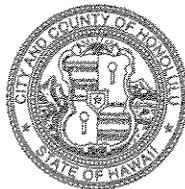


DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS
MAYOR



RECEIVED

MICHAEL T. AMII
DIRECTOR

JOHN R. SABAS
DEPUTY DIRECTOR

'03 APR 28 P3:04

April 24, 2003

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI)
Seagull Schools Kapolei Daycare and Caretaker's Unit
TMK 9-1-106, Kapolei, Oahu, Hawaii

The City and County of Honolulu, Department of Community Services has reviewed the comments received during the 30-day public comment period which began on March 23, 2003. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the May 8, 2003 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call Avis Kamimura at 523-4437 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael T. Amii", with a stylized flourish at the end.

MICHAEL T. AMII
Director

MAY 2 2003
FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

SEAGULL SCHOOLS KAPOLEI
DAYCARE AND CARETAKER'S UNIT
EWA, OAHU, HAWAII

MAY 2003

FINAL ENVIRONMENTAL ASSESSMENT
SEAGULL SCHOOLS KAPOLEI
DAYCARE AND CARETAKER'S UNIT
EWA, OAHU, HAWAII

The Draft Environmental Assessment for this project was published in the March 23, 2003 issue of the Environmental Notice.

Document prepared by:

Environmental Communications, Inc.
1188 Bishop Street, Suite 2210
Honolulu, Hawaii 96813

Accepting Agency:

City and County of Honolulu
Department of Community Services
715 South King Street, Suite 311
Honolulu, Hawaii 96813

TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
I. Project Summary	1
II. Proposed Project and Statement of Objectives	3
A. Environmental Impact Statement Law and Need for Action	3
B. Project Location	3
C. Project Need	3
D. Project Description	4
1. Site Plan	4
2. Daycare Area	4
3. Assisted Groom Care and Bathrooms	4
4. Office	5
5. Caretaker's Unit	5
E. Funding and Schedule	5
F. Necessary Permits and Approvals	5
III. Description of Environment, Anticipated Impacts and Mitigation Measures	13
A. Environmental Setting	13
B. Surrounding Uses	13
C. Physical Environment	14
1. Geological Characteristics	14
Topography	14
Climate	14
USDA Soil Survey Report	14
Land Classification	15
Ground Contamination	15
2. Biological Resources	16
Flora	16
Fauna	16
3. Water Resources	16
Water Sources	16
Hydrologic Hazards and Resources	17
Tsunami Inundation	17
Special Management Area	17
D. Human Environment	17
1. History and Archaeology	17
Historic Perspective	17
Archaeology	20
2. Cultural Value	20

3.	Socio-Economic Characteristics.....	21
4.	Traffic.....	21
5.	Air Quality.....	22
6.	Noise Environment.....	22
7.	Visual Resources.....	24
8.	Infrastructure and Utilities.....	24
	Water.....	24
	Stormwater.....	25
	Wastewater.....	25
	Solid Waste.....	25
	Telephone and Electrical Services.....	26
9.	Public Facilities.....	26
	Fire and Emergency Medical Services.....	26
	Police Service.....	26
	Recreational Facilities.....	27
	Schools and Libraries.....	27
E.	Probable Impact on the Environment.....	28
F.	Adverse Impacts Which Cannot be Avoided.....	28
G.	Mitigation Measures.....	28
H.	Irreversible and Irretrievable Commitment of Resources.....	28
IV.	Relationship to Plans, Codes and Ordinances.....	30
A.	State of Hawaii.....	30
B.	City and County of Honolulu.....	30
C.	Required Permits and Approvals.....	31
V.	Alternatives to the Proposed Action.....	32
VI.	Findings and Reasons Supporting Finding of No Significant Impact.....	33
VII.	References.....	36
VIII.	Comments Received During the Draft EA Review Period.....	37

LIST OF FIGURES

Figure 1	Location Map.....	6
Figure 2	Site Plan.....	7
Figure 3	Project Area.....	8
Figure 4	Ground Floor Plan.....	9
Figure 5	Second Floor Plan.....	10
Figure 6	Building Elevations.....	11
Figure 7	Building Sections.....	12
Figure 8	Flood Insurance Rate Map.....	18
Figure 9	Special Management Area Boundary Map.....	19
Figure 10	Physical Constraints Map.....	23

APPENDICIES

Appendix A Site Photographs

I. PROJECT SUMMARY

PROJECT NAME: Seagull Schools Kapolei, Daycare and Caretaker's Unit

APPLICANT/LESSOR: Seagull Schools, Inc.
1300 Kailua Road
Kailua, Hawaii 96734

AGENT: Environmental Communications, Inc.
1188 Bishop Street, Suite 2210
Honolulu, Hawaii 96813

PROJECT LOCATION: 91-531 Farrington Highway
Kapolei, Hawaii 96707

TAX MAP KEY: 9-1-106: 013

PROPERTY OWNERSHIP: Campbell Hawaii Investor LLC

LOT AREA: 1.689 acres

EXISTING USE: The project site is in existing pre-school and adult daycare use. The improvement area within the site presently serves as an open lawn.

PROPOSED USE: The proposed improvement will continue the daycare use of the site and will relocate the existing caretaker's unit to the second floor of the new building.

STATE LAND USE: Urban

EWA DEVELOPMENT PLAN: Project site is inside the Urban Growth Boundary and located in the Phase I area where urban development consistent with the Plan vision was to be supported upon adoption of the Plan in 1997.

COUNTY ZONING: B-2 Community Business

SPECIAL DISTRICT: None

ACTION REQUESTED: Use of Community Development Block Grant (CDBG) funds.

ACCEPTING AUTHORITY: City and County of Honolulu
Department of Community Services

ANTICIPATED DETERMINATION: Finding of No Significant Impact (FONSI)

AGENCIES CONSULTED: City and County of Honolulu
Department of Community Services
Department of Parks and Recreation
Department of Planning and Permitting
Fire Department
Police Department

State of Hawaii
Department of Land and Natural Resources

II. PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

A. Environmental Impact Statement Law and Need for Action

Seagull Schools Inc. has requested the use of Community Development Block Grants for the proposed action. These funds are provided by the U.S. Department of Housing and Urban Development (HUD) and administered by the City and County of Honolulu (City). Funding administered by the City is subject to the State of Hawaii's Environmental Impact Statement Law, Chapter 343, Hawaii Revised Statutes. This environmental assessment is prepared in conformance with Chapter 343, and is intended to satisfy the requirements of the Code of Federal Regulations (CFR) Title 24, Part 58, Subpart E.

B. Project Location

The project is located within the central business district of the town of Kapolei, Oahu, Hawaii (Figure 1). The site is identified as Tax Map Key: 9-1-106: 013. and has a street address of 91-531 Farrington Highway. The site is owned by Campbell Hawaii Investor LLC and is leased by Seagull Schools Inc.

The project site is located near the intersection of Farrington Highway and Kamokila Boulevard which serves as the main arterial through the Kapolei Business District. The site is also immediately adjacent to the Kapolei Regional Park that serves as the eastern and western boundaries of the site and is also a prominent open space within the Kapolei district.

North of the project site, across Farrington Highway, lies the Kapolei Shopping Center, a major commercial center serving the Kapolei area. Northwest of the site lies a vacant commercial parcel that is abutted by a commercial building further west. A large commercial building is located immediately to the northwest of the project site. Kapolei Regional Park lies further to the west and south of the site. Major commercial and government facilities are located west along Kamokila Boulevard.

C. Project Need

Seagull Schools at Kapolei is a community preschool and adult daycare facility that has been in operation since 1995. Upon its opening, the school consisted of six classroom buildings for preschool level students.

The preschool is licensed for 240 students and presently has a population of 220 students.

In 1998, a second phase consisting of a daycare facility, kitchen, offices and pavilion was completed serving 25 senior daycare clients. The proposed action consists of the third phase of the project that will add a second daycare building, office and caretaker's unit. These facilities are required to accommodate the demand for adult daycare in the region. Upon completion, the addition will allow 25 additional senior daycare clients to be served. The campus is licensed for 25 adult clients and will seek licensing for the additional 25 clients accommodated by the proposed improvements.

The campus is presently staffed with 38 employees. The proposed improvements and services will require an additional four staff members.

D. Project Description

1. Site Plan

The Seagull Schools Kapolei campus is configured around a central playground with an open end facing northwest (Figure 2). This open area presently serves as a lawn and play area. The proposed structure will visually tie into the existing daycare facility and pavilion. The addition of the proposed structure will complete the courtyard perimeter and secure the campus while removing views of the commercial development located to the northwest (Figure 3). The proposed addition will consist of approximately 3,126 gross square feet (Figure 4).

2. Daycare Area

The largest component of the proposed facility expansion is the daycare area. This space consists of an enclosed ground level space that will be used for group and individual activities. The open space will be furnished with a counter and cabinets and a service sink. A lanai and railing will be provided on the southern side of the building. Entrances to the daycare area will be provided on the northern and eastern side. The daycare groom care units will consist of approximately 1,975 square feet.

3. Assisted Groom Care and Bathrooms

The assisted groom care area located adjacent to the daycare area serves as a cleaning and grooming area where caregivers can attend to the

hygiene needs of the daycare clients with a modicum of privacy. The area will also serve as a nap/quiet rest area for up to four clients. Two accessible bathrooms are located adjacent to the groom care area. Each is equipped with a shower, toilet and sink. The larger of two storage areas will be accessible through the groom care area.

4. Office

A small office space for the adult daycare functions will be provided north of the daycare and groom care areas. The office will be accessed directly from the new Handi-van drop off area located at the northern most corner of the campus. A small janitor's closet will be located adjacent to the office. This space will consist of approximately 367 square feet.

5. Caretaker's Unit

A second floor above the office and janitor's closet will serve as a caretaker's unit. This space will consist of a living area, kitchen, bedroom and a bathroom. The caretaker's unit is approximately 784 square feet in area (Figure 5). The appearance of the building is shown in Figures 6 and 7.

E. Funding and Schedule

The proposed improvements are anticipated to cost approximately \$900,000 to construct. The primary funding source for the project is the Community Development Block Grant Program.

The project is anticipated to commence in early 2003 and will be completed in one continuous phase.

F. Necessary Permits And Approvals

Permits and approvals that may be required are listed below:

<u>Permit or Approval</u>	<u>Approving City Agencies</u>
Finding of No Significant Impact	Dept. of Community Services
Sewer Connection Permit	Dept. of Environmental Services
Foundation Permit	Dept. of Planning and Permitting
Building Permit	Dept. of Planning and Permitting
Certificate of Occupancy	Dept. of Planning and Permitting
Grading Permit	Dept. of Planning and Permitting
Site Development Division Master Application for Sewer Connection	Dept. of Planning and Permitting

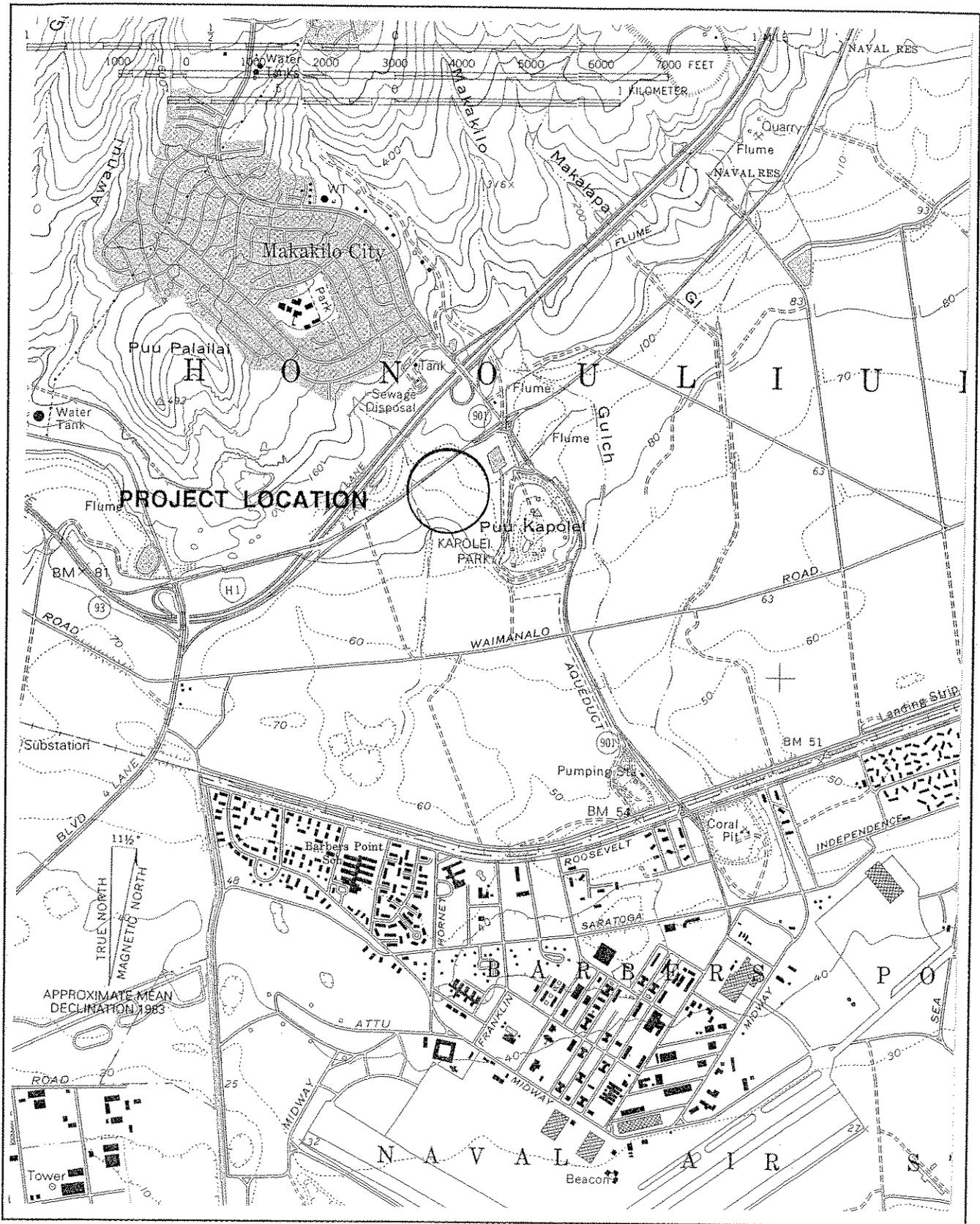


Figure 1: Location Map

Source: U. S. Geological Service

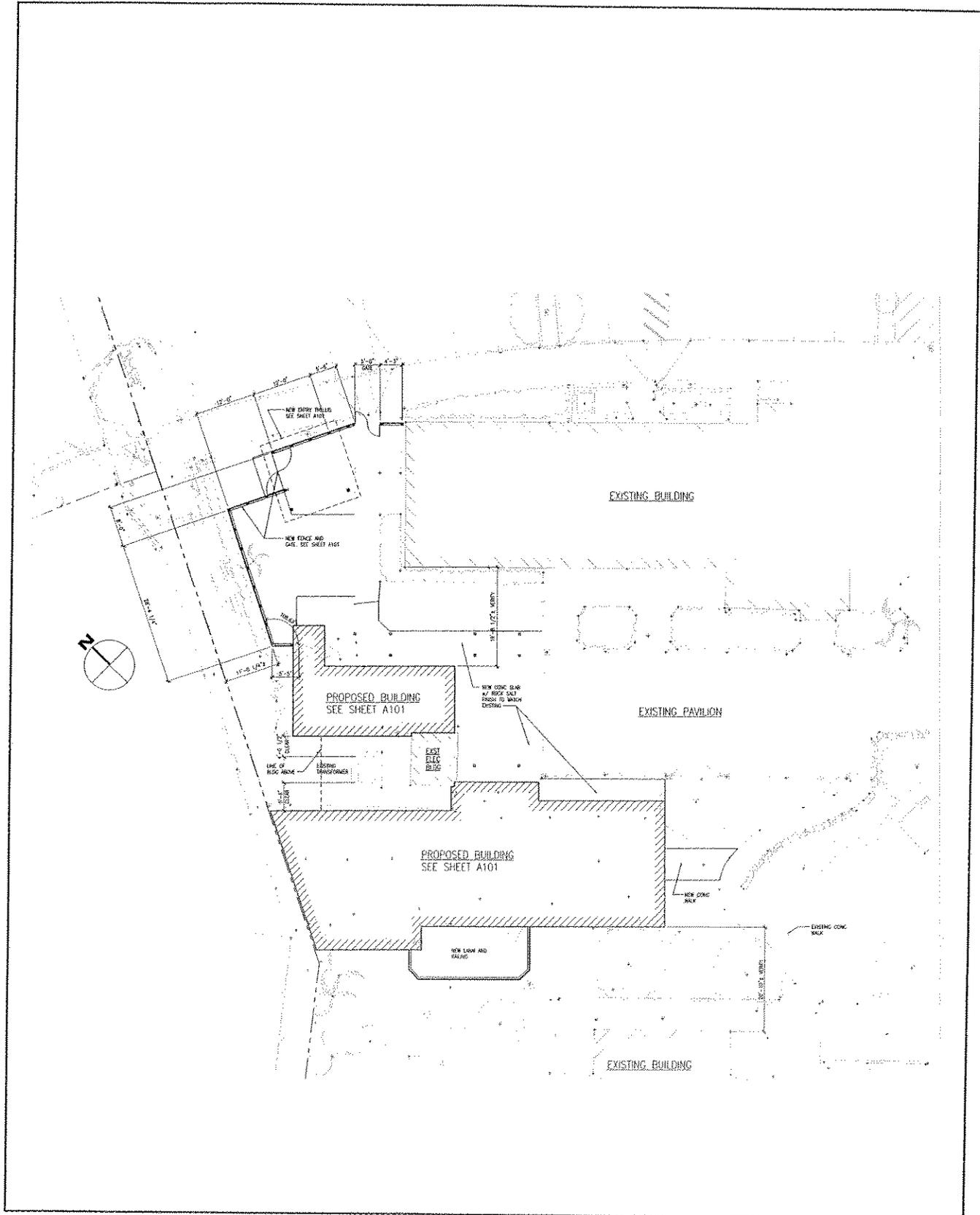


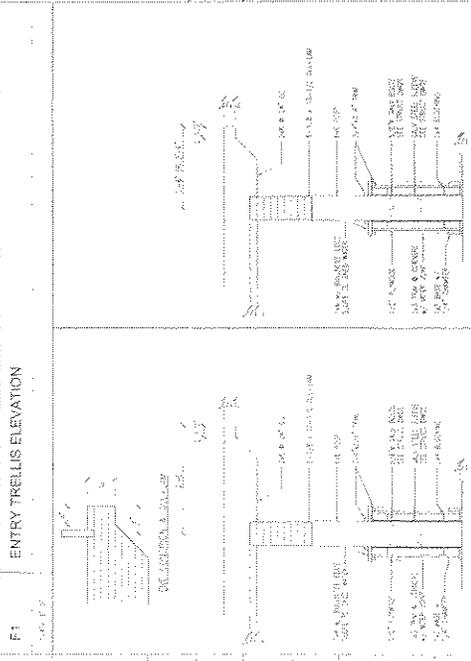
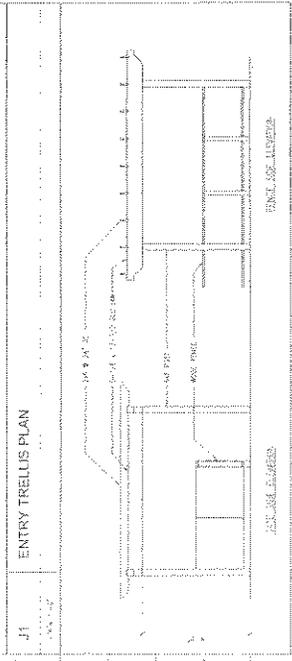
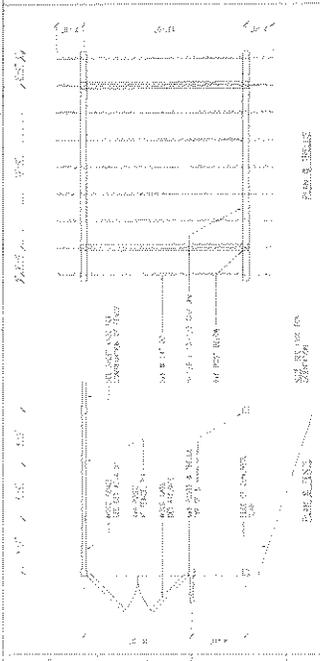
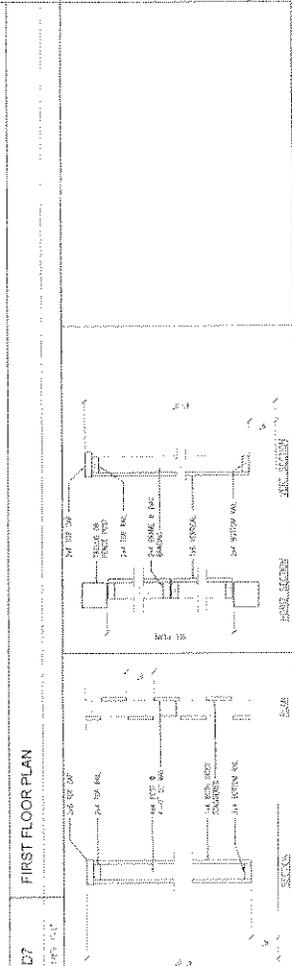
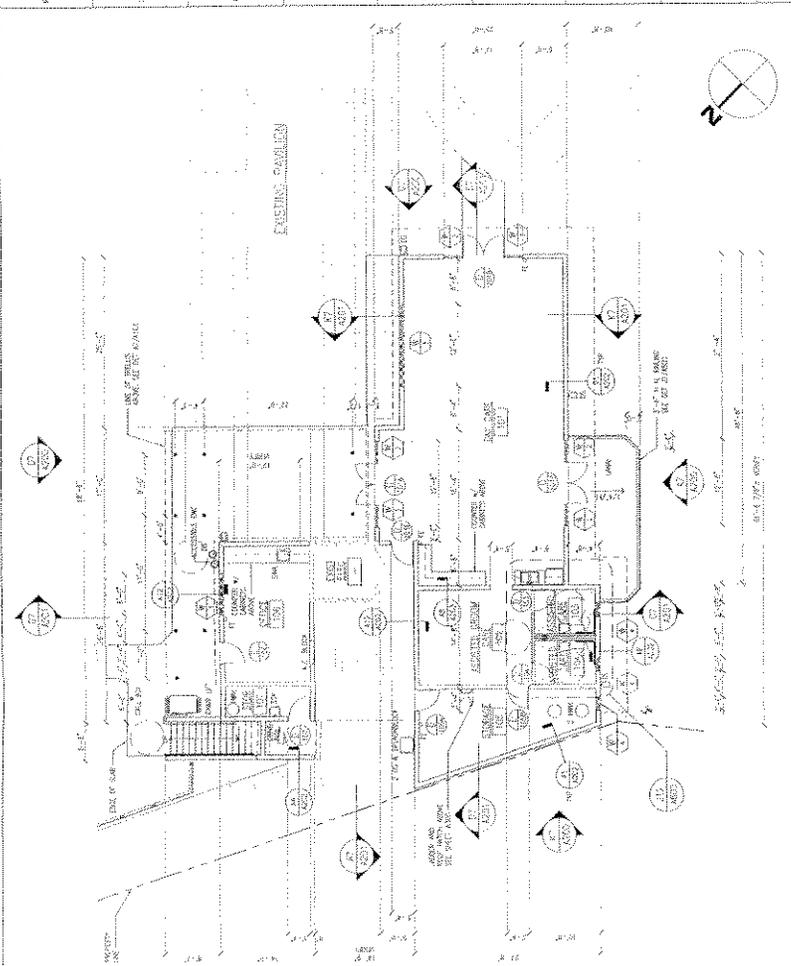
Figure 3: Project Area

Source: Garduque Architects



100 South Stearns Avenue, Suite 217
 Honolulu, HI 96815
 808-538-3882 FAX
 garduquearchitects.com

An Expansion to
Seagull Schools
 Kapolei, Hawaii



DATE: 11/15/2011
 PROJECT: SEAGULL SCHOOLS
 DRAWING NO.: 102
 DRAWN BY: JH
 CHECKED BY: JH
 DATE: 11/15/2011



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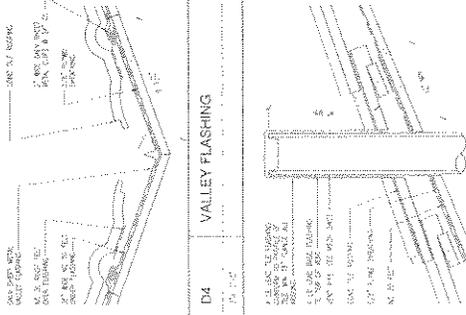
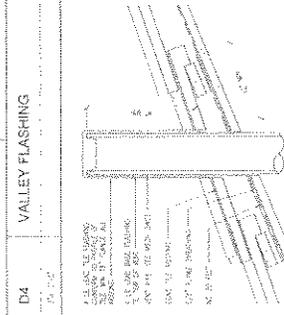
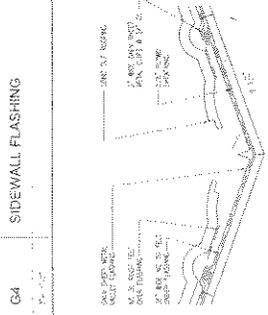
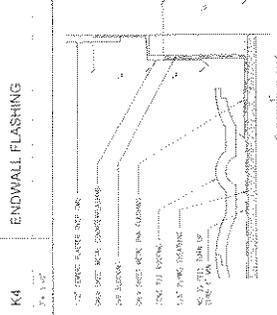
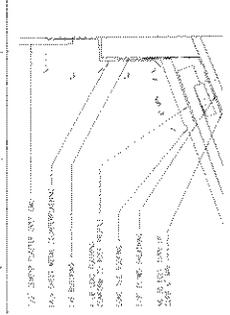
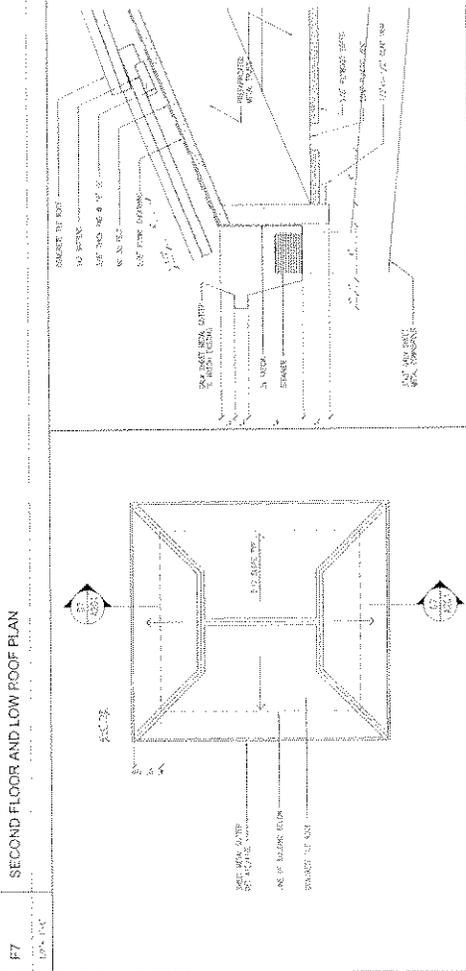
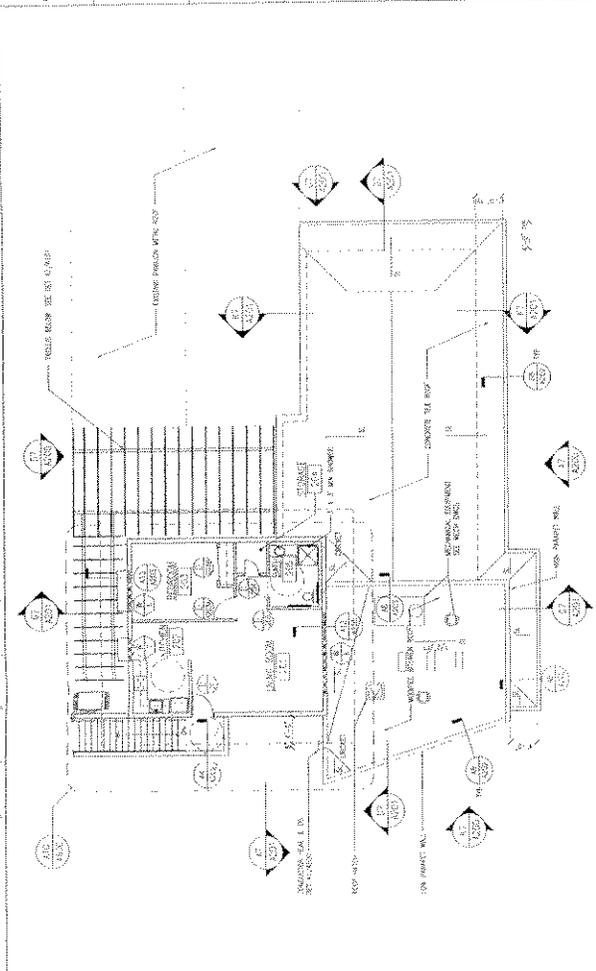
Figure 4: Ground Floor Plan



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 Honolulu, HI 96813
 808.526.5925
 garduque@garduque.com

An Expansion to
Seagull Schools
 Kapolei, Hawaii

07-11-10



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Figure 5. Second Floor Plan

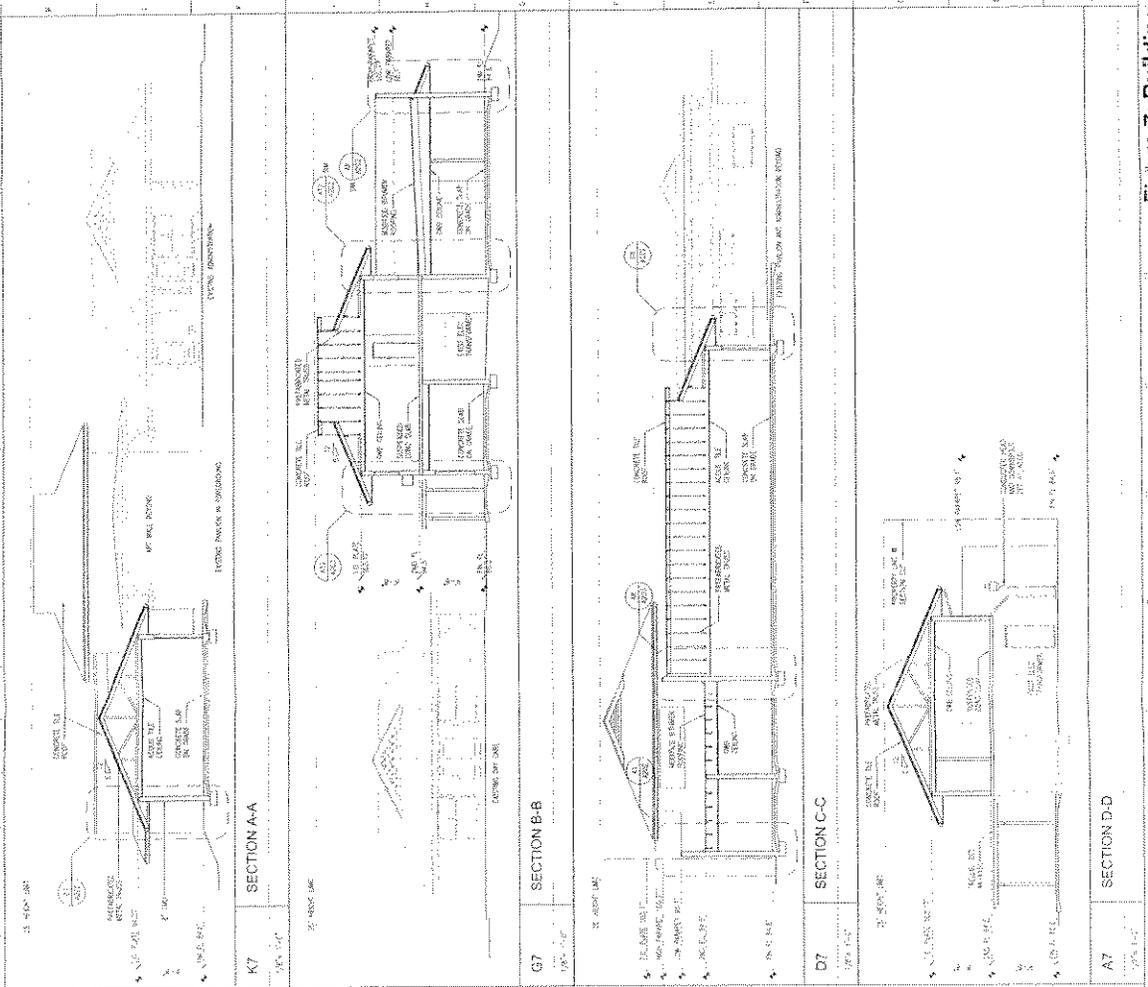


DESIGNED BY: GARDUQUE ARCHITECTS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 8 January 2010



Architecture Interior Architecture Concept Design
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 Honolulu, HI 96813
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 Fax: (808) 943-1001
 Website: www.garduque.com

An Expansion to
 Seagull Schools
 Kapolei, Hawaii



DATE: 08/08/2013
 DRAWN BY: J. GARDUQUE
 CHECKED BY: J. GARDUQUE
 PROJECT NO.: 13-001213
 CLIENT: SEAGULL SCHOOLS
 PROJECT: SEAGULL SCHOOLS EXPANSION
 SHEET: A201
 TITLE: BUILDING SECTIONS

Figure 7: Building Sections

III. DESCRIPTION OF ENVIRONMENT, ANTICIPATED IMPACTS AND MITIGATION MEASURES

A. Environmental Setting

The project site is located in a highly urbanized area located in the Ewa Plain of Oahu, Hawaii. The Kapolei area was formerly in sugar cane production but is now designated as the “second city” for the City and County of Honolulu. The area has experienced significant growth over the past decade and continues to become more urbanized. The project site is within the core of the major commercial development area. The site is designated as “Urban” on the State Land Use Maps and “Community Business” on the County zoning maps.

The project site itself is extensively altered and developed. The location of the proposed addition within the site has been reserved for the proposed action as part of the school’s long-term master plan. The campus consists of a cluster of classrooms, function spaces, offices and other support areas. Areas not built are paved for parking, walkways or maintained lawns. The site contains approximately four-feet of fill material in areas and has been graded relatively flat with a slight slope from north to south.

Impact and Mitigation

The project will have minimal impact on the environmental setting and is part of a campus master plan. The site is appropriately zoned for the proposed development. No mitigation is required.

B. Surrounding Uses

Adjacent uses include a large commercial building immediately to the northwest, the Kapolei Regional Park to the southwest and southeast, and a vacant commercial parcel to the northeast. The Kapolei Regional Park represents a major open space within the highly developed area, and serves as a major recreational facility with soccer fields, an archery range, comfort stations and maintenance facilities.

Impact and Mitigation

The proposed addition will not significantly alter the appearance of the campus from the surrounding areas. The campus addition is adjacent to the back service area of the adjacent commercial property and will not result in the loss of any views. No mitigation is required.

C. Physical Environment

1. Geological Characteristics

Topography

The project site is relatively flat and has been graded and paved to serve as a school site. The surrounding parcels show evidence of grading to create relatively flat commercial lots. The applicant has noted that extensive fill material was used onsite. Vegetation on site was introduced as part of a comprehensive landscape plan. The site is naturally drained and storm water is retained onsite.

Impact and Mitigation

The project will require only minor surface grading to prepare for the proposed addition. No mitigation other than good housekeeping during the construction period will be required. Best Management Practices will be in place during the grading work, in accordance with the Rules Relating to Soil Erosion Standards and Guidelines.

Climate

The geography of the Ewa District is typically warm and dry in climate. Prevailing tradewinds arrive from the northeast. According to the National Weather Service Honolulu Office, over a period of 30 years, normal monthly high temperatures range from 80 degrees in January to a high of 89 degrees in August for an average of 84 degrees. Normal month low temperatures range from a low of 65 degrees in February and a high of 74 degrees in August for a monthly average of 70 degrees. Precipitation typically ranges from 0.44 inches in August to a high of 3.8 inches in December.

Impact and Mitigation

The project will not have any impact on the climate.

USDA Soil Survey Report

The project site is located on soils classified Ewa silty clay loam, 3 to 6% according to the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* by the U.S. Department of Agriculture Soil Conservation Service. This series consists of well-drained soils in basins and on alluvial fans and terraces. The soil profile consists of dark reddish-

brown silty clay loam of approximately 18 inches. The subsoil is approximately 42 inches thick and rests over a substratum of coral limestone, sand or gravelly alluvium. The soil permeability is moderate and runoff is slow with only slight erosion hazard.

The underlying soil characteristics may also contain unclassified soils that were introduced as fill material. These materials are expected to be stable and supportive of development.

Impact and Mitigation

No impact on soils is expected. No mitigation is required.

Land Classification

The *Detailed Land Classification – Island of Oahu* by the University of Hawaii Land Study Bureau identifies the project site as land type A82i. This study rated the site as well suited for crop production, with nonexpanding, nonstony characteristics. This rating is no longer valid since the site is in urban development however it shows the project site in its former commercial agricultural use.

Impact and Mitigation

Non-agricultural land uses have long been established for Kapolei. The proposed action is consistent with the current urban and business designations in effect for the site. No farmlands are affected and no mitigation is required.

Ground Contamination

The project site is not located on or in the general vicinity of any dumps, landfills, industrial sites or other locations that may contain hazardous wastes. The site has formerly been in sugar cane cultivation. A Phase I study was conducted by Fewell Geotechnical Engineering in 1994 and no remediation was found to be required for the site.

Impact and Mitigation

The proposed action is not expected to contribute to ground contamination nor is it expected to be affected by existing conditions. No mitigation is necessary.

2. Biological Resources

Flora

The project lot is presently covered with buildings, concrete walkways, asphalt paving, maintained lawns and landscape plantings. No vegetation or plant material from the site's former agricultural use remains. All plant material was introduced for landscaping purposes. Plant material onsite includes but is not limited to: coconut, palm, hala, shower, kukui, fruit and shade trees, hedge shrubs and ornamental plantings, low ground covers and grass.

Impact and Mitigation

The proposed action will result in the loss of some grassed area however the grass is provided as landscaping and will not result in the loss of any rare or endangered floral resource. No mitigation is required.

Fauna

The site does not serve as a wildlife habitat although avifauna, feral cats, and possible rodents may be found on-site.

Impact and Mitigation

The project will not have any impact on rare or endangered fauna and no mitigation is required.

3. Water Resources

Water Sources

The project site is not located near any wetlands, rivers, streams or other bodies of water. The site is not located near any natural drainage basins. The project is not expected to have any impact on any water aquifer.

Impact and Mitigation

No impacts on water sources are expected. The existing facility as well as the proposed addition are not expected to produce any hazardous runoff that will be disposed of through the municipal drainage and sewer systems.

Hydrologic Hazards and Resources

According to Panel 150001 0130 C of the *Federal Emergency Management Agency Flood Insurance Rate Map*, the project site is located in Zone D an area in which flood hazards are undetermined (Figure 8).

Impact and Mitigation

The project site is not known to flood and benefits from drainage improvements installed throughout the city of Kapolei. No flood heights have been established for the project site however it is assumed that Zone D areas in this highly urbanized environment are not subject to flood hazards. No mitigation is required.

Tsunami Inundation

The *Civil Defense Tsunami Inundation Map* Panel 17 indicates that the project site is not located in an area vulnerable to tsunami inundation (Oahu Civil Defense Agency, Verizon).

Impact and Mitigation

No mitigation is required.

Special Management Area

The project site is not located within the boundaries of the City and County of Honolulu Special Management Area (SMA) Map (Figure 9).

Impact and Mitigation

The project site is not within the SMA and no mitigation is required.

D. Human Environment

1. History and Archaeology

Historic Perspective

The project site is located in the ahupuaa of Honouliuli on the coral plain of Ewa. According the *An Inventory Survey at Puu Kapolei/Fort Barrette TMK: 9-1-16: 02, 21 and 22, Honouliuli Ahupuaa, Ewa District, Island of*

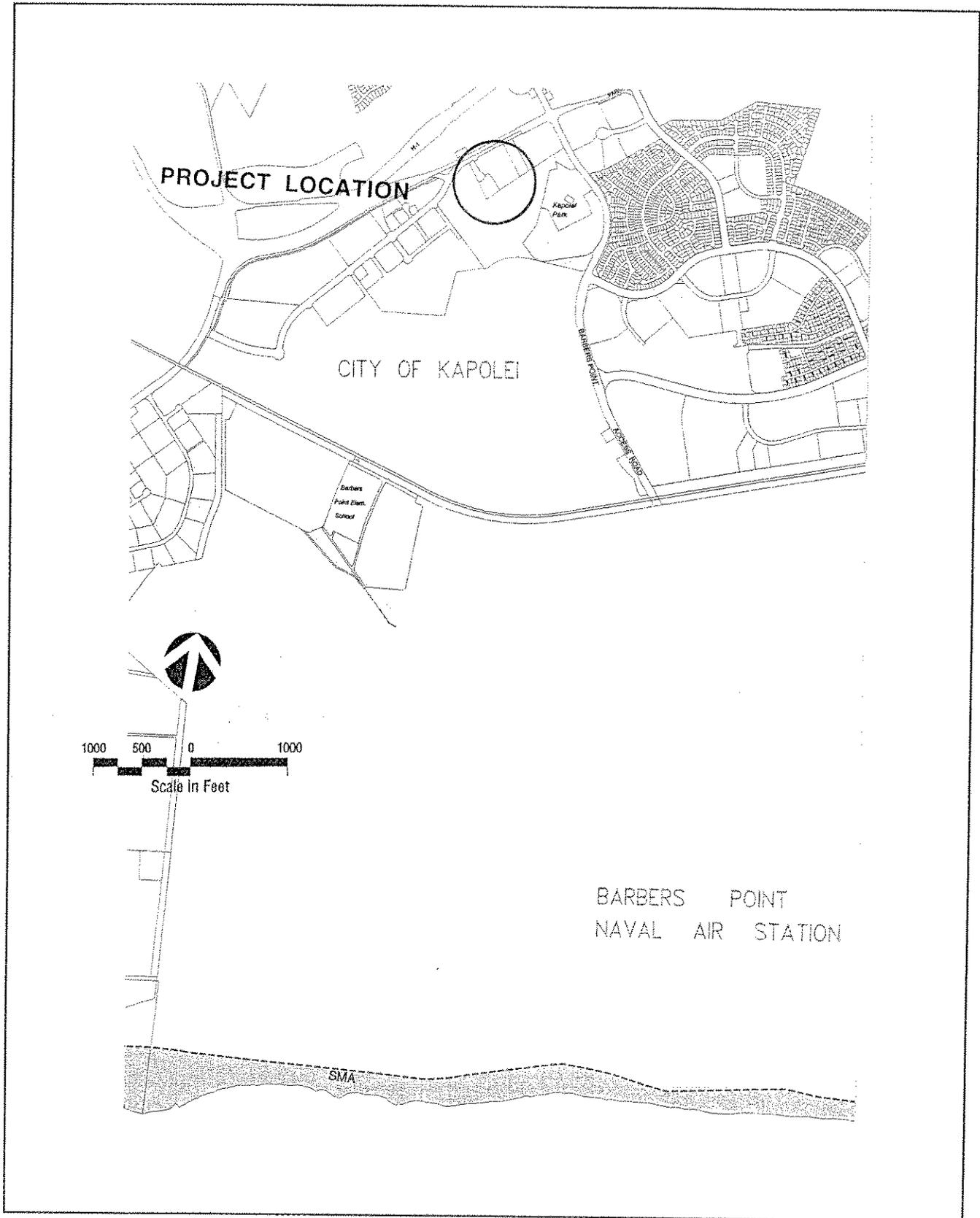


Figure 9: Special Management Area Map

Source: City and County of Honolulu

Oahu, early accounts of Honouliuli depict the Ewa plain as a marginal area of minimal value to the Hawaiian population. In the mid 1800's the land was used for cattle ranching and in the late 1800's planted in sugar cane.

Archaeology

The presence of any significant archaeological sites are highly unlikely due to the continuous sugar cane cultivation of the area for almost 70 years as well as the extensive topographic changes that occurred when the site was developed in 1996. If the possibility of any archaeological remains exist on site, these remains would be subsurface and would have been disturbed or removed by the cane cultivation or more recent site grading.

Discussion with the State Historic Preservation Office (S. Collins) indicate that the closest archaeological site is located at Puu Kapolei also known as Fort Barrette. This site is located at within the Kapolei Regional Park and consists of stone mounds and an old military installation. None of the sites extends to the project site.

Impact and Mitigation

In the unlikely event that any archaeological remains are found during site preparation, all work will cease and the State Historic Preservation Office will be notified for further action.

2. Cultural Value

As previously stated, the area was not known to be culturally significant to the Hawaiian population. Since the mid 1800's the area has been used as cattle grazing lands and for cane cultivation. Since the cessation of cane cultivation, the Kapolei area has undergone a steady but rapid transformation into a modern urban community. It is unlikely that the site has been used in historic times for any cultural practices and any evidence of such practices pre-date historic records of such activities.

Impact and Mitigation

The proposed action is not expected to have any impact on native Hawaiian cultural practices. The area has been in school use since 1996 and has not been identified as being historically important. The proposed action is culturally important from a larger social perspective in that it will

Impact and Mitigation

No significant impact on traffic will result from the addition of 25 clients to the facility. Traffic within Kapowai Place is presently limited to school traffic as the commercial lot located to the northeast remains vacant. No mitigation measures are required.

5. Air Quality

The project site is located approximately 2 miles from the Department of Health Kapolei air monitoring station located at 95-591 Kalaeloa Boulevard at the entrance to Campbell Industrial Park. This station is located near point source pollution uses that do not have any effect on the project site as prevailing tradewinds carry emissions out to sea, away from the Kapolei area. The proposed addition will not create any air quality impacts since no pollution sources are proposed with the expansion.

Impact and Mitigation

Air quality may be temporarily affected during the construction period by fugitive dust. This impact is temporary and will occur only during the construction period. Mitigation measures to control dust include frequent watering of exposed soil, dust screening, and general good housekeeping practices. No long-term mitigation is anticipated to be required.

6. Noise Environment

Noise impacts within the project area are consistent and typical of highly urbanized environments. Previously a significant noise source in the area was a result of aircraft takeoff flight patterns at Naval Air Station Barbers Point (NASBP). The Federal Base Realignment and Closure programs (BRAC) have been in effect and noise impacts from military aircraft are not expected to be a concern. Furthermore, the project site is located at the boundary of the AICUZ and FAA noise contours and are shown to fall in the 60 LDN area which is compatible with Federal regulations (Figure 10).

Other noise sources include vehicular traffic and park activities, both of which are not significant at the project site.

Impact and Mitigation

With the closure of the NASBP and noise boundary location of the project site, aircraft noise impacts are not a concern to the project. Vehicular noise is also not significant at the project site. Activities at the adjacent park generally result in higher noise levels on the weekends when the school and daycare facility are closed. No significant noise impacts are expected on the project site during the long term.

Short-term construction related impacts will occur during the construction period. These impacts are unavoidable and will be subject to prevailing construction noise management regulations. Construction activities may be scheduled to minimize noise impacts on students and adult clients.

7. Visual Resources

The proposed action will result in the minor loss of open space that will be replaced by a new building. The area planned for the new construction is not considered a visual resource and did not offer scenic views. The proposed project may be considered an improvement since it will fill a location that previously faced the back of a commercial building. The new structure will be designed to appear visually congruent with the existing campus buildings.

Off campus, the new structure is not anticipated to impact any views from the campus.

Impact and Mitigation

The proposed action is not expected to adversely impact the visual resources of the area. The site is not located on or considered part of any significant scenic vista. No mitigation measures are required.

8. Infrastructure and Utilities

The proposed improvements are readily serviced by existing utilities located on the school campus.

Water

The project will continue to be serviced by the existing Board of Water Supply system that serves the campus. Use of this service will increase

with the addition of seven sinks, three showers and three toilets. Water conservation efforts are likely to be implemented by the project applicant upon completion.

Impact and Mitigation

Water use will increase with the addition of 13 plumbing fixtures. This additional demand is expected to be within the capacity of the existing water system and will not have any significant effect on the local water system. No mitigation measures will be required.

Stormwater

The site is presently naturally drained. The proposed project will result in the loss of permeable surface. Rainwater will be collected in gutters and dispersed onsite. All storm water runoff from the proposed improvements will be reviewed for conformance with City and County of Honolulu regulations.

Impact and Mitigation

The proposed improvements are not expected to have any impact on the existing stormwater drainage systems. Stormwater collected onsite will be collected and dispersed on the project parcel.

Wastewater

The proposed improvements will connect to the existing onsite wastewater sewer system. The existing infrastructure has capacity to accommodate the proposed increase in plumbing fixtures.

Impact and Mitigation

The proposed improvements are not expected to significantly impact the existing municipal sewer system. No mitigation measures are required.

Solid Waste

It is expected that private refuse collection service will be used to service the project site in the same manner that it currently services the existing facilities. The applicant may implement recycling programs.

Impact and Mitigation

The proposed action will result in the generation of additional solid waste. While this is unavoidable, conservation and recycling measures may be considered to minimize the need for landfill or other disposal services.

Telephone and Electrical Services

Telephone and electrical services are available to the site. Coordination with the local electric and telephone service providers will be expected during the final design and construction phases.

Impact and Mitigation

No impacts or mitigation measures are required.

9. Public Facilities

Fire and Emergency Medical Services

Kapolei Fire Station Number 40 provides fire protection service to the project area as well as emergency medical service. The station is located on Lauwiliwili Street in the Kapolei Business Park. Response time to the project site is approximately five minutes. This facility houses four vehicles: an engine, a tower truck, an ambulance, and a HAZMAT response vehicle (Capt. Main).

Impact and Mitigation

The project is expected to have minimal impact on fire and emergency medical services. While these services may be used on occasion, this demand is not expected to be significant. Fire protection systems will be incorporated into the new structure in accordance with required fire regulations.

Police Service

Police service is provided by the Honolulu Police Department (HPD) based out of the Kapolei Police Station, District 8. District 8 encompasses the area between Iroquois Point and Kaena Point. Response time to the site is approximately five minutes.

HPD staff has indicated that the project area is not a notable area for police calls and has not been a source of any problems (Capt. Yamamoto).

Impact and Mitigation

The project is not expected to increase demand for police services. No mitigation measures are required.

Recreational Facilities

The project site is located adjacent to the Kapolei Regional Park, a major recreational resource in the Kapolei area. The Department of Parks and Recreation has indicated that the park contains two comfort stations, a maintenance and storage building, an archery range and parking areas. It has been noted that the park is also used for soccer, jogging, picnicking, and other active and passive park uses.

Impact and Mitigation

No impacts on recreational facilities are anticipated. The client population to be served by the proposed project will not increase demand for active recreational space.

Schools and Libraries

The project serves as a preschool and adult daycare center. It is the purpose of the preschool function to prepare children for elementary school and consequently serves a role in the educational process. While the school is not a State operated school, it is open to the public.

Library services are not required for the students however it is possible that students may use the Kapolei Library on occasion. Adult daycare clients are not anticipated to use the Kapolei Library because of transportation logistics.

Impact and Mitigation

Not adverse impacts on schools or libraries are anticipated. While student and adult daycare clients may use these resources, their use is not related to the operation of the preschool and daycare facility.

E. Probable Impact on the Environment

The proposed project represents a minor change to the environment and is consistent with the existing surrounding use. The proposed project continues the existing use and will provide additional capacity for a highly desired service.

While impacts to the physical built environment are minor, the benefit of the services provided by the facility will be significant and important to the well being of the community. Viewed from this perspective, the benefits of this project outweigh the physical environmental consequences of the structure.

F. Adverse Impacts Which Cannot be Avoided

Adverse impacts that cannot be avoided are generally related to short-term construction impacts. These impacts can be minimized by sound construction practices, Best Management Practices (BMPs) adherence to applicable construction regulations as prescribed by the Department of Health, and coordination with applicable County agencies. Primary construction related impacts are discussed in greater detail in the Noise Environment and Air Quality sections.

G. Mitigation Measures

Long-term adverse impacts resulting from the proposed improvements are expected to be minimal or non-existent. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed. Short-term construction related noise and air quality impact mitigation measures include general good housekeeping practices and scheduled maintenance to avoid a prolonged construction period. The contractor will be directed to use best management practices (BMP) wherever applicable.

H. Irreversible and Irretrievable Commitment of Resources

Implementation of the proposed project will result in the irreversible and irretrievable commitment of resources in the use of non-recyclable energy expenditure and labor. Materials used for new construction may have salvage value; however, it is unlikely that such efforts will be cost-effective. The expenditure of these resources is offset by gains in

construction-related wages, increased tax base, secondary and tertiary spending.

IV. RELATIONSHIP TO PLANS, CODES AND ORDINANCES

A. State of Hawaii

Chapter 205, Hawaii Revised Statutes establishes the State land use districts that comprise all lands in the State of Hawaii. These districts are "Urban", "Rural", "Agricultural" and "Conservation". The project site is within the Urban boundary on the State Land Use District Boundary Map. The proposed use is consistent with Urban land uses. This designation has been in effect since 1988.

The Hawaii State Plan serves as a long-range guide for the development of the State of Hawaii. In general, the project is consistent with the overall principles of the plan but is particularly applicable to the State Health Functional Plan which sets policies for the care of special populations. In this regard the proposed adult daycare service fulfills the objectives of this plan.

B. City and County of Honolulu

The proposed project is located within the Ewa Development Plan area. The project site is inside the Urban Growth Boundary and in the Phase I, Urban Expansion, 1997-2005 area, an area with high priority for development. The project supports the vision for Ewa provided in the Ewa Development Plan and implements the policies calling for the development of the City of Kapolei. The proposed project will be considered a significant community facility and an important element in allowing the Ewa Development Plan to be fully realized.

Under the City and County of Honolulu Land Use Ordinance (LUO), the project site is zoned B-2 Business. Under the LUO schools and daycare facilities are permitted uses in the B-2 district. The caretaker's unit is considered an accessory unit permitted with conditions under B-2 zoning.

The project is located outside of the Special Management Area which generally is located near coastal, stream and wetland areas. The project will not require a Special Management Permit.

C. Required Permits and Approvals

Permit or Approval

Approving Agency

City and County of Honolulu

Finding of No Significant Impact

Dept. of Community Services

Sewer Connection Permit

Dept. of Environmental Services

Foundation Permit

Dept. of Planning and Permitting

Building Permit

Dept. of Planning and Permitting

Certificate of Occupancy

Dept. of Planning and Permitting

Grading Permit

Dept. of Planning and Permitting

Site Development Division Master

Dept. of Planning and Permitting

Application for Sewer Connection

State of Hawaii

Daycare Licensing Change

Dept. of Health

V. ALTERNATIVES TO THE PROPOSED ACTION

No other use alternatives beyond the non-action alternative were considered for this project. Non-action was considered and rejected since no benefit to the community would be provided and the long-range campus plan would not be implemented.

Within the scope of proposed improvements, alternative design configurations were considered in the design process however none of the alternatives differed significantly from the proposed plan.

Alternative locations were not considered because no other suitable areas are available on the campus. The collocation of the adult daycare units also provides a significant degree of efficiency and optimal operations.

Sites off campus were not considered because a substantial investment has already been made in the existing campus and relocation for the benefit of a single adult daycare unit is not desirable or feasible.

Open space, while also beneficial as a recreation area, does not represent a highest and best use of the project site. This is particularly notable since an abundance of open space is available at the adjacent Kapolei Regional Park.

VI. FINDINGS AND REASONS SUPPORTING DETERMINATION OF FINDING OF NO SIGNIFICANT IMPACT

As stated in Section 11-200-12, EIS Rules, Significance Criteria: in determining whether an action may have a significant effect on the environment, every phase of a proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative as well as the short-term and long-term effects must be assessed in determining if an action shall have significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or conflict (if extant).

Findings Supporting Determination

- Involves an irrevocable commitment to the loss or destruction of any natural or cultural resource.

The proposed action will occur on an existing developed site and will not impact any topographical, natural or cultural resources.

- Curtails the range of beneficial uses of the environment.

The proposed project is a continuation of the existing use and provides an appropriate use that will benefit the public and will be environmentally consistent with the surrounding urban area. Beneficial uses of the environment will be expanded by the proposed project by providing needed adult daycare services in a convenient urban location.

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

The proposed action is consistent with the goals and guidelines expressed in Chapter 344, Hawaii Revised Statutes and NEPA. The proposed action is triggered by the use of County funds. The subject Environmental Assessment has been developed in compliance with the Chapter 343.

- Substantially affects the economic or social welfare of the community or state.

The proposed action will make a positive contribution to the welfare and economy of the State and City by providing desirable and needed adult daycare to the State of Hawaii. The facility will also contribute positively to

the community through the use of goods and services in the area, through construction and operations related employment, and through secondary and tertiary spending and taxes.

- Substantially affects public health.

The proposed improvements are not expected to have a positive impact on public health by providing care and activities for a special needs population. No recreational resources will be impacted by the project, nor will the project increase any undesirable environmental impacts.

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

The proposed action will not increase the population within the community and will increase the demand for public facilities by a relatively small amount. These impacts are consistent with uses of this nature and are not considered adverse impacts. The change in demand for public facilities will be readily met by existing infrastructure and services.

- Involves a substantial degradation of environmental quality.

The proposed action will not degrade environmental quality. Impacts associated with the project, such as traffic impact and air and noise quality have been assessed to be minimal. The project is located in an urban environment that is expected to be heavily developed in the future. In that respect, the project is consistent with the overall land use of the district.

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

The proposed action is not a first phase of, or related to, any larger action. The cumulative effect of the project is disclosed in this document and does not involve any planned future actions that will cumulatively impact the environment.

- Substantially affects rare, threatened or endangered species, or their habitats.

The proposed action will not affect any rare, threatened or endangered species of flora or fauna, nor is it known to be near or adjacent to any known wildlife sanctuaries.

- Detrimentally affect air or water quality or ambient noise levels.

The proposed action will not impact air or water quality. Noise may increase slightly from the increased client count but is still expected to remain similar to the existing levels.

Minimal impacts on air quality and noise are anticipated during construction, but will be limited by normal construction practices and Department of Health construction mitigation standards.

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

The project will not have any impact on an environmentally sensitive area.

- Substantially affects scenic vistas and viewplanes identified in County or State plans or studies.

The proposed action will not affect any scenic vistas or viewplanes. The project is located in an urban environment and is not located within or near any scenic resource.

- Require substantial energy consumption.

The project will increase electrical energy consumption over the existing use. This increase will be consistent with daycare use and will be typical of any urban use.

Finding of No Significant Impact

Based on the above stated criteria, the Department of Community Services has determined that the proposed adult daycare expansion will not have a significant effect on the environment and a Finding of No Significant Impact (FONSI) is issued for the project.

VII. References

The following references were used in the preparation of this Draft Environmental Assessment.

PBR Hawaii (2002), Varona Village Community Services Project Final Environmental Assessment. Honolulu, Hawaii.

PBR Hawaii (1998), East Kapolei Master Plan Final Environmental Assessment. Honolulu, Hawaii

Architects Hawaii, Limited (2002), Final Environmental Assessment of the Kapolei Judiciary Complex. Honolulu, Hawaii.

Helbert, Hastert & Kimura, Planners (1988), Kapolei Town Center Final Environmental Impact Statement. Honolulu, Hawaii.

Kober/Hanssen/Mitchell Architects, Inc. (1997), Kapolei Civic Center, City Building 1, Final Environmental Assessment. Honolulu, Hawaii.

Archaeological Consultants of the Pacific, Inc. (2001), An Inventory survey at Puu Kapolei/Fort Barette, TMK: 9-1-16: 02, 21 and 22. Honolulu, Hawaii.

Land Study Bureau, University of Hawaii (1972), Detailed Land Classification – Island of Oahu. Honolulu, Hawaii.

US Department of Agriculture Soil Conservation Service (1972), Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. Honolulu, Hawaii.

Federal Emergency Management Agency, (1990), FIRM Flood Insurance Rate Map.

City and County of Honolulu, (1985), Special Management Area Ewa. Honolulu, Hawaii.

City and County of Honolulu, (1981), Physical Constraints Map. Honolulu, Hawaii.

VIII. Comments Received During the Draft EA Review Period

The following comments were received on the Draft Environmental Assessment (DEA) for the subject project. Notice of availability for the DEA was made in the March 23, 2003 issue of the *Environmental Notice* published by the Office of Environmental Quality Control. Responses for each comment follow and revisions, where necessary, are included in this Final Environmental Assessment.

LINDA LINGLE
GOVERNOR



STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

RUSS K. SAITO
COMPTROLLER
KATHERINE H. THOMASON
DEPUTY COMPTROLLER

(P)1116.3

APR - 3 2003

Ms. Avis Kamimura
Department of Community Services
City and County of Honolulu
715 South King Street
Honolulu, HI 96813

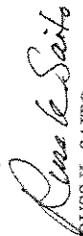
Dear Ms. Kamimura:

Subject: Draft Environmental Assessment for the Sengull Schools Kapolei,
Daycare and Caretakers Unit, Ewa, Oahu
TMK: 9-1-106:Portion 013

Thank you for the opportunity to review the subject project's Draft Environmental Impact Statement. The project does not directly impact any of the Department of Accounting and General Services' projects or existing facilities. Therefore, we have no comments to offer.

If there are any questions regarding the above, please have your staff call Mr. Bruce Bennett of the Public Works Division at 586-0491.

Sincerely,


RUSS K. SAITO
State Comptroller

c: Ms. Genevieve Salmonson, OEQC
Mr. Teyyong M. Kim, Environmental Communications, Inc.

ENVIRONMENTAL COMMUNICATIONS, INC.

April 28, 2003

Mr. Russ K. Saito
State Comptroller
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

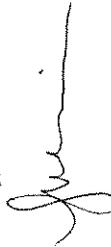
Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Mr. Saito:

Thank you for your comment of April 3, 2003 regarding the subject project. We understand that no Department of Accounting and General Services (DAGS) projects or existing facilities will be affected by the proposed project.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,



Teyyong M. Kim
Environmental Communications, Inc.

LINDA SINGLE
SECRETARY
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 5270
HONOLULU, HAWAII 96805

MICAH A. KANE
CHAIRMAN
DEPARTMENT OF HAWAIIAN HOME LANDS
KAYLASH H. PARK
CHAIRMAN
HAWAIIAN HOME LANDS COMMISSION

ENVIRONMENTAL COMMUNICATIONS, INC.

April 28, 2003

Mr. Micah A. Kane
Chairman
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

April 7, 2003

Ms. Avis Kamimura
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Ms. Kamimura:

Subject: Draft Environmental Assessment
Seagull Schools Kapolei, Daycare and Caretaker's
Unit

Thank you for the opportunity to review the subject draft assessment report. The Department of Hawaiian Home Lands has no comments to offer.

If you have any questions, please call me at 586-3801 or call our Planning Office at 586-3836.

Aloha and mahalo,

Micah A. Kane
Micah A. Kane, Chairman
Hawaiian Home Lands Commission

cc: Environmental Communications, Inc.

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Mr. Kane:

Thank you for your comment of April 7, 2003 regarding the subject project. We understand that the Department of Hawaiian Home Lands does not have any comments at this time.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,

Taeyong M. Kim

Taeyong M. Kim
Environmental Communications, Inc.

LINDA LINGGLE
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

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

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

PETER T. YOUNG, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DAN DAVISON, DEPUTY DIRECTOR FOR LAND
ERNEST W. LAI, DEPUTY DIRECTOR FOR
COMMISSION ON WATER RESOURCE MANAGEMENT

QUANTIC RESOURCES
SCIENTIFIC RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
MANAGEMENT
ENGINEERING
FORESTRY AND WILDLIFE
AND HISTORIC PRESERVATION
LAND
STATE PARKS

Log #: 2003-0109
Doc #: 0303EJ33

Applicant/Agency: Avis Kamimura
Department of Community Services
City and County of Honolulu
Address: 715 South King Street, Suite 311
Honolulu, Hawaii 96813
SUBJECT: Draft Environmental Assessment Seagull Schools Kapolei, Daycare and
Caretaker's Unit, Ewa, O'ahu

Ahupua'a: Honolulu
District: Ewa, O'ahu
TMK: (1) 9-1-106-013

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:

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: 3/28/03

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

C: Taeyong Kim, Environmental Communications, Inc., 1188 Bishop Street, Suite 2210, Honolulu, HI 96813

ENVIRONMENTAL COMMUNICATIONS, INC.

April 28, 2003

Ms. Elaine H. Jourdane
Assistant Archaeologist, Oahu Island
Department of Land and Natural Resources
Historic Preservation Division
Kakuhewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Ms. Jourdane:

Thank you for your comments of March 28, 2003 regarding the subject project. We understand that the Department of Land and Natural Resources Historic Preservation Division believes that "no historic properties will be affected" by the proposed project.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,

Taeyong M. Kim
Environmental Communications, Inc.



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
Phone: (808) 586-4185
Fax: (808) 586-4185
Email: oeqc@hawaii.gov

GENEVIEVE SALMONSON
DIRECTOR

INTERACTIVE COMMUNICATIONS, INC.

April 28, 2003

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

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Ms. Salmonson:

Thank you for your comment of April 22, 2003 regarding the subject project. We have reviewed your comments and offer the following:

1. Visual Impact: We understand that Pu'u Kapolei is an important visual resource in the region and will include a photograph of the project site with Pu'u Kapolei in the background.
2. Thank you for your reference to the guidance documents on sustainable building and landscaping with native plants. This information will be transmitted to the project architect for their consideration and use.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,

Taeyong M. Kim
Environmental Communications, Inc.

April 22, 2003

Mr. Chuck Larson
Seagull Schools Incorporated
1300 Kalia Road
Kahala, Hawaii 96734

Mr. Taeyong Kim
Environmental Communications, Inc.
1188 Bishop Street, Suite 2210
Honolulu, Hawaii 96813

Ms. Avis Kamimura
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Messrs. Larson and Kim, and Ms. Kamimura:

The Office of Environmental Quality Control (OEQC) has reviewed the draft environmental assessment (DEA) for the Proposed Daycare and Caretaker's Unit Additions to the Seagull Schools Kapolei Campus, March 2003, and offers the following comments for your consideration and response:

1. VISUAL IMPACTS: Pu'u Kapolei at Fort Barretto is a prominent topographical feature in the region; please include photographs of the project site with Pu'u Kapolei in the background.
2. GUIDANCE DOCUMENTS ON SUSTAINABLE BUILDING AND LANDSCAPING WITH NATIVE PLANTS: Please refer to our Internet Website (<http://www.state.hi.us/health/oeqc/index.html>) for guidance documentation on sustainable building design and landscaping with native plants.

Thank you for the opportunity to comment. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,

GENEVIEVE SALMONSON
Director

BOARD OF WATER SUPPLY

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



April 4, 2003

Ms. Avis Kamimura
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Dear Ms. Kamimura:

Subject: Draft Environmental Assessment for Seagull
Schools Kapolei, Daycare and Caretakers Unit

The existing water system is presently adequate to accommodate the proposed improvements at Seagull Schools.

The availability of water will be confirmed when the building permits are approved. When water is made available, the applicant will be required to pay our Water System Facilities for resource development.

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 Applications.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Taeyong M. Kim, Environmental Communications, Inc.

ENVIRONMENTAL COMMUNICATIONS, INC.

JEREMY HARRIS, Mayor
EODIE BORGES, JR., Chairman
CHARLES A. STED, Vice-Chairman
JAN HILLY, At-Large
HERBERT S. K. KAOPUA, SR.
DARGLYN R. LENDIG

RODNEY K. HARAGA, Ex-Officio
LARRY J. LEOPARDI, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer
DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

April 28, 2003

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

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

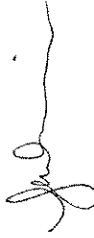
Dear Mr. Jamile:

Thank you for your comment of April 4, 2003 regarding the subject project. We have reviewed your comments and offer the following:

1. We understand that the existing water system is adequate to accommodate the proposed improvements.
2. We understand that the availability of water will be confirmed when the building permits are approved and that when water is available, the applicant will be required to pay a resource development charge.
3. We acknowledge that Cross-Connection and Backflow Prevention requirements must be addressed prior to the issuance of the Building Permit Applications.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,



Taeyong M. Kim
Environmental Communications, Inc.

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
1000 ULUPUHA STREET, SUITE 215 • KAPOLEI, HAWAII 96707
Phone: (808) 962-3054 • Fax: (808) 962-5857



JEREMY HARRIS
MAYOR

LARRY J. LEOPARDI
DIRECTOR AND CHIEF ENGINEER
ALVIN K.C. AU
DEPUTY DIRECTOR
(IN REPLY REFER TO:
PRC 03-024

March 25, 2003

MEMORANDUM

TO: MICHAEL AMII, DIRECTOR
DEPARTMENT OF COMMUNITY SERVICES

ATTENTION: AVIS KAMIMURA

FROM: *Larry Leopardi*
LARRY LEOPARDI, P.E., DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
SEAGULL SCHOOLS, KAPOLEI, DAYCARE AND CARETAKER'S UNIT

The Department of Facility Maintenance does not have any comments at this time.

ENVIRONMENTAL COMMUNICATIONS, INC.

April 28, 2003

Mr. Larry J. Leopardi
Director and Chief Engineer
Department of Facilities Maintenance
1000 Ulupua Street, Suite 215
Kapolei, Hawaii 96707

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Mr. Leopardi:

Thank you for your comment of March 25, 2003 regarding the subject project. We understand that the Department of Facilities Maintenance does not have any comments at this time.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,

Taeyong M. Kim
Environmental Communications, Inc.

LJL:ih
cc: Taeyong Kim, Environmental Communications

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE, 1000 ULUOHIA STREET, STE. 300 • KAPOLEI, HAWAII 96707
PHONE: (808) 892-5562 • FAX: 892-5131 • INTERNET: WWW.CO.HONOLULU.HI.US



JEREMY HARRIS
MANAGER

WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. "SKIPPA" DAZ
DEPUTY DIRECTOR

April 10, 2003

TO: MICHAEL T. AMII, DIRECTOR
DEPARTMENT OF COMMUNITY SERVICES

ATTENTION: AVIS KAMIMURA

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
SEAGULL SCHOOLS KAPOLEI, DAYCARE AND CARETAKER'S UNIT

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the development of Seagull Schools Kapolei, Daycare and Caretaker's Unit.

The Department of Parks and Recreation has no comment on this project.

The proposed project will not affect any of our facilities or programs, and you can remove us as a consulted party to the remaining EIS process.

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

WDB:ea
(2/6/07)

cc: ✓ Mr. Taeyong Kim, Environmental Communications, Inc.
Mr. Don Griffin, Department of Design and Construction

ENVIRONMENTAL COMMUNICATIONS, INC.

April 28, 2003

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

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Mr. Balfour:

Thank you for your comment of April 10, 2003 regarding the subject project. We understand that the proposed project will not have any impact on the Department of Parks and Recreation's existing facilities or programs.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,

Taeyong M. Kim
Environmental Communications, Inc.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR
HONOLULU, HAWAII 96813
Tel. • Fax (808) 527-5415
TELEVISION 211-2115

Post-It Fax Note	7871
To: <i>Taeyong Kim</i>	<i>Eric G. Crispin</i>
From: <i>Bob Stanfild</i>	<i>Eric G. Crispin</i>
On: <i>PPP</i>	<i>Eric G. Crispin</i>
Phone: <i>527-6094</i>	<i>Eric G. Crispin</i>
Fax: <i>527-4823</i>	<i>Eric G. Crispin</i>



ERIC G. CRISPIN, AIA
DIRECTOR
BARBARA NEE STANTON
DEPUTY DIRECTOR

2003/ELOG-1091(m/s)

April 28, 2003

TO: MICHAEL AMIL, DIRECTOR
DEPARTMENT OF COMMUNITY SERVICES

ATTN: MS. AVIS KAMIMURA

FROM: *Eric G. Crispin*
ERIC G. CRISPIN, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT, SEAGULL SCHOOLS
KAPOLEI DAYCARE AND CARETAKERS UNIT
91-531 FARRINGTON HIGHWAY, KAPOLEI, OAHU
IMK: 9-1-108-013

This is in response to your March 23, 2003 letter transmitting a copy of the Draft Environmental Assessment for the project listed above and requesting our review and comments.

The project supports the vision for Ewa provided in the Ewa Development Plan and implements policies calling for the full development of the City of Kapolei.

We have identified a number of clarifications, additions, and corrections that would make the Final Environmental Assessment more accurate and complete. They are listed below:

P. 1/Project Summary: Below State Land Use and above County Zoning, add the following:

Ewa Development Plan Project site is inside the Urban Growth Boundary and located in the Phase I area where urban development consistent with the Plan vision was to be supported upon adoption of the Plan in 1997

Michael Amil, Director
April 28, 2003
Page 2

P. 5 and 31. Grading permits are issued by the Department of Planning and Permitting, not the Department of Environmental Services.

P. 14. Topography/Impacts and Mitigation. Add the following:
Best Management Practices will be in place during the grading work, in accordance with the Rules Relating to Soil Erosion Standards and Guidelines.

P. 30. City and County of Honolulu. Revise the two paragraphs as follows:

The proposed project is located within the Ewa Development Plan area. The project site is inside the Urban Growth Boundary and in the Phase I Urban Expansion, 1997-2005 area, an area with high priority for development. The project supports the vision for Ewa provided in the Ewa Development Plan and implements policies calling for the full development of the City of Kapolei. The proposed project

Under the City and County of Honolulu Land Use Ordinance (L.U.O.), the project site is zoned B-2 Business. Under the L.U.O., schools and daycare facilities are permitted uses in the B-2 district. The caretaker's unit

Should you have any questions, please feel free to contact Bob Stanfield of my staff at 527-6094.

EGC:ms
216367

cc: Taeyong Kim

April 28, 2003

Mr. Eric G. Crispin, AIA
Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Mr. Crispin:

Thank you for your comment of April 24, 2003 regarding the subject project. We have reviewed your comments and offer the following:

1. Development Plan: The summary section of the Final Environmental Assessment (FEA) will be revised to include the provided narrative regarding the Ewa Development Plan.
2. We understand that Grading Permits are issued by the Department of Planning and Permitting. This will be corrected within the appropriate sections of the FEA.
3. The recommended narrative regarding Best Management Practices will be included in the FEA.
4. The recommended revisions to Section IV, Relationship to Plans, Codes and Ordinances will be revised to include your narrative regarding the Urban Growth Boundary and the permitted use within the B-2 district.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,



Taeyoung M. Kim
Environmental Communications, Inc.

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3375 KOAPAKA STREET, SUITE H425 • HONOLULU, HAWAII 96819-1629
TELEPHONE: 808.531-7751 • FAX: 808.531-7750 • INTERNET: WWW.DOCORR.HON.HI



ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
DEPUTY FIRE CHIEF



April 7, 2003

TO: MICHAEL AMIL, DIRECTOR
DEPARTMENT OF COMMUNITY SERVICES

ATTENTION: AVIS KAMIMURA, HOUSING SPECIALIST
HOUSING AND COMMUNITY DEVELOPMENT

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
SEAGULL SCHOOLS KAPOLEI,
DAYCARE AND CARETAKER'S UNIT
EWA, OAHU, HAWAII
TMK: 9-1-106: 013

We received a letter from Taeyong Kim of Environmental Communications, Inc., dated March 23, 2003, requesting our review and comments on the Draft Environmental Assessment for the above-mentioned project.

We have determined that this project will not have an adverse impact on the services provided by the Honolulu Fire Department.

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

AKL/SK:bh

cc: Taeyong Kim, Environmental Communications, Inc.

ATTILIO K. LEONARDI
Fire Chief

ENVIRONMENTAL COMMUNICATIONS, INC.

April 28, 2003

Mr. Attilio K. Leonard
Fire Chief
Fire Department
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Chief Leonard:

Thank you for your comment of April 7, 2003 regarding the subject project. We understand that the proposed project will have not have an adverse impact on the services provided by the Honolulu Fire Department.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,

Taeyong M. Kim
Environmental Communications, Inc.

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 526-3111
<http://www.honolulu.gov>
<http://www.honolulupd.org>
www.sco.honolulu.hi.us

JEREMY HARRIS
MAYOR



LEE D. DONOHUE
CHIEF

GLEN B. KAJIYAMA
PAUL D. POTZLU
DEPUTY CHIEFS

OUR REFERENCE GL-DK

April 10, 2003

Mr. Taeyong M. Kim
Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Kim:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Seagull Schools Kapolei's Daycare and Caretaker's Unit project.

This project should have negligible impact on the services and facilities of the Honolulu Police Department.

If there are any questions, please call Acting Major Leftcourt at 692-4253.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

ENVIRONMENTAL COMMUNICATIONS, INC.

April 28, 2003

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

Subject: Seagull Schools Kapolei
Daycare and Caretaker's Unit Draft Environmental Assessment

Dear Chief Donohue:

Thank you for your comment of April 10, 2003 regarding the subject project. We understand that the proposed project will have negligible impact on HPD services and facilities.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,



Taeyong M. Kim
Environmental Communications, Inc.



Verizon Hawaii Inc.
P.O. Box 2200
Honolulu, HI 96841

Reply to
HIABY3

April 14, 2003

Ms. Avis Kamimura
Dept. of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, HI 96813

Dear Ms. Kamimura:

Subject: Kapolei Seagull Schools – Draft Environmental Assessment

Thank you for the opportunity to review and comment on the draft environmental assessment document for the Kapolei Seagull Schools. We have no comments to add to your document at this time.

If you have any questions or require assistance in the future, please call me at 840-1447.

Sincerely,

Paul Hanoahano
OSP Engineering

cc: Taeyong Kim

ENVIRONMENTAL COMMUNICATIONS, INC.

Mr. Paul Hanoahano
OSP Engineering
Verizon Hawaii, Inc.
P.O. Box 2200
Honolulu, Hawaii 96841

Subject: Seagull Schools Kapolei
Daycare and Carcaker's Unit Draft Environmental Assessment

Dear Mr. Hanoahano:

Thank you for your comment of April 14, 2003 regarding the subject project. We understand that Verizon does not have any comments at this time.

We appreciate your review of this project and will include your letter in the Final Environmental Assessment.

Sincerely,

Taeyong M. Kim
Environmental Communications, Inc.

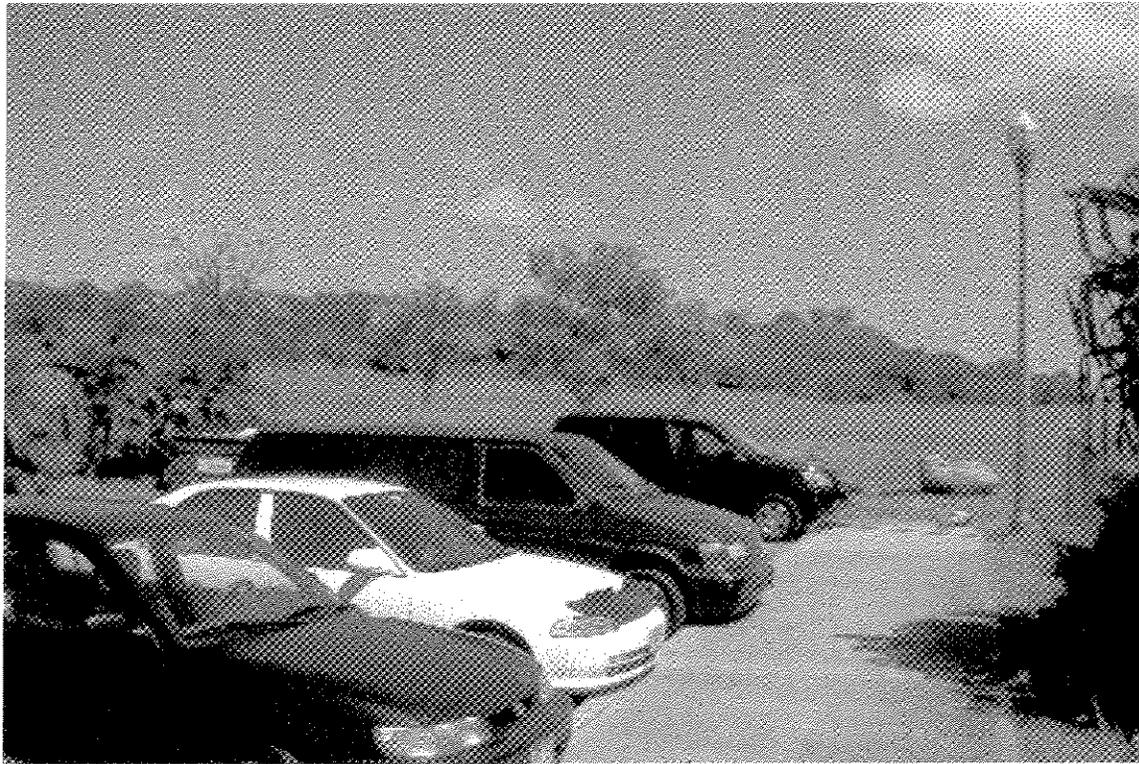
Appendix A
Site Photographs



Looking toward boundary between commercial building and school campus.



Rooftop view of project site looking towards Kapolei Park



View from parking lot towards Puu Kapolei



View of campus and Puu Kapolei from Kapolei Park