed or designated critical habitat occur in the proposed project site.

We appreciate your efforts to conserve endangered species. If you have any questions, please contact Lorena Wada, Supervisory Fish and Wildlife Biologist (phone: 808/541-3441; fax: 808/541-3470).

Sincerely,

for Paul Henson, Ph.D.
Field Supervisor